



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Planning Commission
William Weber, Chair
Christy Magers, Vice Chair
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AMENDED AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

WEDNESDAY, January 2, 2008

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

December 4, 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.)

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).

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"Your Community Development Department"

CONSENT ITEMS

- A. **EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM05-007 (MAJESTIC RANCH ESTATES II)** – To extend for one year, until April 16, 2009, the approval of the tentative map for Majestic Ranch Estates II. **The 30-lot single-family subdivision is located south and west of the intersection of Ravazza Road and Ramona Road.** The two subject parcels, totaling ±36.209 acres, are designated Low Density Suburban (LDS) and General Rural (GR) in the South Valleys Area Plan. The parcels are situated in a portion of Section 3, T17N, R20E, MDM, Washoe County, Nevada, and are within the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 017-410-40 and 17-410-47)
Staff Representative: Paul Kelly, Planner, 775.328.3621
- B. **RESOLUTION FOR ACCEPTING STREETS** –Parcel Map 4544 recorded April 14, 2006 and Irrevocable Offer of Dedication for Academy Way and Isidor Court.
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- C. **RESOLUTION FOR ACCEPTING STREETS** – Hawco Court and Ingenuity Avenue - Parcel Map 4613, Sections 11, 14, 22, and 23, T21N, R20E, Document No 3425045 recorded August 11, 2006, Irrevocable Offer of Dedication, Section 14 and Section 23, T21N, R20E, Document No. 3495233 recorded February 6, 2007.
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. **ABANDONMENT CASE NO. AB07-008 (EAGLE LANDING, LLC)** – To abandon a 40-foot-wide water line and sanitary sewer easement that runs between the southernmost terminus of Palm Springs Drive and the southern boundary of Parcel GC of Record of Survey Map 445, and to abandon a portion of the Eagle Canyon Drive easement along the southern boundary of Parcel GC of Record of Survey Map 445 and along a portion of the western boundary of Assessor's Parcel Number 532-032-01. **The proposed abandonment is located on the northwest quadrant of the Pyramid Highway (SR 445)/Eagle Canyon Drive intersection on the properties proposed for Eagle Landing Neighborhood Commercial Center.** The subject properties are designated Neighborhood Commercial (NC) in the Spanish Springs Area Plan. The parcels are situated in a portion of Section 35, T21N, R20E. The abandonment application is within the boundaries of the Spanish Springs Citizen Advisory Board, but not subject to its review; and is in Washoe County Commission District No. 4, the City of Sparks Area of Interest, and the Truckee Meadows Service Area. (APNs 532-032-01 and 02)
Staff Representative: Grace Jensen, Planner, 775.328.3771

2. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-006 (MERGER OF TWO PARCELS: INCLINE CREEK ESTATES PHASE 2)** – To merge a 1.64-acre parcel (former Mountain Campus, Sierra Nevada College) (APN: 129-280-21) with the 8.61-acre existing common open space parcel (APN: 129-290-01) of Incline Creek Estates and subdivide the merged area into 10 new single-family dwelling units and common open space. The 58 existing lots within Incline Creek Estates will not be affected by this action. **The project is located at 800 College Drive between State Route 431 and Village Boulevard in Incline Village.** In addition, to realign a portion of the existing access for Incline Creek Estates. Rosewood Circle will be realigned to intersect with College Drive and Lucille Drive. The proposed merged \pm 10.25-acre project area is designated Low Density Urban in the Tahoe Area Plan, and is situated in a portion of Section 10, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 129-280-21 and APN 129-290-01)
Staff Representative: Don Morehouse, Planner, 775.328.3632

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