



Community Development

"Dedicated to Excellence in Public Service"

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



Washoe County Planning Commission

William Weber, Chair
Christy Magers, Vice Chair
Neal Cobb

Roy H. Hibdon
Keith Lockard
Stephen D. Rogers
Dian A. VanderWell

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, April 1, 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

March 4, 2008 and March 18, 2008

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).

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"

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. A. **PUBLIC HEARING: ABANDONMENT CASE AB08-001 (BOULDER BAY, LLC)** – To abandon the streets, access easements and county right-of-way of the southernmost 1,060 linear feet of Wassou Road, the southernmost 113 linear feet of Lakeview Avenue, and all 418 linear feet of Reservoir Drive, as authorized in Article 806 of the Washoe County Development Code. The applicant proposes to create a new street alignment connecting Lakeview Avenue to Stateline Road and connecting the southern end of Wassou Road to Lakeview Avenue.

DEFERRED

AND

- B. **PUBLIC HEARING: VARIANCE CASE NO. VA08-001 (BOULDER BAY, LLC)** – To vary the maximum slope of a southern facing street from 10% to 12.5% on the new proposed alignment of Lakeview Avenue as authorized in Article 436 of the Washoe County Development Code. The proposed variance will increase the slope on a length of road not to exceed 800 feet.

The project is located In Crystal Bay, Nevada, adjacent to the Biltmore Casino properties. The affected area is designated Tourist Commercial in the North Stateline Community Plan, being a part of the Tahoe Area Plan, and is situated in portions of Sections 19 and 30, 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. (The surrounding properties are identified as APNs 123-071-04, 34 and 35; 123-053-02 and 04; 123-052-02, 03 and 04; 123-054-01.)

Staff Representative: Eva M. Krause, Planner, 775.328.3796

2. **PUBLIC HEARING: ABANDONMENT CASE AB08-002 (STEINHEIMER RESIDUAL TRUST A)** – To abandon the western portion of an undeveloped county right-of-way identified as Twain Avenue from State Route 28 down to the shoreline of Lake Tahoe (approximately 185 linear feet) as authorized in Article 806 of the Washoe County Development Code. **The right-of-way is part of the Rocky Point Addition, Incline Village, Nevada, and abuts Lake Tahoe - Nevada State Park.** The affected area is designated Medium Density Suburban, being a part of the Tahoe Area Plan, and is situated in a portion of Section 26, 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. (The abutting properties are identified as APNs 130-331-10 and 130-340-02.)

Staff Representative: Eva Krause, Planner, 775.328.3796

3. **PUBLIC HEARING: TENTATIVE SUBDIVISION MAP CASE NO. TM07-004 (HARMONY MESA)** - To merge and resubdivide two parcels totaling 6.49 acres in order to develop a 19-lot single-family common open space subdivision as authorized in Article 608, Tentative Subdivision Maps, and Article 408, Common Open Space Development, of the Washoe County Development Code. Lot sizes range from 4,976 square feet to 14,481 square feet. The subdivision will have three common areas and will include a common RV Parking area to serve the development. **The project is located on Marilyn Drive between Harmony Lane and Quartz Lane.** The subject parcels are designated Medium Density Suburban (MDS) in the Sun Valley Area Plan, and are situated in portions of Section 13, T20N, R19E, and Section 18 T20N, R20E, MDM, Washoe County, Nevada. The property is located within the Sun Valley Citizen Advisory Board boundary, Washoe County Commission District No. 5, the City of Reno Area of Interest, and the Truckee Meadows Service Area. (APNs 085-330-39 and 085-330-44)
 Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

PLANNING ITEMS

4. **DEVELOPMENT CODE AMENDMENT CASE NO. DCA07-013** - To amend Washoe County Code Chapter 110, Development Code, Article 410, by adding Section 110.410.10(f) to specify the minimum required dimensions for an enclosed garage, whenever a garage is required.
 Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
5. **DEVELOPMENT CODE AMENDMENT CASE NO. DCA07-005** - To amend Washoe County Code, Chapter 110, Development Code, Article 302, Allowed Uses, and Article 304, Use Classification System, to establish “public service yard” as a new use type within certain regulatory zones in Washoe County; and other matters properly relating thereto.
 Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

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

Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 2

Staff Recommendation: **APPROVE WITH CONDITIONS**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Planning Commission

Re: Abandonment Case No. AB08-002

Date: 20 March 2008

Prepared By: Eva M. Krause, AICP

GENERAL INFORMATION SUMMARY

Applicant: STEINHEIMER RESIDUAL TRUST A

Requested Action: To abandon the western portion of an undeveloped county right-of-way identified as Twain Avenue from State Route 28 down to the shoreline of Lake Tahoe (approximately 185 linear feet) as authorized in Article 806 of the Washoe County Development Code. **The right-of-way is part of the Rocky Point Addition, Incline Village, Nevada, and abuts Lake Tahoe - Nevada State Park.** The affected area is designated Medium Density Suburban, being a part of the Tahoe Area Plan, and is situated in a portion of Section 26, 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. (The abutting properties are identified as APNs 130-331-10 and 130-340-02.)

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Planning Commission conditionally approves Abandonment Case No. AB08-002 to abandon the Twain Avenue right-of-way from the west side of State Route 28 to the shoreline of Lake Tahoe having made the following findings in accordance with Washoe County Development Code Section 110.806.20:

1. Comprehensive Plan. That the abandonment or vacation is consistent with the policies, action programs, standards and maps of the Comprehensive Plan and the applicable area plans;

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Re: AB08-002 (Steinheimer Residual Trust A)
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2. No Detriment. That the abandonment or vacation does not result in a material injury to the public;
3. Existing Easements. That existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service; and
4. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

ANALYSIS

Background:

The Rocky Point Subdivision was platted in 1933. No consideration of slopes or topography was given when the lots and streets of the subdivision were laid out. None of the roads recorded as part of the subdivision have been developed due to the steep slopes on which they were platted.

The subdivision is located just north of the Lake Tahoe State Park. Nevada Revised Statutes state that if the County acquired the property by dedication, the property may not be sold and ownership must revert to the abutting property owners in the proportion that the property was dedicated by them or their predecessors in interest. Since the State Park was not part of the subdivision that dedicated the land to County, it is not entitled to a portion of the land. If the County vacates the property, the entire twenty-five foot wide parcel will revert to the applicant. The site plan submitted with this application shows the right-of-way being split between the applicant's property and the Park. The final recorded plat will not show this split.

Land Use:

The area is designated Medium Density Suburban (MDS), but due to the steep slopes and rugged terrain, only the parcels along the highway have been developed. More than half of the lots in the subdivision have been retired from development and put into public ownership under the Burton-Santini Act.

Site Analysis:

The twenty-five foot undeveloped street separates the applicant's property from Lake Tahoe State Park. The property is overgrown with native vegetation and large trees. The site slopes down to the lake and has a steep, boulder strewn shoreline. The applicant's property has direct access onto State Route 28 and the platted right-of-way is not needed for access to other lots. There is no reason to develop this portion of Twain Avenue.

By vacating the right-of-way, the applicant will have a wider lot on which to build a new residence and will gain some additional coverage for development. Until a site assessment is completed by TRPA, the buildable area and coverage can not be determined.

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SITE PHOTOGRAPHS



The Twain Avenue road easement is located to the left of the utility pole.



The upper portion of the right-of-way is wooded and gently sloping but drops steeply as it reaches the lake.

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The small structure in the foreground is on the applicant's property. The dark roof in the background is built in the Twain Avenue right-of-way. The small building in the background marks the approximate limit of the proposed public easement.



If approved as recommended, this portion of the shoreline would have a public easement to allow access to the shoreline from the lake or from Nevada State Park land.

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AGENCY COMMENTS

The plans were submitted to involved agencies and no adverse comments were received.

Public Works has submitted standard conditions of approval and noted that the entire 25 foot right-of-way would be offered to the property owner of APN 130-331-10. The park property was not part of the original Tract Map 236.

The Tahoe Regional Planning Agency requested that public access easements be created for the shoreline and a path from SR28 to the shore area.

No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the abandonment proposal.

RELEVANT TAHOE AREA PLAN POLICIES AND ACTION PROGRAMS

In addition to the Washoe County Development Code, the following excerpts of policies and action programs contained in the Tahoe Area Plan, being part of the Comprehensive Plan, are relevant to the proposed abandonment:

Scenic Areas

The Lake Tahoe-Nevada State Park in the southern portion of the planning area encompasses 13,700 acres and includes many miles of undeveloped shoreline, Sand Harbor State Beach and Marlette Lake. The scenic and natural quality of the state park is an important resource that is protected from development.

T.5.3 Coordinate the planning efforts of all agencies concerned with areas to be preserved, dedicated, and/or developed for open space, parks, and recreational uses in the Tahoe planning area.

A major concern expressed at Community Plan meetings is that much of the shoreline in Nevada is not in public ownership. The County does not want to create a new beach or boat launch, but allowing the public the right to climb amongst the rocks, beach a kayak or fish from the shoreline is important to the public. In order to preserve public access to the shoreline, staff recommends that a public easement be granted from the water's edge to the 6,250 foot elevation. The easement can be accessed from the lake, such as kayakers, and from the Nevada State Park Land. Because the property abuts Nevada State Park land, staff supports the applicant's argument that the County does not need to require an access easement from State Route 28 to the shoreline area.

The area of the proposed public easement is not developable; therefore, there is no loss of use to the property owner. The property owner can still enjoy the use of the shoreline, but they would have to allow others the opportunity to enjoy the shoreline too.

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APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.806

VA08-002 (EMK)

Attachments: Supplemental Application information; Site Plan; Subdivision Map; Comment Letters/emails from: Tahoe Regional Planning Agency, Regional Transportation Commission, Public Works, Incline Village General Improvement District

xc: Property Owner: Steinheimer Residual Trust A, c/o Jeffery Ostomel, 1140 Alpine Circle, Reno, NV 89509

Professional Consultant: Midkiff and Associates, Inc., PO Box 12427, Zephyr Cove, NV 89448-2427

Others to be Contacted: Tieslua Civil Engineering, PO Box 2297, Kings Beach, CA 96413

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**CONDITIONS FOR
ABANDONMENT CASE NO. AB08-002
STEINHEIMER
(As recommended by Department of Community Development
and attached to Staff Report dated 20 March 2008)**

*****IMPORTANT—PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.

GENERAL CONDITIONS

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL OF DOCUMENTS TO BE RECORDED TO EFFECTUATE THE VACATION AND ABANDONMENT OF EASEMENTS OR STREETS. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS VACATION AND ABANDONMENT OF EASEMENTS OR STREETS IS THE RESPONSIBILITY OF THE APPLICANT, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE VACATION AND ABANDONMENT OF EASEMENTS OR STREETS IS JUST CAUSE TO WITHHOLD RECORDATION OF ANY DOCUMENTS TO EFFECTUATE THE VACATION AND ABANDONMENT OF EASEMENTS OR STREETS.

ALL CONDITIONS LISTED WITHIN THIS APPROVAL MUST BE SATISFIED TO EFFECTUATE THIS VACATION AND ABANDONMENT OF EASEMENTS OR STREETS APPROVAL. THE PROPERTY OWNER AND/OR APPLICANT ARE RESPONSIBLE FOR COMPLYING WITH ALL RELEVANT RULES, REGULATIONS, DEVELOPMENT STANDARDS, POLICIES AND PROCEDURES OF WASHOE COUNTY. WASHOE COUNTY RETAINS THE RIGHT TO ENFORCE ALL APPLICABLE ORDINANCES THAT ARE NOT WAIVED OR VARIED BY THE APPROVAL OF THIS APPLICATION.

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SPECIFIC CONDITIONS for ABANDONMENT CASE NO. AB08-002

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
2. Prior to the recordation of the Order of Abandonment, the applicant shall submit legal descriptions to the County Engineer for review and approval. The legal descriptions shall be prepared by a registered professional and shall be for the area of abandonment, the portion of the abandonment reverting to each abutting property owner, and any required replacement easements.
3. Retention of all public utility easements **or** relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities which originally accepted and approved said easements as well as any other public utilities now in existence which currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements to said public utilities and the relinquishment by said public utilities of their former easements.
4. Prior to recordation of the Order of Abandonment, Tahoe Regional Planning Agency shall review and approve the new plat. The agency shall sign the final plat document before it is recorded.
5. The applicant shall record a public access easement from the waterline to the 6,250-foot elevation as part of the recorded plat.
6. The applicant shall comply with all conditions necessary to effect the Resolution and Order of Abandonment within two years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.

ABANDONMENT APPLICATION ATTACHMENT

Location Information

Project Location:

The section of Twain Avenue that is requested to be abandoned runs between Highway 28 and Lake Tahoe and is bounded by Sand Harbor State Park to the South and by APN#130-331-10 to the North.

Applicant Information

Property Owner:

Name: The Steinheimer Residual Trust 'A'

M. Max Steinheimer and
Connie Jane Steinheimer, Co-Trustees
M. Max Steinheimer
Barbara G. Steinheimer
Connie Jane Steinheimer

Please note that the attached Preliminary Title Report lists "Milton Steinheimer, Successor Trustee of the Steinheimer Family Trust, U/A dated April 15, 1991, as to an undivided 3/5ths interest; subject to Item 10 contained herein". Item 9 (rather than 10 as indicated) states that on February 5, 1996, the 3/5ths interest was transferred from the Steinheimer Family Trust to The Steinheimer Residual Family Trust 'A', but that no Trustee was named. Under the terms of the Trust document (relevant pages attached) Milton Steinheimer became the Successor Trustee upon the death of his spouse, Alyce Steinheimer, and upon Milton Steinheimer's death, M. Max Steinheimer and Connie Jane Steinheimer became the Successor Co-Trustees. Certificates of Death for Milton and Alyce Steinheimer are attached.

1. What is the abandonment being requested?

The section of Twain Avenue that runs between Highway 28 and Lake Tahoe.

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

(#236) Amended Rocky Point Subdivision

Portion of the S ½ of Lot 1, Section 26, T16N-R18E. See attached.

3. What is the proposed use for the vacated area?

One-half (12.5' in width) of Twain Avenue would expand Sand Harbor State Park and the other one-half (12.5' in width) would expand APN#130-331-10, facilitating a proposed remodeling project on that parcel.

4. What replacement easements are proposed for any to be abandoned?

To the applicant's knowledge, since its creation, Twain Avenue has never been used as an easement or right-of-way (ROW), and there is no probable use in the future. Consequently, no replacement is suggested nor warranted at this time.

In a typical case of a ROW abandonment of this nature, TRPA would request that the County retain an easement which would provide for the public's access down to the low water line (6,223.00) via a meandering pathway. This would involve a 20' wide easement for a possible future foot path from Highway 28 down to the lake. In addition, TRPA would typically request that the County retain an easement for the entire width of the ROW (which is 25') from the low water line (6223.00) up to at least elevation 6255.00 (the shore zone area) for future public use of the lake.

However, this particular ROW abandonment is significantly different from the typical situation and therefore warrants a different outcome. One-half of the ROW, or 12.5' of the width of Twain Avenue, from Highway 28 down to the lake, would be added to the northern end of Sand Harbor State Park. A very short distance to the south of this northern boundary are improved stairs and foot paths that lead from the highway down to the lake, and these existing foot paths provide excellent access to the lake for the general public. In fact, the general public is encouraged to use the existing foot paths and discouraged from creating new paths which could cause additional erosion control issues. Twain Avenue, as it exists today, is heavily vegetated and virtually impassable from the highway down to approximately elevation 6250.00, and from that elevation down to the lake, it is very steep rocky terrain which is impassable to, and generally unusable by, the public due to the steepness and rugged rocky outcroppings.

If a 20' wide public access easement were retained by the County for a possible future meandering foot path access to the lake, there would be no significant benefit to the public, since the public already has significant and better access to the lake via the park's existing foot paths. Although the park would be expanded by 12.5' through the requested abandonment, in reality, the public's access to the lake would not be meaningfully improved due to the rugged nature of the terrain. The additional 7.5' of potential future public access that could possibly be used someday in the future would not appreciably benefit the public, given the other access that exists in such close proximity and given the steepness and rugged character of the 7.5' strip of land in question.

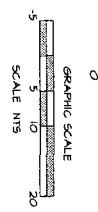
Finally, although no use has been made of the ROW to date, and no readily apparent future use is envisioned, it should be noted that Romance Avenue exists approximately 200' to the north of the ROW requested to be abandoned. Romance Avenue is presently used by Incline Village General Improvement District (IVGID) to house a Sewage Pumping Station and thus it is very unlikely that Romance Avenue would ever change from a public ROW, and therefore would be available in the unlikely event that an access point were to be desired at some future point in time.

Based on the foregoing, it is requested that the ROW, commonly referred to as Twain Avenue, be abandoned and that 12.5' be added to Sand Harbor State Park and that 12.5' be added to APN#130-331-10 and that no easements be retained by the County. If it is determined that a 20' wide future public access easement should be retained by the County, it is respectfully requested that such easement be drafted in such a way as to start the 20' width from the southern boundary of the existing ROW.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

As a result of the proposed abandonment no significant damage or discrimination will result to other property in the area. To the contrary, Sand Harbor State Park, located to the South of the ROW, would be expanded as will APN#130-331-10 which is located to the North of the ROW. No other property is contiguous with the ROW and no other property owners, nor the general public, presently use the ROW for access to the lake due to the very heavy vegetation, the steepness of the rocky terrain and the ready and easy access presently available in the park just a short distance to the South.

GENERAL NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

LAKE TAHOE

LAKE TAHOE

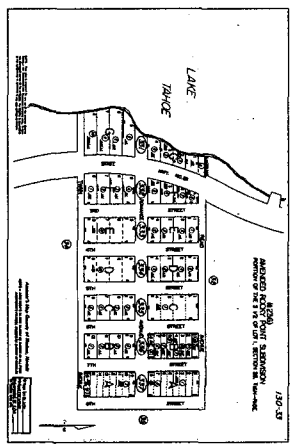
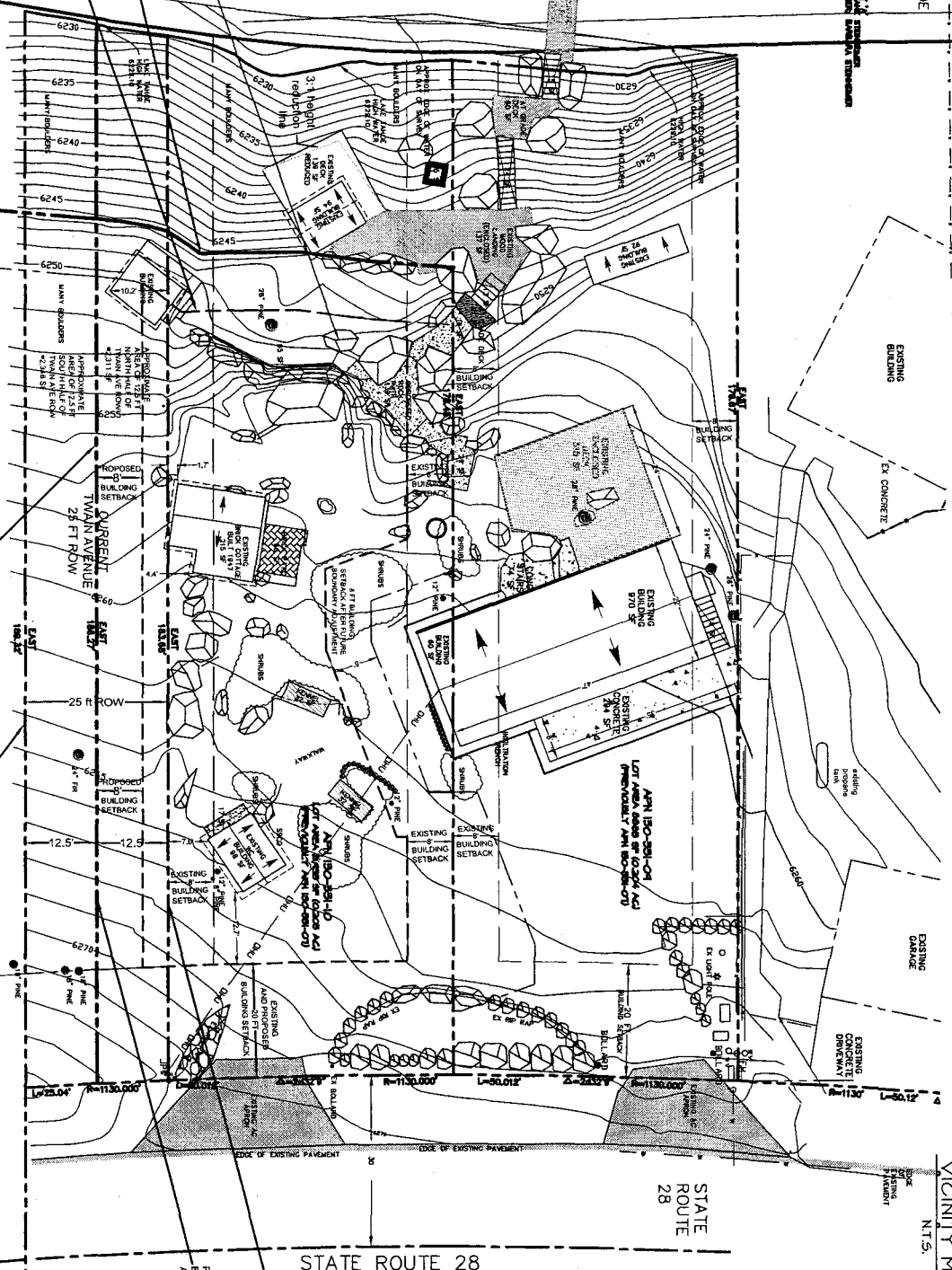
ASSUMED BACKSHORE LINE (NOT VERIFIED)
 ASSURED 10 FT BACKSHORE SETBACK (NOT VERIFIED)

rock outcropping (typical)

NEVADA STATE PARK
 APN 130-340-02
 5.83 ACRES
 STATE OF NEVADA

PROPOSED NORTHERLY BOUNDARY OF NEVADA STATE PARK

CURRENT NORTHERLY BOUNDARY OF NEVADA STATE PARK



TWAIN AVENUE ABANDONMENT

1717 LAKESHORE - APN 130-331-10
 Incline Village Nevada



TESLA CIVIL ENGINEERING

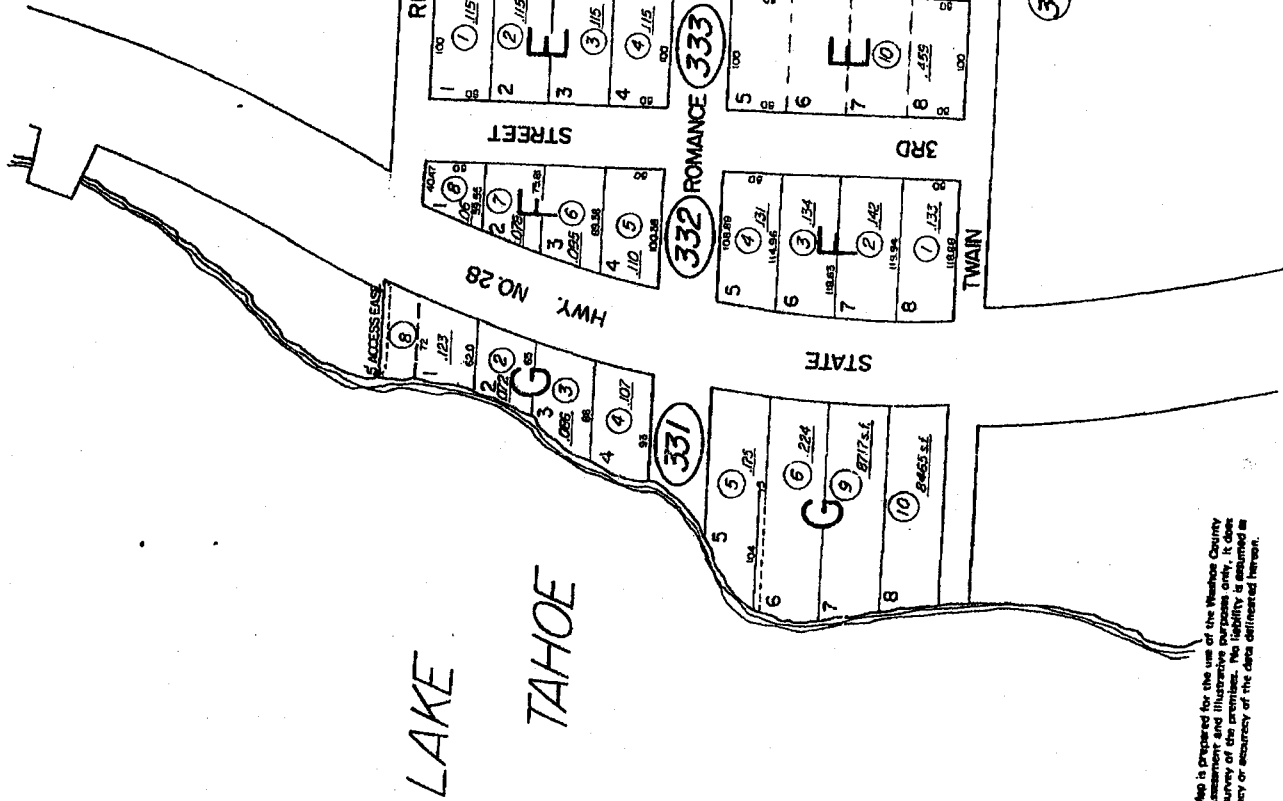
P.O. Box 2287, Kings Beach, CA 96149
 8078 North Lake Blvd.

PH: 530-546-0801
 FAX: (530)546-0811

COMP.	DESIGN	REV.	DATE	DESCRIPTION
DESIGNED BY	PAUL M. LAY			
WORK ORDER				
SCALE				
HORIZONTAL				
VERTICAL				
CAD				
			DATE: 2-18-08	

130-33

(#236)
AMENDED ROCKY POINT SUBDIVISION
PORTION OF THE S 1/2 OF LOT 1, SECTION 26, T16N-R18E.



NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data furnished hereon.

Assessor's Map County of Washoe, Nevada

NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by GH 8/64
revised JTB 8/19/07
superseded BT 5/8/83
RETRACED 8/82 GFB



Krause, Eva

From: Paul Nielsen [pnielsen@trpa.org]
Sent: Friday, January 25, 2008 11:01 AM
To: Krause, Eva
Subject: FW: Comments on Twain Ave. ROW abandonment

Eva,
Please consider the following recommendations from TRPA in regard to the ROW abandonment referenced above:

1. Easement language should ensure future public access down to the low water line (6,223.00).
2. Easement should allow public access up to at least elevation 6,255.00 in addition to enough room for a meandering foot path up to Highway 28.
3. Existing encroachments should be removed.
4. ROW abandonment requires TRPA review and approval.

Thanks for considering these comments.

Paul Nielsen
Assistant Branch Chief
Environmental Improvement
Tahoe Regional Planning Agency



REGIONAL TRANSPORTATION COMMISSION

Public Transportation • Streets and Highways • Planning

RECEIVED

FEB 28 2008

WASHOE COUNTY
COMMUNITY DEVELOPMENT

FR: Chrono/SH 83-08

February 26, 2008

Mr. Adrian P. Freund, Director
Washoe County Community Development
P.O. Box 11130
Reno, NV 89520-0027

**RE: TENTATIVE SUBDIVISION MAP CASE NO. TM07-004 (HARMONY MESA)
ABANDONMENT CASE AB08-002 (STEINHEIMER RESIDUAL TRUST A)
SPECIAL USE PERMIT CASE NO. AB08-002 (TIMOTHY R. JORDAN)
VARIANCE CASE NO. VA08-003 (FOSTER MULLEN)**

Dear Adrian

We reviewed the above applications and we have no comments since there appears to be no regional transportation issues.

Thank you for the opportunity to comment on these projects. Specific questions regarding RTC comments or the need to meet with the applicants should be directed to Patrice Echola, Transportation Planner, at 348.0480.

Sincerely

Jack M. Lorbeer
Planning Manager

JML/PE/jm

Copies to: Blaine Petersen, RTC Engineering
Tina Wu, RTC Public Transportation
Patrice Echola, RTC Planning

/washoe.no.comments.02-28-08.doc



WASHOE COUNTY

Department of Public Works
"Dedicated to Excellence in Public Service"

Dan St. John, P.E., Public Works Director

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: March 10, 2008
TO: Eva Krause, Department of Community Development
FROM: Kimble O. Corbridge, P.E., Engineering Division *KOC*
SUBJECT: **AB08-002**
APN 130-331-10 & 130-340-02
STEINHEIMER RESIDUAL TRUST A

RECEIVED

MAR 10 2008

WASHOE COUNTY
COMMUNITY DEVELOPMENT

I have reviewed the referenced abandonment and recommend the following conditions:

1. Prior to recordation of the Order of Abandonment, the applicant must submit to the County Engineer for review and approval legal descriptions prepared by a registered professional for the area of abandonment.
2. The entire 25 feet right of way would be offer to the property owner of APN 130-331-10. The park property was not part of the original Tract map 236.
3. Retention of all public utility easements or relocation of all public utility easements will be to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
4. The applicant shall comply with all conditions necessary to effect the Resolution and Order of Abandonment within two years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

**Incline Village General Improvement District
Development review Status Sheet**

**From: Tim Buxton, Chief Inspector, Ph. (775)832-1246 Fax:(775)832-1260
1220 Sweetwater Road, Incline Village Nevada 89451**

Delivered Via E-Mail On or To	Fax No.	Re:	APN
2-26-08	E-MAIL	AB08-002	130-331-10

**Washoe County Dept. of Community Development
P.O. Box 11130
Reno, Nevada 89520
Attention:**

Eva Krause

Service Address:	Lot:	Blk:	Subdivision
1717 Lakeshore			

Owner:	Ph.	Fax
Steinheimer		

Mailing Address:
1140 Alpine Circle
Reno NV, 89509

Contact Person:	Ph.	Fax
Eva Krause	775-328-3796	

Request:

ABANDONMENT CASE AB08-002 (STEINHEIMER RESIDUAL TRUST A) – To abandon the western portion of an undeveloped county right-of-way identified as Twain Avenue from State Route 28 down to the shoreline of Lake Tahoe (approximately 185 linear feet) as authorized in Article 806 of the Washoe County Development Code. **The right-of-way is part of the Rocky Point Addition, Incline Village, Nevada, and abuts Lake Tahoe - Nevada State Park. The affected area is designated Medium Density Suburban, being a part of the Tahoe Area Plan, and is situated in a portion of Section 26, 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. (The abutting properties are identified as APNs 130-331-10 and 130-340-02.)**

Staff Representative: Eva M. Krause, Planner, 775.328.3796

Comments and Conditions:

No Impact to the Incline Village General Improvement District (IVGID)

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Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 3 (4/1/08)

Staff Recommendation: **APPROVE WITH CONDITIONS**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Planning Commission

Re: Tentative Subdivision Map Case No. TM07-004

Date: March 21, 2008

Prepared By: Roger Pelham, Senior Planner

GENERAL INFORMATION SUMMARY

Applicant: Harmony Mesa, LLC

Requested Action: To merge and resubdivide two parcels totaling 6.49 acres in order to develop a 19-lot single-family common open space subdivision as authorized in Article 608, Tentative Subdivision Maps, and Article 408, Common Open Space Development, of the Washoe County Development Code. Lot sizes range from 4,976 square feet to 14,481 square feet. The subdivision will have three common areas and will include a common RV Parking area to serve the development. The project is located on Marilyn Drive between Harmony Lane and Quartz Lane. The subject parcels are designated Medium Density Suburban (MDS) in the Sun Valley Area Plan, and are situated in portions of Section 13, T20N, R19E, and Section 18 T20N, R20E, MDM, Washoe County, Nevada. The property is located within the Sun Valley Citizen Advisory Board boundary, Washoe County Commission District No. 5, the City of Reno Area of Interest, and the Truckee Meadows Service Area. (APNs: 085-330-39 and 085-330-44)

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Planning Commission conditionally approves Tentative Subdivision Map Case No. TM07-004 for Harmony Mesa having made the following findings in accordance with Washoe County Development Code Section 110.810.30 :

1. Plan Consistency. That the access to the proposed map is consistent with the Comprehensive Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision (particularly access) is consistent with the Comprehensive Plan and any specific plan;

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3. Type of Development. That the site is physically suited for the type of development proposed as safe access cannot be constructed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements are likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems, particularly due to streets too steep for safe transit in snowy or icy conditions;
7. 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;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation; and
12. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

LAND USE SUMMARY

Land Use Designations:

The subject parcels are designated Medium Density Suburban (MDS). The MDS regulatory zone allows three dwelling units per acre.

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Proposed Density:

The applicant proposes 19 dwelling units on 6.34 acres or 2.99 dwelling units per acre.

Proposed Lot Configuration:

Harmony Mesa is proposed to be a common open-space subdivision with improvements within the common areas for the use and enjoyment of the residents of the subdivision. Being a common open-space subdivision standard building setbacks do not apply. The applicant has requested and staff has conditioned that the side yard setbacks will be 5 feet, the front yard setbacks will be 20 feet and the rear yard setbacks will be 10 feet within this subdivision. These setbacks represent a combination of MDS and HDS standards and are relatively consistent with the proposed lot sizes.

Minimum Lot Size Required:

Under Article 408, Common Open Space Development, minimum lot sizes are not required, however, the number of dwelling units cannot exceed the number of units allowed by the underlying regulatory zone. The proposed development meets this requirement.

Minimum Lot Size on Tentative Subdivision Map:

The minimum lot size proposed on the tentative map is 5,038 square feet, the largest is 14,836 square feet and the average lot size is 8,580 square feet.

Minimum Lot Width Required:

Under Article 408, Common Open Space Development, minimum lot widths are not specified. The Medium Density Suburban Regulatory zone typically requires 80' lot widths.

Minimum Lot Width on Tentative Subdivision Map:

70 feet (average).

Maximum Lot Potential:

19 lots.

Number of Lots on Tentative Subdivision Map:

19 lots.

Development Suitability Constraints:

There are no inventoried development suitability constraints on the subject parcel. There are, however, areas of slopes in excess of 15%. Some slopes are the result of grading and dumping of fill on the project site. The development has been designed to work within the existing topographic constraints to a large extent. A series of retaining walls will still be required within the boundaries of the project. The location and configuration of retaining walls has been reviewed and is in conformance with the grading standards of the Development Code.

Area Plan Modifiers:

There are no Sun Valley Area Plan Modifiers that are applicable to the current request.

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ANALYSIS

Background:

Harmony Mesa is a proposed single-family, common open space, residential subdivision of 19 home sites, one detention basin and one common recreational vehicle parking area. The project site is a total of approximately 6.49 acres in the Sun Valley Area Plan, located just north of the intersection of Harmony Drive and Marilyn Drive. The project is proposed to utilize the existing density of three dwelling units per acre, within the Medium Density Suburban Regulatory Zone. This project was previously approved under Tentative Map Case Number TM04-010, however a final map was not recorded within the time mandated by State Law and thus the applicant is seeking approval for this project again, in a slightly modified form.

The site contains some steep slopes, some of which are the result of previous grading and the stockpiling of various fill materials. The site shows evidence of extensive disturbance of natural vegetation, and is bisected by an unimproved portion of Marilyn Drive. A portion of the proposed roadway loop within the subdivision will follow the unimproved portion of Marilyn Drive.

Due to the existing slopes, a series of retaining walls are necessary on the north and west boundaries of the project to lower the building pads below the adjacent roadways of Quartz Lane and Stella Drive. The Washoe County Engineering Division will require guard rails on those streets to prevent a motorist from going off the road and descending into an adjacent lot. The retaining walls are proposed to be six feet in height at the highest point and will be separated by a horizontal distance equal to the height of the retaining wall.

The applicant has proposed to utilize a large portion of the common area for RV parking and for the necessary detention basin, thus there will be minimal amounts of maintenance and upkeep that will be required, maintenance of those improvements shall be the responsibility of the Home Owners Association and shall be provided for in the Conditions, Covenants and Restrictions (CC&R's).

Site Analysis:

The subject site is currently undeveloped, but shows evidence of extensive disturbance in the past. None of the existing disturbance was conducted as part of this project. There are areas of steep slopes and areas where fill material has been dumped. There is also a natural slope rising in elevation from the south to the north of the project site. The grading requested with the tentative map is necessary to create relatively flat lots for development at the approved density. This project is an in-fill development within an area primarily consisting of single-family residences (mostly manufactured homes) on primarily one-third acre lots. Most of the surrounding streets are not paved and thus the surrounding lots were primarily developed by means of the parcel map process. It is the opinion of staff that this project will serve to benefit the surrounding area by requiring the improvement of Harmony Lane.

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Information submitted by the applicant with the previous tentative map indicates that 36% of the subject site contains slopes above 15%. This triggers the hillside development standards within the Development Code. The applicant has included the following analysis, and upon careful examination of the site, staff is in agreement with that analysis:

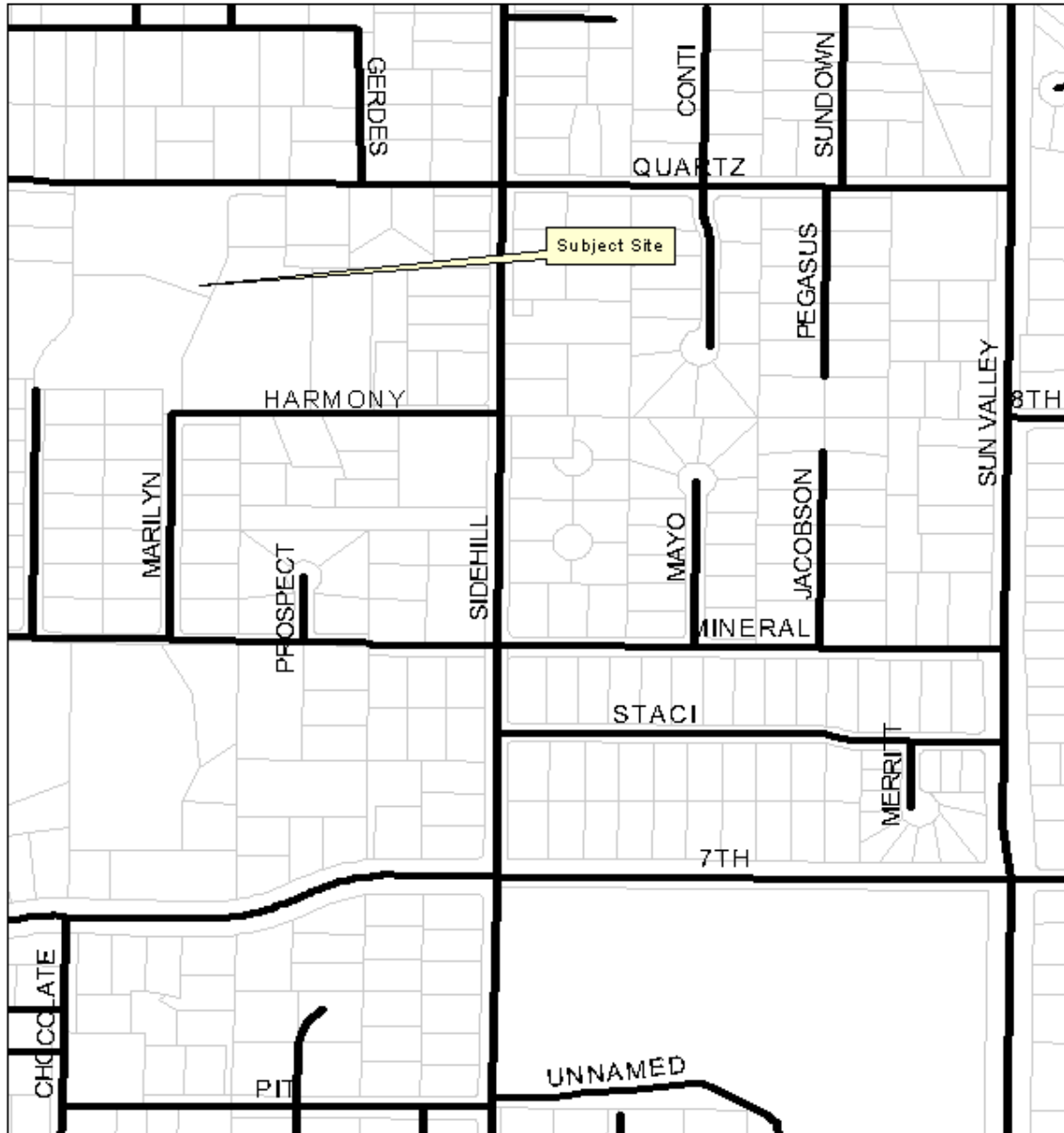
The hillside article is triggered when at least 20% of the site is over 15% slope. Although the thresholds are met, this site is not a hillside development per se. The intent of the hillside article is to show care for hillsides and prominent ridgelines and natural features impacted with development. This site is an infill site with some "man made" topography that skews the hillside slope calculations to trigger the article. The site has been used for dumping that creates dirt mounds that show dramatic topography in a slope map. The drainageway is not a natural drainage feature that is desired for its beauty, wildlife or botanical values. It is a nuisance drainageway in which the public will be better served with a culvert and an enhanced detention basin, as proposed with this project. Further, the drainage way is piped at both ends. There are no other topographic features that would be considered desirable with respect to the public good or interest ... the drainage area contains the most severe topography on the property. The rest of the site is entirely buildable by typical slope standards. There is no natural vegetation being removed that would cause concern with the impact to the environment when graded.

This was true in 2004 when this project was last approved and remains valid at this time.

Impacts:

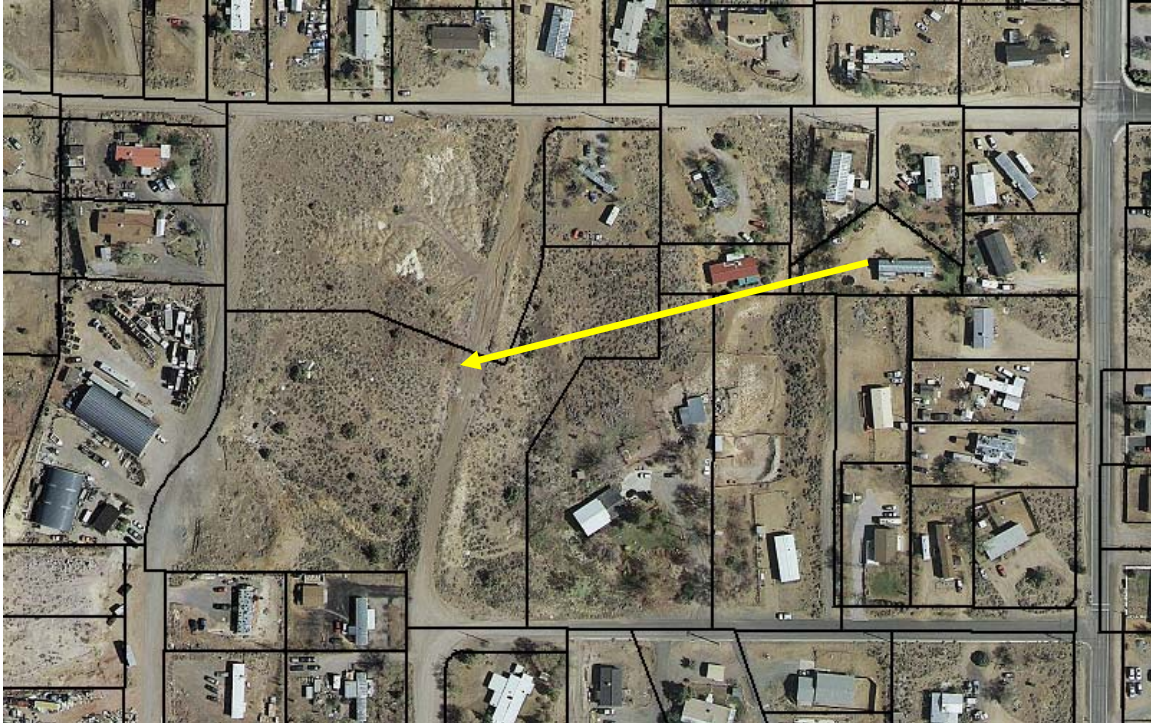
Staff has identified no negative impacts this infill subdivision, when complete, will result in the enhancement of the area and will develop an existing "brownfield" surrounded by other development. Water and sewer services for the development will be provided by the Sun Valley General Improvement District.

VICINITY MAP



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OVERHEAD PHOTO OF PROJECT SITE



AGENCY COMMENTS

The plans were submitted to involved agencies and no adverse comments were received. Technical conditions have been provided by the Engineering Division, the Health Department, the Department of Water Resources and the Reno Fire Department. Community Development staff have included standard conditions to address the individual characteristics of this development that are not otherwise covered by the Development Code.

No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the special use permit proposal.

CITIZEN ADVISORY BOARD COMMENTS

The proposed plans were submitted to the Sun Valley Citizen Advisory Board and were discussed during the March 8, 2008 meeting. The CAB recommended approval of the request. A copy of their correspondence is attached for your reference.

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SUN VALLEY AREA PLAN MODIFIERS

There are no Sun Valley area plan modifiers that are particularly applicable to the proposed subdivision.

RELEVANT SUN VALLEY AREA PLAN POLICIES AND ACTION PROGRAMS

There are no Sun Valley area plan policies and action programs that are particularly applicable to the proposed subdivision.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

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Attachments: Conditions, Map, District Health Letter Dated 9/28/2004

xc: Applicant: Mark Anderson, Harmony Mesa LLC, 7130 Island Queen Dr.
Sparks, NV 89446

Representatives: Bruce Bacon, Sierra Engineering Construction, 4101 Rewana
Way, Reno, NV 89502

Eric Bacon, P.O. Box 6356, Tahoe City, CA 96145

Agencies: SV CAB

xc: Blaine Cartlidge, Esq. District Attorney's Office; Marge Clausen, Assessor's
Office (CAAS); Theresa Wilkins, Assessor's Office; David Lindsey, Utility
Division; Engineering Division; Reno Fire Department.

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**CONDITIONS FOR
TENTATIVE SUBDIVISION MAP CASE NO. TM07-004
for Harmony Mesa**

(As recommended by Department of Community Development
and attached to Staff Report dated 3/21/08)

*****IMPORTANT — PLEASE READ*****

INSTRUCTIONS

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

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COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

GENERAL CONDITIONS

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps. The Department of Community Development shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

2. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

3. The subdivider shall present to Washoe County, a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

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4. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

5. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Services Division and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

6. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable department of Washoe County shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

7. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

The Department of Community Development shall be responsible for determining compliance with this condition.

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Where/How Condition is Satisfied: _____

8. The final map shall designate faults that have been active during the Holocene epoch of geological time and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

9. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

10. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

11. The building setbacks for all dwellings within this subdivision shall be 5 feet on each side yard, 20 feet for each front yard and 10 feet for each rear yard. The Department of Community Development shall determine compliance with this condition.

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Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

12. The applicant shall provide verification from the Reno Fire Department and Washoe County Engineering Division, to the Department of Community Development that appropriate measures for emergency access and fire protection have been accomplished in the design of the final map. Compliance with this condition shall be determined by the Department of Community Development prior to the

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

13. All retaining walls shall be painted with "permeon simulated desert varnish" or an equivalent rock-stain product such that the final color of all walls are compatible with the surrounding undisturbed ground. Compliance with this condition shall be determined by the Department of Community Development prior to the

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

CONDITIONS, COVENANTS AND RESTRICTIONS

14. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

- a. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:

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- 1) Vegetation management;
 - 2) Watershed management;
 - 3) Debris and litter removal;
 - 4) Fire access and suppression;
 - 5) Maintenance of public access and/or maintenance of limitations to public access.
- b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
- c. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- d. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
- e. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- f. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- g. No motorized vehicles shall be allowed on the platted common area.
- h. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
- i. Mandatory solid waste collection.
- j. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- k. Shall include the following language: "Rockery walls provide a favorable habitat for wild rodents such as ground squirrels, chipmunks, and etc that can acquire plague through the bit of an infected flea. Rockery walls provide an urban interface with these wild rodents. Providing awareness to residents moving into developments having rockery walls will reduce the risk of disease transmission."

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- I. Shall include the following language: "All vegetation debris and blockages shall be removed from the low-flow channel including one foot on either side of the channel at a minimum of once every two years. The maintenance plan will mitigate insect development by preventing standing water from ponding longer than seven days."
15. The common open space owned by the Home Owner's Association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney.

DEPARTMENT OF WATER RESOURCES CONDITIONS

16. Water rights necessary to serve this project shall be dedicated to Washoe County, per Article 422 of the Washoe County Developmental Code. A water rights lease agreement shall be executed between Washoe County and the water purveyor. Washoe County, in turn, will execute a 99-year water sale (lease) agreement to make the water rights available to the purveyor. Compliance with this condition shall be determined by the Department of Water Resources.

ENVIRONMENTAL HEALTH CONDITIONS

17. Voids in all rockery walls shall be filled with smaller rocks (1/3 of the height of the wall) to reduce favorable rodent habitat. The District Health Department shall determine compliance with this condition.
18. The detention basin shall be designed with a lined (4-6 inch cobble rock) low flow channel (1 foot deep 2-3 feet wide or wider) connecting the inlets(s) to the outlet pipe. The District Health Department shall determine compliance with this condition.

ENGINEERING CONDITIONS

19. General engineering conditions; compliance with the following conditions shall be determined by the County Engineer:
- A. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

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- B. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
 - C. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
 - D. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
 - E. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - F. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
 - G. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
 - H. All existing overhead utility lines shall be placed underground unless the particular section of line provides individual services to existing houses or is an electric transmission line of greater than 100 kilovolts. The County Engineer shall determine compliance with this condition.
 - I. A minimum 20 foot wide access (flag lot or easement) shall be provided for lot 19. The County Engineer shall determine compliance with this condition.
20. Engineering drainage conditions; compliance with the following conditions shall be determined by the County Engineer:
- A. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.

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Re: Tentative Subdivision Map Case No. TM07-004
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- B. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- C. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- D. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storms shall be detained. The County Engineer shall determine compliance with this condition.
- E. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
- F. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
- G. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
- H. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
- I. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
- J. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
- K. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually

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funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- L. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
- M. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- N. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- O. Stormwater detention pond design shall be based on an acceptable pond routing calculation method that includes routing inflow hydrographs through the pond to obtain the associated outflow hydrographs. The County Engineer shall determine compliance with this condition.
- P. Emergency overflow routes shall be provided for the proposed detention pond and the proposed storm drain main that will carry offsite flows from the natural drainageway in the southern portion of the site. The County Engineer shall determine compliance with this condition.
- Q. The final hydrology/hydraulic report shall include drainage calculations and design for the full width construction of Harmony Lane, and it shall address runoff overtopping Harmony Lane. If Harmony Lane is overtopped in the existing condition during the 50-year storm, drainage improvements shall be made such that there is no overtopping in the 50-year storm. If Harmony Lane does not overtop during the 50-year storm in the existing condition, the storm frequency at which Harmony Lane overtops shall be maintained, up to the 100-year storm frequency. The County Engineer shall determine compliance with this condition.

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- R. If the development of Harmony Mesa results in revisions to the existing corrugated metal pipe (CMP) drainage pipes in Harmony Lane, the affected pipelines shall be removed and replaced with reinforced concrete pipe (RCP) or thermoplastic pipe meeting County standards. The County Engineer shall determine compliance with this condition.
 - S. Provide County maintained storm drain easements over the inlets, the outlets and all storm drain piping to be maintained by Washoe County. This included but is not limited to the storm drain pipe system that starts west of Stella Drive and ends north of Harmony Lane and all storm drain pipe systems that extend beyond the limits of the Harmony Lane right-of-way. The minimum easement width shall be 20 feet with the final easement width determined by the size of the drainage facility, required trench clearances and excavated trench side slopes not less than 1:1. The County Engineer shall determine compliance with this condition.
 - T. Drainage shall not flow over retaining walls nor shall it be concentrated at the bottom of retaining walls in a manner that could impact the footing. The County Engineer shall determine compliance with this condition.
 - U. Fencing for the RV parking area shall not obstruct drainage. The County Engineer shall determine compliance with this condition
21. Engineering traffic and roadway conditions; compliance with the following conditions shall be determined by the County Engineer:
- A. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
 - B. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
 - C. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
 - D. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.

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- E. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
- F. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- G. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
- H. Prior to approval of the first final map provide verification that the fire agency has accepted the divided portion of Marilyn Drive as secondary access to the project. The County Engineer shall determine compliance with this condition.
- I. All soils with a plasticity index greater than 15 and a liquid limit greater than 40 shall be overexcavated to a depth of 36 inches below subgrade elevation for all dedicated flexible pavement, concrete curb, concrete gutter and concrete sidewalk. Overexcavation shall be backfilled with a material having a minimum R-value of 30. Backfill material shall be compacted to a minimum of 90% of maximum dry density. The County Engineer shall determine compliance with this condition.
- J. With the first final map Harmony Lane shall be constructed to County standards for a local street from Sidehill Drive through the intersection of Marilyn Drive. Improvements to bring Harmony Lane to County standards shall include, but are not limited to, reconstruction of the north half of Harmony Lane to local street standards with Type I curb and gutter, pedestrian ramps at all intersections, standard driveway approaches at all driveways, centerline monuments, street and traffic control signs, storm drainage, construction of the Marilyn Drive/Harmony Lane intersection including all returns, all adjustments to grade including curb backfill and full width Type II slurry seal. Appropriate transitions shall be provided between the existing and proposed improvements on Marilyn Drive. Sidewalk shall be provided on one side of the entire length of Harmony Lane if the traffic on Harmony Lane will be greater than 250 average daily trips (ADT). All legal accesses onto Harmony Lane and Marilyn Drive shall be perpetuated. The County Engineer shall determine compliance with this condition.
- K. Prior to the approval of the first final map, plans showing the full build-out of Harmony Lane shall be submitted to determine if the right-of-way can be reduced to the 42' local street standard. If Harmony Lane can be accommodated within the 42' local street right-of-way, any excess right-of-way within the limits of the tentative map shall be abandoned prior to

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approval of the first final map. The County Engineer shall determine compliance with this condition.

- L. A separate roadway parcel shall not be created for Quartz Lane and Stella Drive within the project limits. The existing Quartz Lane and Stella Drive access easements shall be included in the lots that border these easements. The County Engineer shall determine compliance with this condition.
 - M. Provide written verification from the affected utility companies that proper vertical clearance is achieved between the existing overhead lines and Harmony Way. The verification shall be submitted prior to approval of the first final map. The County Engineer shall determine compliance with this condition.
 - N. Any existing overhead utility poles (power, telephone, etc.) located within the right-of-way of Harmony Lane shall be reviewed and approved by the County Engineer. Clear zones or barriers in compliance with AASHTO guidelines may be required for any existing utility poles located within or adjacent to the Harmony Lane right-of-way. The County Engineer shall determine compliance with this condition.
 - O. Any existing utility easements that overlay the Harmony Lane right-of-way shall be abandoned or revised as necessary to prohibit the installation of additional utility poles within the County right-of-way. The County Engineer shall determine compliance with this condition.
 - P. A lower speed limit shall be determined and posted for all horizontal roadway curves that do not meet the standard County 25 mile per hour design speed. The minimum speed limit shall be 15 miles per hour with a minimum centerline radius of 53 feet. The County Engineer shall determine compliance with this condition.
 - Q. All streets to be maintained by Washoe County shall have a normal cross section with the crown located at the street centerline and a slope of two percent from the centerline to the lip of the gutter. The County Engineer shall determine compliance with this condition.
 - R. All maintenance access roads shall be constructed to prohibit access from unauthorized users. The County Engineer shall determine compliance with this condition.
 - S. The RV parking area shall be designed to accommodate two-way traffic, an RV turnaround and adequate maneuvering area for RVs and vehicles pulling trailers. The County Engineer shall determine compliance with this condition.
22. Engineering grading conditions; compliance with the following conditions shall be determined by the County Engineer:

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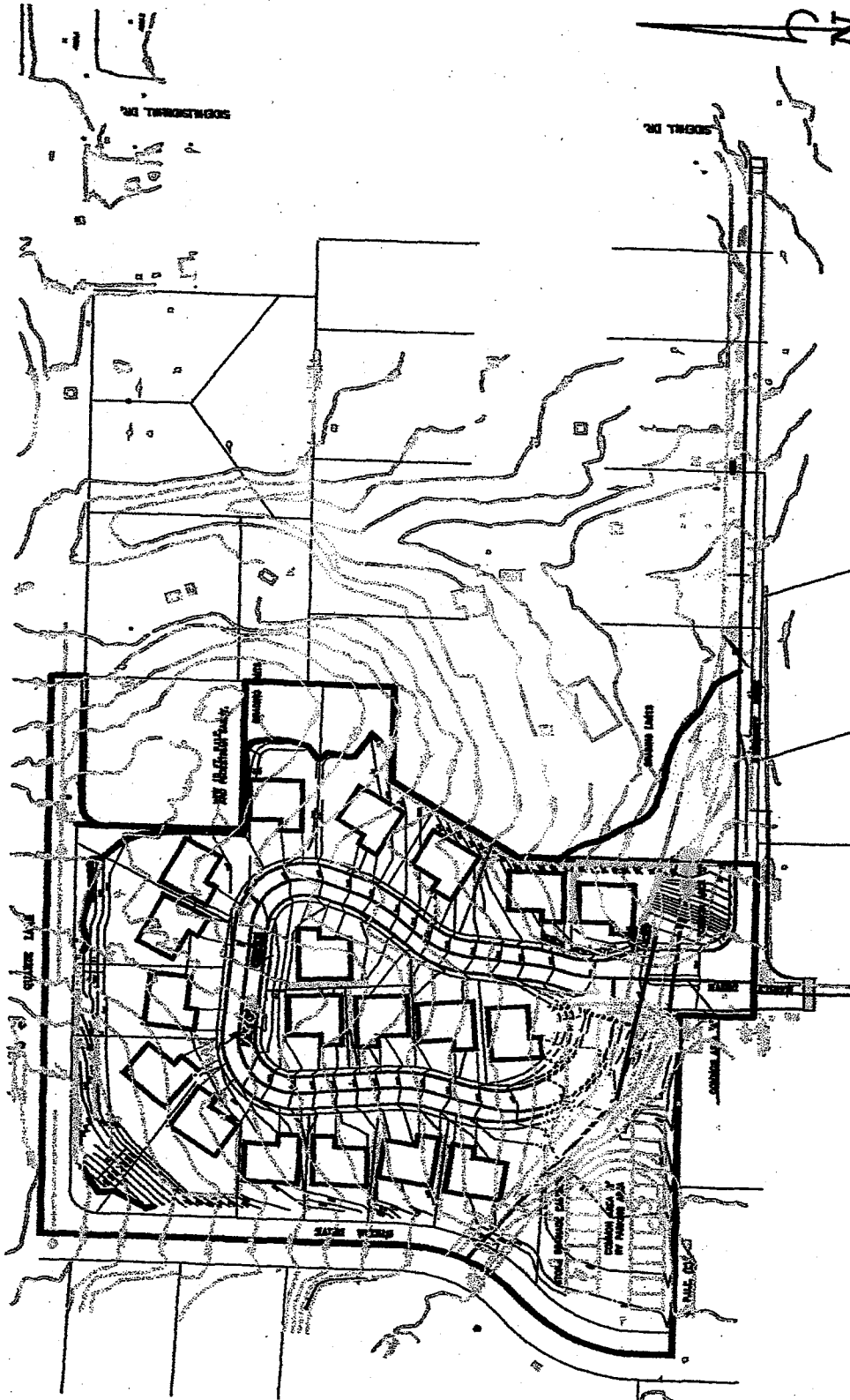
- A. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- B. Cut and fill slopes (including retaining walls) shall be set back from the easement line of the access easements for Stella Drive and Quartz Lane rather than the project boundary. The County Engineer shall determine compliance with this condition.
- C. Easements shall be provided for any grading located outside the project boundary prior to recordation of the affected final map or issuance of a grading permit. The County Engineer shall determine compliance with this condition.

FIRE SAFETY

- 23. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the Reno Fire Department. Those concerns are fire flows, fire hydrant number and location, access, sequential phasing of firebreaks during development, permanent firebreaks, minimum defensible space, use of fire resistant construction and/or roof material, sprinklering of structures, and spark arrestors in chimneys. Access and fire flows concerns shall be addressed prior to the introduction of any combustible materials to the site. The Reno Fire Department shall determine compliance with this condition. The applicant shall provide the Department of Community Development with acknowledgement of compliance with this condition.

***END OF CONDITIONS ***

HARMONY MESA SUBDIVISION



0 100 200 300 400
SCALE: 1" = 100 FT.

DATE: _____ REVISION: _____	SERRA ENGINEERING CONSTRUCTION LICENSE NO. A 23524	COMMERCIAL CONSTRUCTION LICENSE NO. B 49989	4001 NORTH DR. MESA, AZ 85205 TEL: 772-545-2247 FAX: 772-545-4822	IN SUPPORT OF A COMMON OPEN SPACE DEVELOPMENT FOR HARMONY MESA, L.L.C.	TOPOGRAPHIC MAP	SERRA ENGINEERING	6 OF
				2 OF			



DISTRICT HEALTH DEPARTMENT

DATE: September 28, 2004

TO: Trevor Lloyd, Planner
Washoe County Community Development

FROM: Bryan Tyre, PE

SUBJECT: **Harmony Mesa**
TM04-010, Tentative Subdivision Map
E2004-143

Dear Mr. Lloyd:

This Department has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this Department is subject to the following conditions:


1. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the District Health Department.
2. Prior to approval of each final map, the applicant shall submit a final map fee.
3. A completed dust control plan must be submitted to this Department for review and approval prior to the issuance of a building permit. This plan must be in conformance with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030.
4. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.
5. Any storm drainage from this site must have pretreatment for petrochemicals and silts.

Trevor Lloyd, Planner
Harmony Mesa
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6. A Water System Facility Plan must be submitted to the District Health Department prior to approval of the first final map. The Water System Facility Plan must be prepared by the water purveyor and include the network hydraulic analysis, service area and pressure zone boundaries, facilities necessary to serve developments within these boundaries, and the location and timing of the necessary facility improvements. The Water System Facility Plan must be in compliance with NAC 445A.65505 through 445A.6731 and approved by the District Health Department prior to review of any final map for the proposed subdivision. The appropriate plan review fee will also be required.
7. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County District Health Department.
8. A letter of approval must be submitted from the Division of Water Resources for this proposal.
9. A letter from Sun Valley GID committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
10. The Nevada Division of Environmental Protection must submit a letter to the Health Department certifying their approval of the final map.
11. Prior to approval of a final map for the referenced proposal, the design engineer shall submit to the satisfaction of the District Health Department a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

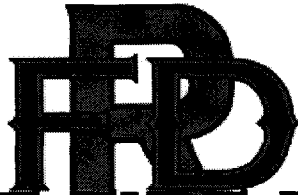
If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,


Bryan W. Tyre, P.E.
Registered Engineer
Environmental Health Services

BWT:jc

Cc: Harmony Mesa LLC, Mark Anderson
Jeff Codega Planning, John Krmptic
Sun Valley GID



DIVISION OF FIRE PREVENTION

Fire Chief Paul Wagner

Fire Marshal Bill Burney

RENO FIRE DEPARTMENT

CITY OF RENO

inter-office

MEMORANDUM

Date: March 20, 2008

Response Requested By: Bill Burney, Fire Marshal

To: Bill Burney, Fire Marshal
Roger D. Pelham, MPA, Senior Planner, Washoe County Planning
Department

From: David Mills, Captain – Division of Fire Prevention

Subject: Development Proposal: TM07-004 Harmony Mesa Subdivision

CASE NO. TM07-004 (Harmony Mesa Subdivision) – Two parcel subdivided into 19 lots zoned MDS.

ANALYSIS: General Code Compliance – The applicant shall install fire hydrants with fire flows acceptable to the Reno Fire Department. For fire flow information and exact location(s) please contact the Plan Review Services for the Reno Fire Department.

All developments, both commercial and residential, shall provide two (2) independent and separate means of access. Permanent all-weather fire apparatus access roads shall be paved surfaces, following Washoe County Standards and not less than 20 feet in unobstructed width. With the divided roadway entry and a relatively short looped access arrangement which is less than 600 feet in depth serving these homes, a single point divided access arrangement is an acceptable method for this subdivision.

All approved fire apparatus access roadways used for emergency access shall have a minimum clear and obstructed width of 20 feet as outlined in 503.2.1 of the International Fire Code. Therefore, a minimum street width of 34 feet, face of curb to face of curb (ffc to ffc) is necessary in order to permit home owners and residents to park motor vehicles on the streets in front of their respective homes. The site plan indicates a 32' ffc to ffc, yet the roadway section indicates something greater. Please note, the minimum 34' ffc to ffc is the only approval roadway width which permits parallel parking along the street for this subdivision layout and is acceptable to the Reno Fire Department.

When gates are proposed or introduced by the applicant on any fire apparatus access roadway, the design of all emergency access gates shall be with the approval of the Reno Fire Department. On roadways which are designed as the primary means of access, a rapid entry system of opening the gates shall be established. The "Click2Enter" is the approved gating configuration for emergency access.

If you have any questions regarding these comments and/or would like to have a meeting with myself, please contact me at your earliest convenience and I will be happy to meet.

Sincerely,



David D. Mills, Captain
Reno Fire Department
Division of Fire Prevention
E-mail address: millsd@ci.reno.nv.us
Telephone: (775) 334-2252

SUN VALLEY CITIZEN ADVISORY BOARD

MEMORANDUM

TO: Roger Pelham, Community Development Department
FROM: Pamela Fox, Recording Secretary
DATE: March 20, 2008
SUBJECT: Tentative Subdivision Map Case No. TM07-004 (Harmony Mesa)

The following is a portion of the draft minutes of the regular meeting of the Sun Valley Citizen Advisory Board held on March 8, 2008:

9. New Business

B. Tentative Subdivision Map Case No. TM07-004 (Harmony Mesa) – The SV CAB will review and make recommendations on TM07-004 to merge and re-subdivide two parcels totaling 6.49 acres in order to develop a 19-lot single-family common open space subdivision as authorized in Article 608, Tentative Subdivision Maps, and Article 408, Common Open Space Development, of the Washoe County Development Code. Lot sizes range from 4,976 square feet to 14,481 square feet. The subdivision will have three common areas and will include a common RV parking area to serve the development. The project is located on Marilyn Drive between Harmony Lane and Quartz Lane. The subject parcels are designated Medium Density Suburban (MDS) in the Sun Valley Area Plan, and are situated in portions of Section 13, T2ON, R19E, and Section 18 T2ON, R20E, MDM, Washoe County, Nevada. The property is located within the Sun Valley Citizen Advisory Board boundary, Washoe County Commission District No. 5, the City of Reno Area of Interest and the Truckee Meadows Service Area (APNs 085-330-39 and 085-330-44).

Bruce Bacon, Sierra Engin Construction, introduced himself. He noted that this item is in regards to a change in the lot configuration. One large lot has now been made into two lots. Mr. Bacon stated that the other modification is that the drainage area has been reconfigured. Darrin Price stated that the Sun Valley GID has conducted a comprehensive review of the changes, and no issues were identified. Mr. Bacon commented that the only other changes have to do with grading in order to reduce the number and impact of the walls.

Concerns/Comments

- Board member Woodland asked if a homeowners' association would be formed. Mr. Bacon responded that there wouldn't be an association. Instead, it was his understanding, that a portion of the common areas would be deeded to each individual home site. The upkeep would be handled jointly through a maintenance district rather than a homeowners' association. Board member Woodland commented that her concern was junk vehicles. Mr. Bacon noted that this is why the lot lines are drawn as they are because it will discourage people from being able to drive into those areas where they otherwise might leave junk vehicles. Also, there would be restrictions regarding what can be parked in the outdoor storage areas, and there will be fencing installed.
- Susan Severt asked about the drainage plan for run-off. Mr. Bacon reviewed the plan.

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- Jim Tatomer asked for about curbs and gutters for the section under discussion. Mr. Bacon reviewed the plan.

Jim Brunson moved to approve the project as presented. Linda Woodland seconded the Motion. The motion carried unanimously.

cc: Patricia Lancaster, Sun Valley CAB Chairperson
Bob Webb, Community Development
Lorrie Adams & Sarah Tone, Outreach Coordinators



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: **4 (4/1/08)**

Staff Recommendation: **APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Planning Commission
Subject: Development Code Amendment Case Number DCA07-013
Date: March 3, 2008 **Prepared By:** Roger Pelham, Senior Planner

GENERAL INFORMATION SUMMARY

Applicant: Washoe County Department of Community Development, on behalf of the Washoe County Design Review Committee, being a subcommittee of the Washoe County Planning Commission
Request: To amend Washoe County Code Chapter 110, Development Code, Article 410, by adding Section 110.410.10(f) to specify the minimum required dimensions for an enclosed garage, whenever a garage is required.

RECOMMENDATION/FINDINGS

Based upon the information provided and comments received, it is recommended that the amendments proposed for **Article 410** be recommended for **approval** to the Board of County Commissioners. The following motion is provided for your consideration:

I move that the Washoe County Planning Commission, based upon the information presented in the staff report, written testimony and the testimony received during the public hearing held on April 1, 2008, recommends **approval** of the Development Code amendment proposed for **Article 410, Section 110.410.10** as contained in **Exhibit A**. The following findings are made in support of this recommendation:

- (1) Consistency with Comprehensive Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
- (2) Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code.

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- (3) Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.
- (4) No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Comprehensive Plan.
- (5) Reasoned Consideration. This recommendation is based upon due and careful consideration of the information provided in the staff report, other written testimony received and the testimony presented at the public hearing.

ANALYSIS

The Department of Community Development received a request from the Washoe County Design Review Committee (a subcommittee of the Planning Commission), to consider revising the minimum standards for residential garages. This discussion came up during the Design Review Committees discussion of a tentative subdivision map for a residential town home development.

Currently the minimum size standards for a garage for a residence are not clearly specified. The requirement for at least a one-car garage is specified in Table 110.410.10.1 of the Development Code. Up to this time staff has been required to infer the minimum dimensions for the required garage from the size required for a parking space in a commercial parking lot. Those dimensions are 8.5 feet in width and 17 feet in length. One standard size for a one-car carport or garage is 8' in width by 18' in length, which has typically been accepted as compliance with the Code.

The Design Review Committee pointed out several problems with this inference. First, when parking in a parking lot a car door can open into the adjacent parking space to allow the occupants to exit. This is not true inside a garage as the wall prevents the door from fully opening. Next, cars today are, on average, significantly larger than in the past and many are not able to fit in an 8' by 18' garage in any case. Also, most residents use garages for storage as well as parking vehicles and storage in such a small garage renders the use for vehicle parking nearly impossible, which results in more vehicles parked on streets and renders the intent of the Code null.

Staff conducted research of other local governmental codes and requirements and found (not surprisingly) that standards vary greatly depending upon the type of development, area of the country, availability of public transportation, and simply local preferences. In those areas that require a garage the minimum sizes for a one-car garage ranged from the smallest of 8' by 18' (consistent with our current interpretation) up to a minimum of 12' by 22'. The City of Sparks requires a minimum parking space with dimensions of 9' by 20' in most of their typical regulatory zones, although those spaces are not required to be within an enclosed garage. Likewise the City of Reno requires parking spaces of 10' by 20', for residential uses, again those spaces are not required to be within an

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enclosed garage. One member of the DRC suggested in their discussion of this issue that the minimum should be 12' by 24' in Washoe County. Ten feet to 11 feet is typical of many width requirements and 20 to 22 feet is typical of many length requirements.

Unincorporated Washoe County presents a certain set of challenges including snow in the winter and the fact that most development under the jurisdiction of the County is suburban and rural in nature, and nearly always consists of single-family detached residences located upon relatively large individual lots. This creates the need for storage of yard equipment and other items necessary for maintenance of large parcels. Requirements for a larger garage will allow storage of those items in garages along with a vehicle will help to preserve a neat and orderly appearance for neighborhoods in the County. Further, having fewer vehicles parked on streets facilitates emergency response by public safety agencies and facilitates roadway maintenance such as snow removal. Likewise the relatively low residential density in most areas of Washoe County creates large areas of roadways to be cleared during a snow event, which may take longer to clear, making the value of having snow-fee parking in a garage that much more of a benefit. Also, the rural and suburban nature of the County, which often includes horses and other livestock further creates the ubiquity of larger vehicles such as pick-up trucks used for hauling feed and tack. Such vehicles would not commonly fit within a small one-car garage.

During a public meeting the Design Review Committee considered this item and, consistent with the larger of the minimum standards, decided that 12' by 22' is a reasonable standard. Should the Planning Commission wish to set standards consistent with the Cities of Reno and Sparks 9 or 10 feet in width by 20 in length would be sufficient. Larger minimum garage sizes might present challenges in development of high-density multi-family projects or areas with coverage constraints such as the Tahoe Area.

Staff is forwarding a recommendation of approval of the proposed changes to the Planning Commission, from the Design Review Committee. The intent of the changes is to clarify the requirements and to create and preserve a neat and orderly appearance for neighborhoods, to facilitate emergency response and to facilitate roadway maintenance in the County.

SPECIFIC AMENDMENTS

A new paragraph is proposed to be added to Section 110.410.10. The new paragraph would be (f) and is indicated in bold text below. The entire section would then read as follows:

Section 110.410.10 Required Parking Spaces. Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 through Table 110.410.10.5 are defined in Article 304, Use Classification System.

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- (b) Requirements Cumulative. Where Table 110.410.10.1 through Table 110.410.10.5 set forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 through Table 110.410.10.5 results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.
- (f) **Enclosed Garages.** Whenever an enclosed garage is required by Table 110.410.10.1 through Table 110.410.10.5, the minimum nominal dimensions of the enclosed garage shall be __ feet in width, __ feet in length, with a door width of not less than 8 feet and a door height of not less than 7 feet.

CITIZEN ADVISORY BOARD COMMENTS
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Staff conducted a public workshop and invited the membership of all Citizen Advisory Boards to attend. One individual participated. He felt that larger garage sizes were beneficial as most pickup trucks will not fit in a small garage.

AUTHORITY

Nevada Revised Statutes, Chapter 278; Washoe County Development Code, Article 818

Encl: Exhibit A

Xc: Assistant County Manager; Community Development Director; Current Planning Manager; Members of the Development Services Advisory Committee; Chairs and member of all citizen advisory boards (CABs); Members of the Design Review Committee.

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EXHIBIT A

Section 110.410.10 Required Parking Spaces. Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 through Table 110.410.10.5 are defined in Article 304, Use Classification System.
- (b) Requirements Cumulative. Where Table 110.410.10.1 through Table 110.410.10.5 set forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 through Table 110.410.10.5 results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.
- (f) Enclosed Garages. Whenever an enclosed garage is required by Table 110.410.10.1 through Table 110.410.10.5, the minimum nominal dimensions of the enclosed garage shall be __ feet in width, __ feet in length, with a door width of not less than 8 feet and a door height of not less than 7 feet.



Community Development

"Dedicated to Excellence in Public Service"
Adrian P. Freund, AICP, Community Development Director



ITEM: 5
RECOMMENDATION: Approval

WASHOE COUNTY PLANNING COMMISSION STAFF REPORT

TO: Washoe County Planning Commission

SUBJECT: Development Code Amendment DCA07-005

DATE: March 25, 2008 **PREPARED BY:** Trevor Lloyd, Senior Planner

Applicant: Community Development and Public Works Department of Washoe County

Request: To amend Washoe County Code, Chapter 110, Development Code, Article 302, Allowed Uses and Article 304, Use Classification System, to establish "public service yard" as a new use type within certain regulatory zones in Washoe County; and other matters properly relating thereto.

RECOMMENDATION/FINDINGS

Based upon the information provided and comments received, it is recommended that the amendments proposed for Article 302, Allowed Uses and Article 304, Use Classification System, be adopted by the Planning Commissioners. The following motion is provided for your consideration:

I move that the Washoe County Planning Commission, based upon the information presented in the staff report, written testimony and the testimony received during the public hearing held on April 1, 2008, **approve** the Development Code amendments proposed for **Article 302, Allowed Uses and Article 304, Use Classification System** as contained in **Exhibit A**. The following findings are made in support of this recommendation:

1. Substantial Compliance. The amendment is in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan,
2. No Adverse Impact. The amendment will not adversely impact the public health, safety, or welfare, and will promote the original purposes for the Development Code as expressed in Article 818, Adoption of Development Code,

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3. Changed Conditions. The amendment responds to conditions that were not foreseen at the time that the article was adopted and incorporated into the Development Code;
4. Reasoned Consideration. This recommendation is based upon due and careful consideration of the information provided in the staff report, other written testimony received and the testimony presented at the public hearing.

ANALYSIS

GENERAL

The Washoe County Public Works Department has identified a need for establishing additional service yards to support public construction and maintenance of projects in the unincorporated County. Currently, the Development Code does not list a specific category for the Public Service Yards. Public agencies need a place to store materials and equipment within close proximity to the projects they serve. Currently, the Public Works Department is using an existing facility on Longley Lane in South Reno, however, most of their projects are not located within close proximity to this facility.

The Washoe County Public Works and Community Development Departments are proposing an amendment to the Development Code to allow Public Service Yards in the Industrial (I) regulatory zone by right and within the General Rural (GR) and Public/Semi-Public Facilities (PSP) regulatory zones with the approval by the Board of Adjustment of a Special Use Permit.

SPECIFIC AMENDMENTS

Section 110.302.05.2 Table of Uses (Civic Use Types) (Exhibit A) and Section 110.304.20(p) Civic Use Types (Exhibit B)

A new use type has been added to table 110.302.05.2 – Table of Uses (Civic Use Types) to allow Public Service Yards in the Industrial (I) regulatory zone and to allow Public Service Yards with a Special Use Permit approved by the Washoe County Planning Commission within the Public/Semi-Public (PSP) and General Rural (GR) regulatory zones.

The following is the definition of a public service yard: A public service yard use type refers to the use of a property operated by a governmental agency for the purposes of storing equipment and materials and includes ancillary office and meeting space for public service projects. A public service yard is limited to operations involving public road construction, road maintenance, snow removal and operations supporting public parks construction and maintenance.

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CITIZEN ADVISORY BOARDS COMMENTS

Any comments provided by the Citizen Advisory Boards will be presented at the public hearing.

AUTHORITY

Nevada Revised Statutes, Chapter 278; Washoe County Development Code, Article 818

TAL (DC07-005 PC sr)

Encl: Exhibit A and Exhibit B

Xc: Roger Van Alyne, Dept. of Public Works; Chairs of the Citizen Advisory Boards (full packet); Members of the Citizen Advisory Boards (staff report); Chris Louis, P.E., Regional Transportation Commission of Washoe County; Clara Lawson, Washoe County Engineering Division; John Hull, Washoe County Finance Division

EXHIBIT A

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	P	--	--	--	--	--	--	A
Large-Family Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--	--	--	--	--	P	--
Child Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	S ₂	--	S ₂	--
Community Center	--	--	--	--	--	--	P	P	P	A	S ₁	A	--	A	A	--	--	--
Convalescent Services	--	--	--	S ₂	S ₂	S ₂	P	P	P	P	S ₂	--	--	P	--	--	--	--
Cultural and Library Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	A	--	A	A	--	A	--
Education	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	--	S ₁	S ₁	--	S ₁	--
Group Care	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	--	--	--	--	--	S ₂	--
Hospital Services	--	--	--	--	--	--	--	--	--	A	S ₁	--	--	A	--	--	--	--
Major Services and Utilities																		
Utility Services	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	--
Major Public Facilities	--	--	--	--	--	--	--	--	--	S ₁	--	S ₁	S ₁	S ₁	S ₁	--	S ₁	--
Nature Center	--	--	--	--	--	--	--	--	--	S ₁	--	S ₁	--	--	S ₁	--	S ₁	--
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	A	--	--	--
Public Parking Services	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	--	--	--
Public Service Yard	--	--	--	--	--	--	--	--	--	--	--	--	A	S₂	--	--	S₂	--
Religious Assembly	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	P	P	P	P	P	P	--	S ₁	--
Safety Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development.

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EXHIBIT B

Section 110.304.20 Civic Use Types. Civic use types include the performance of utility, educational, cultural, medical, protective, governmental and other uses which are strongly vested with public or social importance.

- (n) Public Service Yard. Public service yard use type refers to the use of a property operated by a governmental agency for the purposes of storing equipment and materials and includes ancillary office and meeting space for public service projects. A public service yard is limited to operations involving public road construction, road maintenance, snow removal and operations supporting public parks construction and maintenance. A public service yard does not include the crushing of rock or the manufacturing/fabrication of road materials.**
- ~~(n)~~(o) Religious Assembly. Religious assembly use type refers to religious services involving public assembly such as customarily occurs in synagogues, temples and churches.
- ~~(n)~~(p) Safety Services. Safety services use type refers to public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.