



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Planning Commission
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AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, May 6, 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

April 3, 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).

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"Your Community Development Department"

CONSENT ITEMS

- A. **RESOLUTION FOR ACCEPTING STREETS** – Sky Ranch North – Unit 2G, a division of Parcel 3 of Parcel Map No. 2694 being a portion of the south one-half of Section 25 and a portion of the northwest one-quarter of Section 36, T21N, R20E, MDM, Tract Map #4409, Document No. 3127062 recorded November 12, 2004.
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- B. **RESOLUTION FOR ACCEPTING STREETS** – Sky Ranch North – Unit 2H, a division of Parcel A of Parcel Map No. 4409 being a portion of the south one-half of Section 25, T21N, R20E, MDM, Tract Map #4456, Document No. 3816182, recorded March 22, 2005.
Staff Representative: Norman T. Lindeman, P.E., 775.328.2058
- C. **EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP CASE NO. TM05-012 (BROKEN HILL SUBDIVISION)** – To extend for one year, until September 5, 2009, the approval of a 170-lot common open space, single-family residential subdivision on a 243-acre portion of a 640-acre parcel as authorized in Articles 608 and 408 of the Washoe County Development Code. The lots will range in size from 12,115 square feet to 37,588 square feet. **The project is located west of Kinglet Drive and Calle De La Plata and directly west of the Spanish Springs Airport property.** The ±640-acre parcel is designated Low Density Suburban (LDS) and General Rural (GR) in the Spanish Springs Area Plan, and is situated in a portion of Section 21, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 089-160-03)
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620
- D. **EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP CASE NO. TM04-001 (SUN MESA)** - To extend for one year, until May 11, 2009, the approval of a 207-lot, single-family, common open space subdivision. Lots will range in size from ±6,534 square feet to ±35,719 square feet, with an average lot size of ±9,583 square feet. The project will incorporate ±12.21 acres of common area in addition to the residential lots. **The proposed project site is located at the eastern terminus of Fifth Avenue in a portion of the NE ¼ of Section 20, T20N R20E, MDM, Washoe County, Nevada.** The parcel is zoned Medium Density Suburban (MDS) and Open Space (OS) in the Sun Valley Area Plan. The property is within the Sun Valley Citizen Advisory Board boundary and Washoe County Commissioner District No. 5. (APN 504-460-01)
Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

PROJECT REVIEW ITEMS

- 6:30 p.m. 1. A. **PUBLIC HEARING: ABANDONMENT CASE AB08-001 (BOULDER BAY, LLC)** (Continued from April 1, 2008 meeting) – 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.

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 NO. AB08-003 (CREEKSIDE EAST HOMEOWNERS ASSOCIATION)** - To abandon the offer of dedication to the County for drive that serves the Creekside East Condominium development, in order to create a private gated driveway for the property owners in the development as authorized in Article 806 of the Washoe County Development Code. **The project is located at 845 Southwood Boulevard, Incline Village, approximately 1500 feet west of the intersection of Village Boulevard and Southwood Boulevard.** The 3.47-acre property is designated as Medium Density Urban (MDU), and is situated in portions of Sections 15 and 16, T16N, R18E, MDM, Washoe County, Nevada. The property is located in Washoe County Commission District No. 1. (APN 127-130-00)

Staff Representative: Don Morehouse, Planner, 775.328.3632

3. **PUBLIC HEARING: ABANDONMENT CASE NO. AB08-004 (MARK BLUME)** – To abandon two sections of an unnamed 33-foot government patent access easement that intersects with the western terminus of Panorama Ridge Court, as authorized by Article 806 of the Washoe County Development Code. The request seeks to abandon the northern and western access easements located on Parcel A of Parcel Map 4058. **The project is located at 2865 Panorama Ridge Court, approximately 600 feet west of where it becomes Incognito Lane, and 1,150 feet northwest of the terminus of the paved portion of Taos**

Lane. The ±1.098-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 30, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 142-260-05)
Staff Representative: Kelly Mullin, Planner, 775.328.6187

4. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-004 (BLACK ROCK CITY, LLC, RADIO TOWER)** – To develop a 100-foot-tall radio tower for the purpose of commercial FM radio broadcast and to facilitate private radio communication, as authorized in Table 110.302.05.3 of the Washoe County Development Code. **The project is located at 255 Main Street in Gerlach, approximately 1000 feet east of the Highway 447 / 34 split.** The ±4.86-acre parcel is designated General Rural (GR), Parks and Recreation (PR) and Tourist Commercial (TC) in the High Desert Area Plan, and is situated in a portion of Section 15, T32N, R23E, MDM, Washoe County, Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 071-240-09)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
5. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SW08-005 (BORDERTOWN TELECOMMUNICATIONS MONOPOLE)** – To install a ±68.75-foot-tall slim-line monopole with two equipment shelters, as authorized in Article 810 of the Washoe County Development Code. **The project is located at 19575 Highway 395 North at the Bordertown Casino.** The ±12.37-acre parcel is designated Tourist Commercial (TC) in the Cold Springs Area Plan, and is situated in a portion of Section 19, T21N, R18E, MDM, Washoe County, Nevada. The property is located in the Cold Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 081-140-16)
Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620

PLANNING ITEMS

6. **PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT CASE NO. DCA08-002 (LORRIE DESIDERIO)** – To amend the Sun Valley Area modifiers located in Article 218 of the Washoe County Development Code so that the Secondhand Sales use type will be allowed outright in the Neighborhood Commercial regulatory zone.
Staff Representative: Kelly Mullin, Planner, 775.328.6187
7. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-001 (SIERRA VISTA RANCHES AT WASHOE LAKE)** - To consider a request to amend the South Valleys Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would redesignate a ±65.58-acre parcel from the land use category of General Rural (GR) to Medium Density Rural (MDR). **The subject property is located at the southeast corner of the intersection of US Highway 395 and Eastlake Boulevard.** The subject parcel is within the City of Reno's Area of Interest, within the Rural Development Area, and within the Development Constraints Area (approximately 5%), as identified on Maps 2, 3 & 7 of the 2007 Truckee Meadows Regional

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.

Plan. The subject parcel is located within Section 24, T17N, R19E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 2 and within the East Washoe Valley Citizen Advisory Board boundary. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include a revised map series with updated parcel base. (APN 050-210-22)

Staff Representative: Sandra Monsalve, AICP, Senior Planner, 775.328.3608

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