



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Planning Commission
Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Vaughn Hartung

Roger M. Edwards
Roy H. Hibdon
Keith Lockard
William Weber

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Washoe County Commission Chambers

1001 East Ninth Street, Reno, Nevada

Tuesday, September 1, 2009

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

July 7, 2009 and August 4, 2009

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

- A. **EXTENSION OF TIME REQUEST FOR TENTATIVE SUBDIVISION MAP CASE NO. TM02-004 FOR DONOVAN RANCH (SHADOW RIDGE)** - To extend for two (2) years, until October 5, 2011, the approval of the remaining 306 lots of the original Tentative Subdivision Map for Donovan Ranch, now known as Shadow Ridge. The original request was to develop a 390-lot single-family subdivision with common open space as authorized in Article 608, Tentative Subdivision Maps, and Article 408 Common Open Space Development of the Washoe County Development Code. The project has approximately ±206.32 acres of common open space, and ±31.61 acres of street area and lot sizes will range from 13,000 square feet to 61,000 square feet, with an average lot size of 16,990 square feet. **The project is located approximately one-half (½) mile north of the intersection of Calle de La Plata and Pyramid Highway (SR 445), on the east side of Pyramid Hwy, just to the south and across from the Rocky Ridge intersection.** The subject parcel is designated Specific Plan (SP) on the Spanish Springs Area Plan Map, with ±544 acres having a land use of General Rural (GR) until development occurs, at which time the parcels being developed will be designated Low Density Suburban (LDS) and Open Space (OS) under the SSSP. The project site is situated in portions of Sections 24 & 19, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 5. (Original APNs 076-401-26, 27, 28, 30, 35 and portions of 32, 33, 34, and 36; Current APNs 534-450-05, 534-450-06, 534-450-09, 534-450-10, 534-450-12, and 534-450-13)

6:30 p.m. **PROJECT REVIEW ITEMS**

1. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-005 (SAMANTHA HALL)** - To abandon approximately 7 square feet of a 15-foot walkway and utility easement as authorized in Section 110.806 of the Washoe County Development Code. The abandonment of a portion of the easement is required to finalize a boundary line adjustment between the Tyrolian Village Association and Samantha Hall. **The project is located in Tyrolian Village approximately 400 feet north of the intersection of Tirol Drive and Styria Way, at 1322 Tirol Drive, Incline Village.** The ±15.8-acre parcel is part of the Tyrolian Village common open space and is designated as High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 14, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 126-420-12)
Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
2. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-006 (FRITZ, MILEGICH, & FILIPOWICZ)** - To abandon a 33-foot wide government access and utility easement encumbering three contiguous parcels along the west, north and east sides of the parcels, as shown on Parcels A, B, and C of recorded Parcel Map 4493, as authorized by Article 806 of the Washoe County Development Code. **The subject parcels are located at 105, 155, and 205 Desatoya Court, on the south side of Arrowcreek Parkway.** The subject

parcels are designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and are 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 142-250-11, 142-250-10, and 142-250-12)
Staff Representative: Sandra Monsalve, AICP, Senior Planner 775-328-3608

3. **PUBLIC HEARING: ABANDONMENT CASE NO. AB09-007 (ALDRICH EVANS LIVING TRUST)** – To abandon a portion of a 30-foot access easement on along the eastern property line of assessors parcel number 041-051-56 as authorized in Article 806 of the Washoe County Development Code. **The project is located at 4245 Woodchuck Circle, approximately 500 feet west of its intersection with Bear Mountain Place.** The ±3.24-acre parcel is designated Low Density Suburban (LDS) and Public and Semi-Public Facilities (PSP) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 19, T19N, R19E, MDM, Washoe County, Nevada. The property is located in the **Verdi Township/West Truckee Meadows Citizen Advisory Board** boundary and Washoe County Commission District No. 1. (APN 041-051-56)
Staff Representative: Roger Pelham, Planner, 775.328.3622

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