



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Neal Cobb, Chair
Roger Edwards, Vice Chair
Dian A. VanderWell
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore
Kimberly H. Robinson, MUP, Secretary

Tuesday, September 6, 2011
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS ON THIS AGENDA

(complete case descriptions are provided beginning on page two of this agenda)

- **Tentative Subdivision Case No. TM11-001 - Monte Vista at the Estates at Mt. Rose**

Items for Possible Action: All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing: Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment; Disruption of Meeting: During the "Public Comment" periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items (those *not* marked with an asterisk (*)), public comment will be heard on that particular item before action is taken. In either event, each speaker must fill out a "Request to Speak" form and/or submit comments for the record to the recording secretary. Public comment is limited to three minutes per person unless extended by questions or action of the Commission. Comments are to be directed to the Commission as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

Public Participation: The Planning Commission adopted Rules, Policies and Procedures are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Planning Commission meeting may not be considered by the Commission in their deliberations. Subject to applicable law and the board's rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. 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. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

Posting of Agenda; Website Location for Agenda and Supporting Information. In accordance with NRS 241.020, this agenda has been posted at: (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County Clerk's Office-Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (630 Greenbrae Drive). Agendas and staff reports may be accessed on the Washoe County website at www.washoecounty.us/comdev.

Special Accommodations: The 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 775.328.3600, two working days prior to the meeting.

Appeal Procedure: 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.

AGENDA

6:30 p.m.

1. ***Determination of Quorum**
2. ***Pledge of Allegiance**
3. ***Ethics Law Announcement**
4. ***Appeal Procedure**
5. ***Public Comment**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. **Approval of Agenda**
7. **Approval of Minutes of August 2, 2011 Meeting**

6:30 p.m.

8. **Project Review Items** - Possible action to approve/disapprove or recommend approval/disapproval (with or without conditions) the following project applications:

A. PUBLIC HEARING: Tentative Subdivision Case No. TM11-001 - Monte Vista at the Estates at Mt. Rose - To develop a 23-lot single-family subdivision on one parcel with common open space as authorized in Article 608.

- Location: North of Mt. Rose Highway/Callahan Road Intersection
- Assessor's Parcel Number: 150-460-01
- Parcel Size: 82.38 acres
- Regulatory Zone: High Density Rural (HDR) and General Rural (GR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Article 608 - Tentative Subdivision Maps
- TMSA: Within the Truckee Meadows Service Area
- Section/Township/Range: Section 35, T18N, R19E, MDM Washoe County, NV
- Staff: Sandra Monsalve, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

9. Other Items

None

10. Chair and Commission Items

A. *Legal Information and Updates

11. *Director's Items

None

12. *Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

13. Adjournment