



WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Notice of Meeting and Agenda

Parcel Map Review Committee Members

Thursday, October 8, 2015
1:30 p.m.

James Barnes, Planning Commission
James English, District Health
John Cella, Water Resources
Mike Gump, Engineering
Eric Young, Planning and Development
Amy Ray, Truckee Meadows Fire Protection District
Grace Sannazzaro, Planning and Development

Washoe County Administration Complex
Building A, Room 275
Mt. Rose Conference Room
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

(complete case description is provided beginning on page two of this agenda)

- **Parcel Map Case Number PM15-011 (Steidley and Levie #1 REVISED)**
- **Parcel Map Case Number PM15-012 (Steidley and Levie #2 REVISED)**
- **Parcel Map Case Number PM15-014 (Spanish Springs Associates)**
- **Parcel Map Case Number PM15-015 (Reeves Business Venture)**

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 or 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; Disrupting of Meeting. During the “Public Comment” periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Public comment during these periods is limited to three minutes. Additionally, during action items (those *not* marked with an asterisk), public comment will be heard on that particular item before action is taken. See “Public Participation,” below, for time limits. In either event, each speaker must fill out a “Request to Speak” form and give it to the Recording Secretary. Unused time may not be reserved or transferred. Comments are to be directed to the Committee as a whole and not to one individual. The Chair 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. At least one copy of items displayed and at least seven copies of any written or graphic material for the Committee’s consideration should be provided to the Recording Secretary. Subject to applicable law, public comment or testimony may be submitted to the Review Committee in written form for its consideration. However, the Committee is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: fifteen minutes for staff’s presentation; fifteen minutes for an applicant’s presentation; five minutes for a group representative’s comments; three 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. In accordance with NRS 241.020, this agenda has been posted at: <https://notice.nv.gov>, (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (1675 East Prater Way, Suite 107).

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Development Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php) or at the Planning and Development Division Office 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3600. If you make a request, we can provide you with a link to the website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to committee members. If material is distributed at a meeting, it is available within 24 hours after the meeting.

Special Accommodations. 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 Planning and Development Division, at 775.328.3600, two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Parcel Map Review Committee are appealable to the Board of County Commissioners. If you disagree with the decision of the Parcel Map Review Committee and you want to appeal its action, call the Planning staff immediately, at 775.328.6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. The appeal period for an approved parcel map is 30 days.

AGENDA

1:30 p.m.

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

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

- 5. Approval of Agenda**
- 6. Approval of [September 10, 2015 Draft Minutes](#)**
- 7. Project Review Items**

The Parcel Map Review Committee may take action to approve, conditionally approve, or disapprove an application.

- A. [Parcel Map Case Number PM15-011 \(Steidley and Levie REVISED\)](#) – Hearing, discussion, and possible approval of a parcel map to divide a 28.37 acre property into 3 parcels of 2.8 acres each and a remainder parcel of 20 acres.**

- Applicant: Washoe Vineyards and Estates, LLC
- Property Owner: Duane Steidley and Mary Ann Levie
- Location: 2150 Rhodes Road, Washoe Valley, NV
- Assessor's Parcel Number: 017-390-15
- Parcel Size: 28.37 acres
- Master Plan Category: Rural (R), Rural Residential (RR), and Suburban Residential (SR)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS), and Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 03, T17N, R20E, MDM, Washoe County, NV
- Prepared by: Roger D. Pelham, MPA, Senior Planner
- Washoe County Community Services Department
- Division of Planning and Development
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

B. [Parcel Map Case Number PM15-012 \(Steidley and Levie REVISED\)](#) – Hearing, discussion, and possible approval of a second parcel map, in a series, to divide a 20 acre property into four parcels of 5 acres each.

- Applicant: Washoe Vineyards and Estates LLC
- Property Owner: Duane Steidley and Mary Ann Levie
- Location: 2150 Rhodes Road, Washoe Valley, NV
- Assessor's Parcel Number: 017-390-15
- Parcel Size: 20 acres
- Master Plan Category: Rural (R), Rural Residential (RR), and Suburban Residential (SR)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS), and Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 03, T17N, R20E, MDM, Washoe County, NV
- Prepared by: Roger D. Pelham, MPA, Senior Planner
- Washoe County Community Services Department
- Division of Planning and Development
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

C. [Parcel Map Case Number PM15-014 \(Spanish Springs Associates\)](#) – Hearing, discussion, and possible action to approve a parcel map dividing a ±74.68 acre parcel, contingent upon recordation of a Boundary Line Adjustment (BL15-013) between parcels

532-020-17 and 532-020-18, which will create two parcels consisting of ±37.47 acres (Parcel 1) and ±37.22 acres (Parcel 2).

- Applicant/Property Owner: Spanish Springs Associates
- Consultant: C and M Engineering
- Location: Spanish Springs. West of the Pyramid Highway (SR 445), north of Eagle Canyon Drive at the terminus of Neighborhood Way
- Assessor's Parcel Numbers: 532-020-17 (±56.15 acres) and 532-020-18 (±88.87 acres)
- Parcel Size pending BLA: ±74.68
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 27 & 34, T21N, R20E, MDM, Washoe County, NV
- Prepared by: Grace Sannazzaro, Planner
Washoe County Community Service
Department
Planning and Development Division
- Phone: 775.328.3627
- E-Mail: gsannazzaro@washoecounty.us

D. Parcel Map Case Number PM15-015 (Reeves Business Venture) – Hearing, discussion, and possible action to approve the division of a 16.78 acre parcel into a 3.23 acres parcel with a commercial building (parcel 1), a 7.92 acre vacant parcel (parcel 2), a 4.11 acre vacant lot (parcel 3) and a 1.52 acre lot with a single family residence (parcel 4). The property is located 2000 feet north of the intersection of Parker Ranch Road and US highway 395 South.

- Applicant: Reeves Business Venture
- Property Owner: Reeves Business Venture
- Location: 275 US Highway 395 South
- Assessor's Parcel Number: 046-080-04
- Parcel Size: 16.78 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 23, T17N, R19E, MDM, Washoe County, NV
- Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services
Department
Division of Planning and Development
- Phone: 775.328.3628

- E-Mail:

EKrause@washoecounty.us

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

9. *Public Comment

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

10. Adjournment