



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE Notice of Meeting and Agenda

## Parcel Map Review Committee Members

Larry Chesney, Planning Commission  
James English, Health District  
Timothy Simpson, Environmental Engineer  
Wayne Handrock, Engineering  
Dale Way, Truckee Meadows Fire Protection District  
Eric Young, Planning and Building

Thursday, October 8, 2020  
2:00 p.m.

Washoe County Administration Complex  
Building A  
Commission Chambers  
1001 East Ninth Street  
Reno, NV

**No members of the public will be allowed in the Commission Chambers due to concerns for public safety** resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting will be televised live and replayed on Washoe Channel at:  
<https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at:  
<https://www.youtube.com/user/WashoeCountyTV>

## **PUBLIC HEARING ITEMS**

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

- Tentative Parcel Map Case Number WTPM20-0006 (Bannockburn Parcel Map)
- Tentative Parcel Map Case Number WTPM20-0008 (Fornaro/Pezionella Parcel Map)
- Tentative Parcel Map Case Number WTPM20-0007 (Comoda Holdings)
- Tentative Parcel Map Case Number WTPM20-0009 (Lombardi)

**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.** Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/84503345970>. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to [washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make reasonable efforts to include all

comments received for public comment by email and voicemail into the record. Please try to provide comments by 4:00 p.m. on October 7, 2020.

During the "General Public Comment" items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and project review items that are *not* marked with an asterisk (\*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. Any public comment for hearing and project review items will be heard before action is taken on the item and must be about the specific item being considered by the Committee. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Committee or by action of the Chair. Comments are to be directed to the Committee as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

**Public Participation.** At least one copy of items displayed and at least ten copies of any written or graphic material for the Committees consideration should be provided to the Recording Secretary.

**Forum Restrictions and Orderly Conduct of Business.** The Parcel Map Review Committee conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

**Posting of Agenda; Location of Website.** Pursuant to NRS 241.020, the Agenda for the Parcel Map Review Committee has been electronically posted at [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/parcel\\_map\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php) and <https://notice.nv.gov>. Pursuant to Section 3 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and further, the requirement that notice agendas be physically posted within the State of Nevada has been suspended.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials may be obtained on the Planning and Building Division website [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/parcel\\_map\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php) or at the Planning and Building Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616, or e-mail [dfagan@washoecounty.us](mailto:dfagan@washoecounty.us)). If you make a request, we can provide you with a link to a 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 one business day after 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 and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date the decision being appealed is signed by the Secretary of the Parcel Map Review Committee and mailed to the original applicant in the proceeding being appealed.

Tentative Parcel Map may appeal the decision to the Board of County Commissioners in accordance with Section 110.912.20 of the Development Code.

Final Parcel Map may appeal the decision to the Board of Adjustment in accordance with Section 110.912.10 of the Development Code.

---

2:00 p.m.

## AGENDA

1. \*Determination of Quorum
2. \*Ethics Law Announcement
3. \*Appeal Procedure

#### 4. \*General Public Comment and Discussion Thereof

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.

#### 5. Possible action to approve Agenda

#### 6. Possible action to approve [June 11, 2020 Draft Minutes](#)

#### 7. Project Review Items

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

- A. [Tentative Parcel Map Case Number WTPM20-0006 \(Bannockburn Parcel Map\)](#) – For possible action, hearing, and discussion to approve a parcel map to allow the division of one parcel of approximately 10.56 acres into four parcels, three of which are proposed to be approximately 2.56 acres each and one which is proposed to be approximately 2.88 acres.

- Applicant/Owner: Todd Ganos
- Location: South of the southern terminus of Anies Road, approximately ½ mile south of its intersection with Yellow Pine Road
- APN: 047-130-35
- Parcel Size: ± 10.56
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Forest Area
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

- B. [Tentative Parcel Map Case Number WTPM20-0008 \(Fornaro/Pezonella Parcel Map\)](#) – For possible action, hearing, and discussion to approve a parcel map to allow the division of one parcel consisting of approximately two acres into four parcels of approximately one-half acre each.

- Applicant: Ray Pezonella
- Property Owner: Charles Fornaro
- Location: Southeast Corner of Whittemore Way and West 2nd Avenue, in Sun Valley
- APN: 085-010-46
- Parcel Size: ± 2.08 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner Jung

- Staff: Roger Pelham, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**C. Tentative Parcel Map Case Number WTPM20-0007 (Comoda Holdings)** – For possible action, hearing, and discussion to approve a tentative parcel map dividing a one (1) acre parcel into two (2) separate parcels of 21,850 sq. ft. in size.

- Applicant/Property Owner: Comoda Holding LLC
- Location: 1640 Moon Ln.
- APN: 017-071-29
- Parcel Size: 1 acre
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- Email: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**D. Tentative Parcel Map Case Number WTPM20-0009 (Lombardi)** – For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±24.02-acre parcel into four parcels of ±4 acres, ±4 acres, ±8.83 acres, and ±7.19 acres respectively. This is not a second or subsequent parcel map.

- Applicant: Lombardi Lane Partners LLC
- Property Owner: Brady Family Trust
- Location: Approximately 2,680ft south of the intersection of Lone Tree Ln and Frost Ln, 0 Lombardi Ln
- APN: 041-190-11
- Parcel Size: 24.0230001 Acres
- Master Plan: Rural Residential/Rural
- Regulatory Zone: Medium Density Rural (22.34139 Acres) & General Rural (1.68161 Acres)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- Email: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

**8. \*Reports and Future Agenda Items**

**A. \*Legal Information and Updates**

**9. \*General Public Comment and Discussion Thereof**

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.

**10. Adjournment**