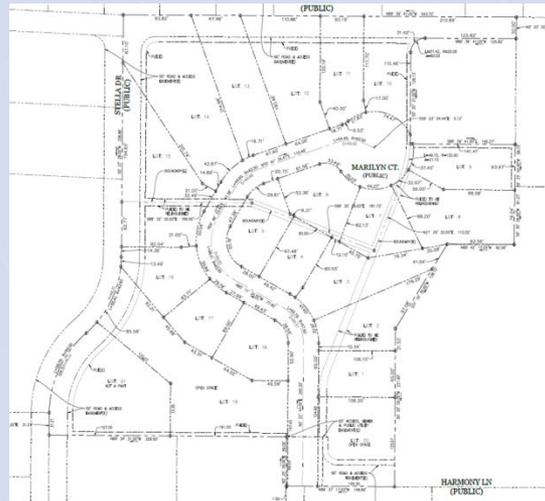




TENTATIVE SUBDIVISION MAP CASE NUMBER WTM20-002 (Harmony Mesa)



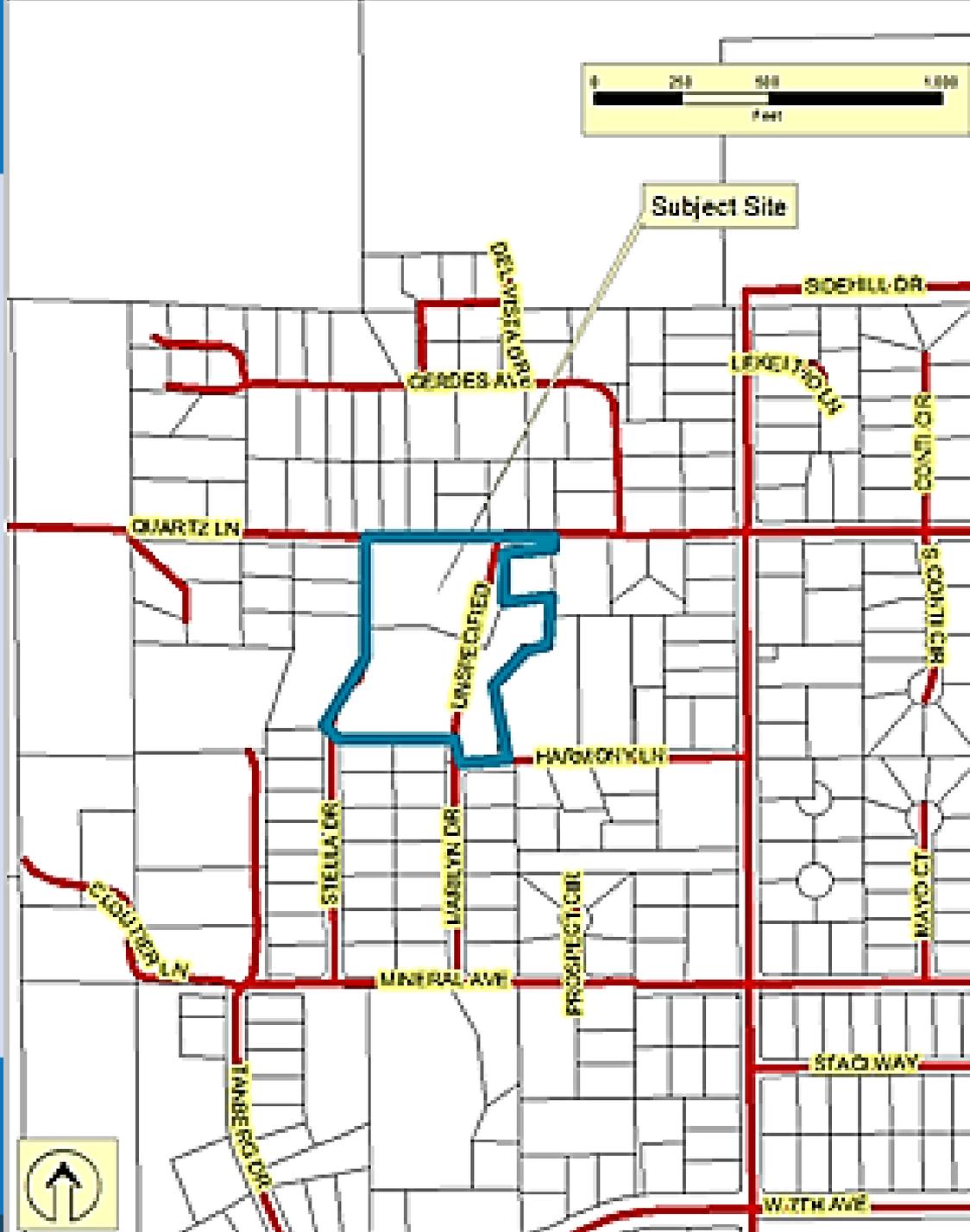
**Washoe County Planning Commission
June 2, 2020**



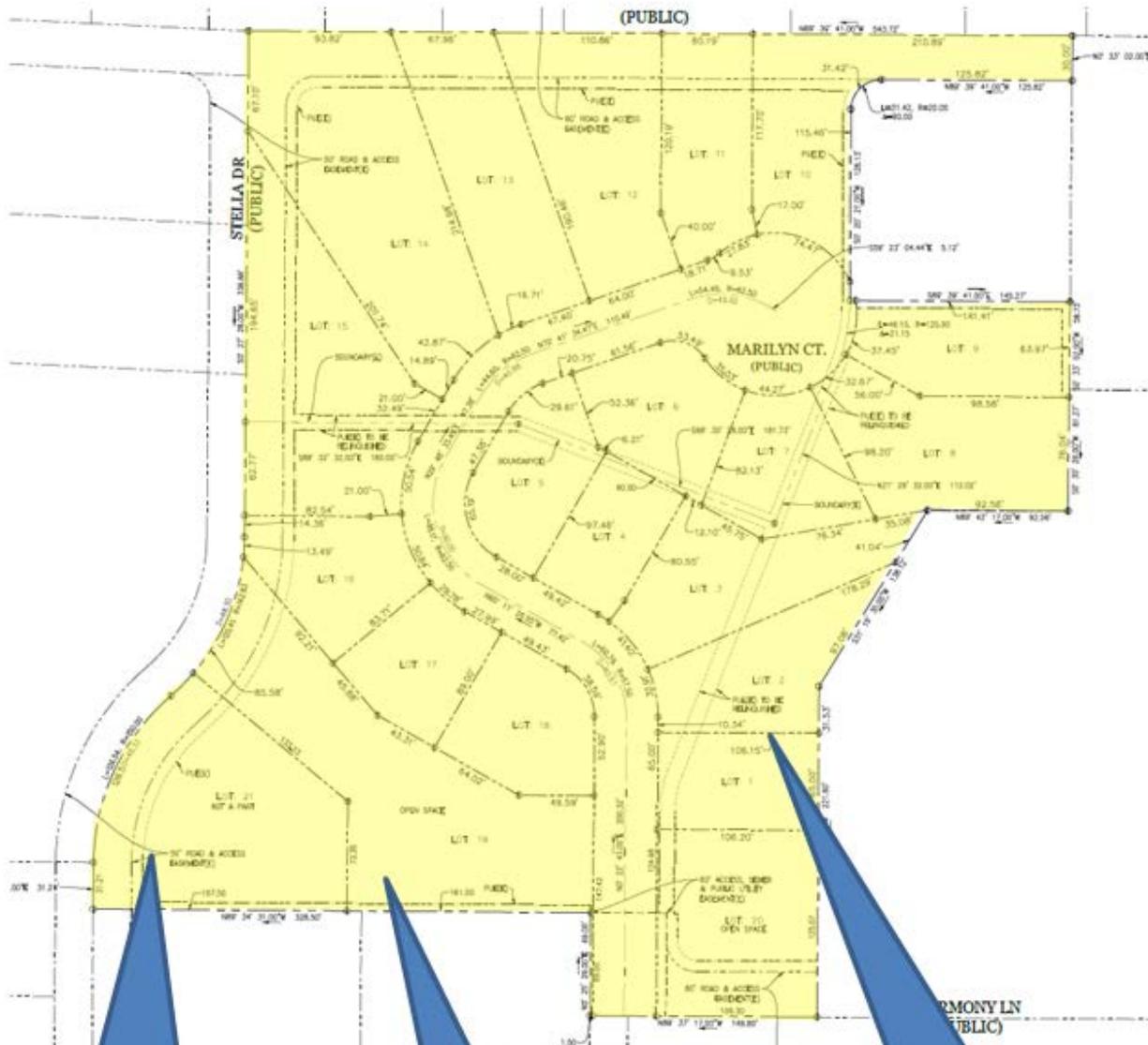
Request

18-lot single-family residential,
common open space subdivision
on 6.5 acres

Vicinity



Site Plan



Site Plan

Industrial Area (not a part of the residential)

Open Space (drainage)

Proposed Residential Lots



Evaluation

- Complies with size / density standards
- Common Open Space for drainage facilities
- Road will be paved to County standards
- Water and sewer will be provided by SVGID
- Hillside development standards are proposed
- Current dumping and blight will be inhibited by development



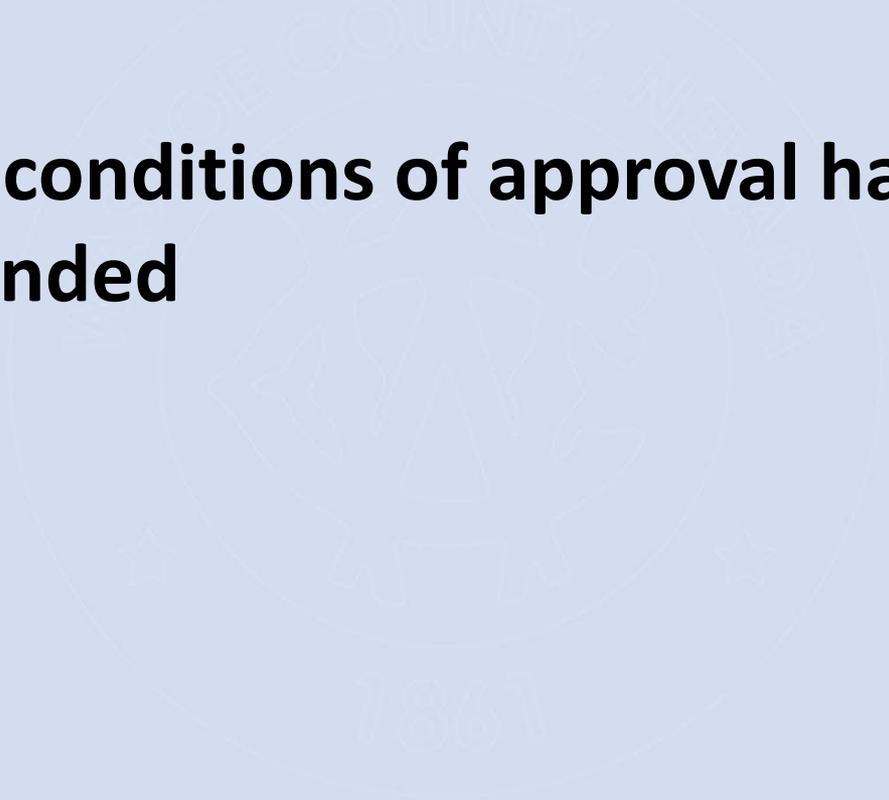
Current Condition





Evaluation

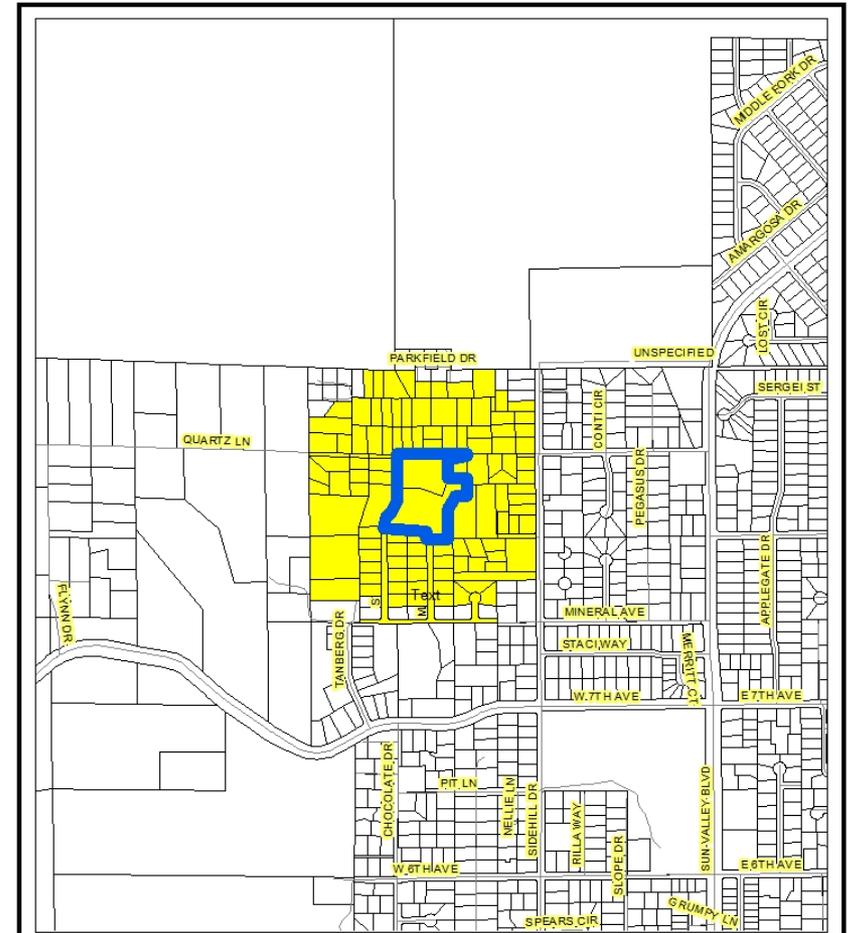
- **Project was provided to all interested agencies**
- **Standard conditions of approval have been recommended**



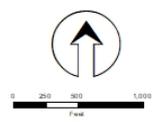


Public Notice & CAB

- Notice sent to 114 affected property owners
- No CAB meeting during the review for this permit. No opposition received.



Mailing and Vicinity Map
Project: Tentative Map Case WTM20-002
Harmony Mesa
114 Parcels Selected at 500 feet





Tentative Subdivision Map Findings

Evaluation on pages 8 & 9 of staff report.

Staff believes that all findings can be made.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM20-002 for Doug Barker, **with conditions as included at exhibit A** to the staff report, having made all ten findings in accordance with Washoe County Code Section 110.608.25.