

Washoe County Planning Commission



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WAC25-0006 for WTM18-001 (Sierra Vista Amendment of Conditions)

June 3, 2025

Request



To amend the approved tentative subdivision map for Case Number WTM180001 to amend condition of approval 1 (j).

1. Current Setbacks:

1. Front – 20 feet
2. Rear – 20 feet
3. Side – 5 feet

2. Amendment of Conditions Proposal:

1. Front – 10 feet
2. Garage – 20 feet
3. Rear – 20 feet
4. Side – 5 feet

- Allows for varied front setbacks that create visual interest and support a more interesting neighborhood streetscape.
- The amendment expands the buildable area of each lot which provides increased flexibility for floorplans, larger home designs, and home placement.

Background



- WTM18-001 was approved by Washoe County on March 6, 2018, for a 206-lot single family residential, common open space subdivision.
- Common Open Space Developments are able to vary lot and yard standards.

Tentative Map



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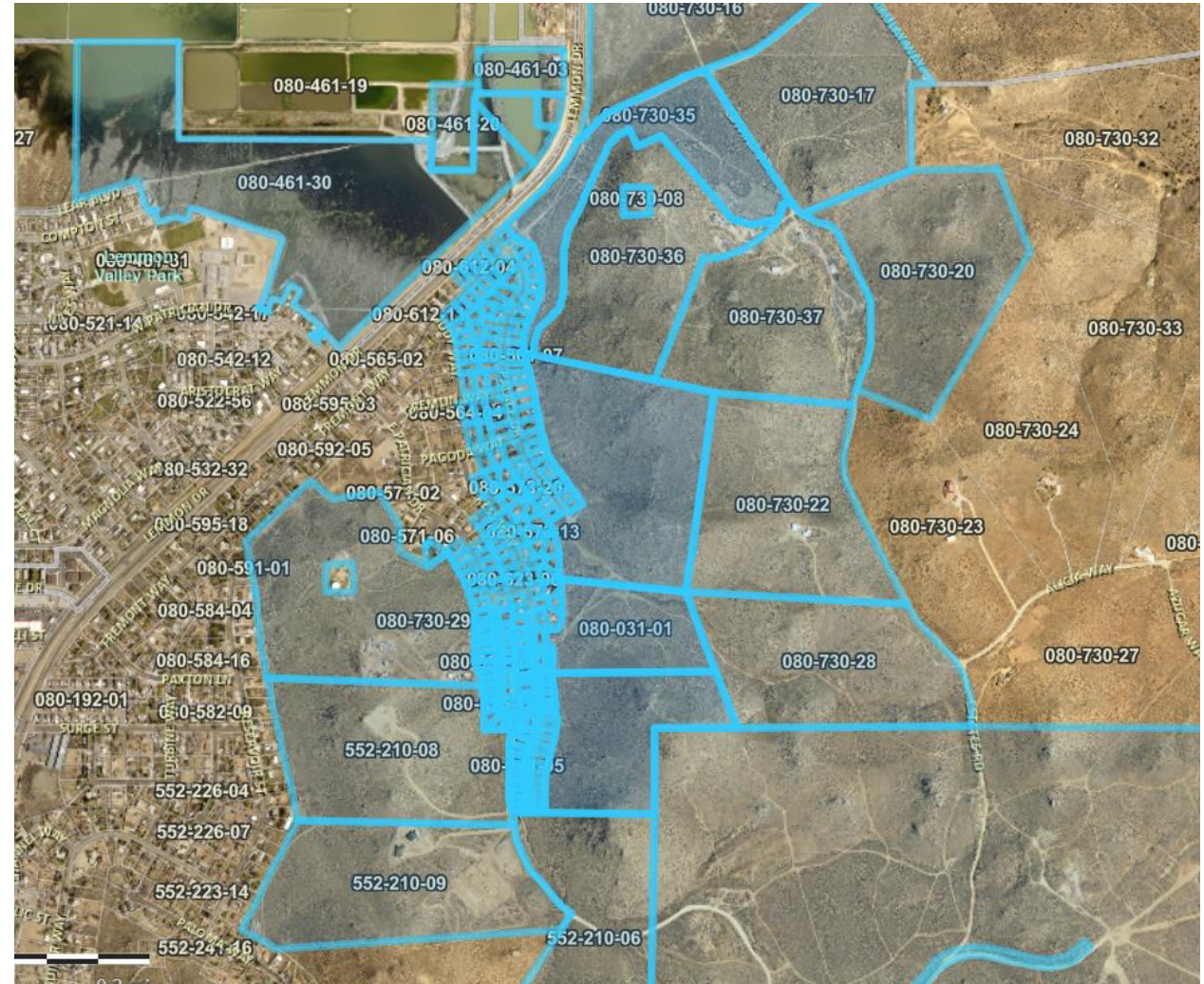


Public Noticing



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- 215 property owners within 500 feet



- Received 1 Public Comment on June 3, 2025
 - Concerns regarding increased traffic, speed limit violations, and additional safety concerns for residents.

Findings



- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) 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;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) 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;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) 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 for Approval



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 Amendment of Conditions Case Number WAC25-0006 for JC Sierra Vista LLC, with the amended conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

Thank you

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