



# WASHOE COUNTY DESIGN REVIEW COMMITTEE Notice of Meeting and Agenda

## Design Review Committee Members

### Principals:

Dan Kovach, ASLA, Chair  
Mercedes de la Garza, AIA  
Lucia D. Maloney, PMP  
Brad Stanley

### Alternates:

Larry Chesney, Vice Chair  
Alison Cotey-Bourquin  
John Krmpotic, AICP  
Clay Thomas

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## MEETING OF THE WASHOE COUNTY DESIGN REVIEW COMMITTEE Mt. Rose Conference Room 1001 East Ninth Street, Reno, Nevada 9:00 A.M., Thursday, August 11, 2016

The Design Review Committee makes comments and recommendations with respect to aesthetic and design issues on project applications or other matters referred to it by the Washoe County Planning Commission, Washoe County Board of Adjustment, or the Planning and Development Division of the Community Services Department.

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**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.** 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 Design Review Committee Items that are *not* marked with an asterisk (\*). Any public comment taken for Design Review Committee Items will be taken before action is taken on the item and must be about the specific item being considered by the Committee. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment during these periods is limited to three minutes. Unused time may not be reserved or transferred. Comments are to be directed to the Committee as a whole and not to one individual.

**Forum Restrictions and Orderly Conduct of Business.** The Design Review Committee conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting to the extent that its orderly conduct is made impractical. 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 are examples of speech that may be reasonably limited.

**Posting of Agenda; Website Location.** Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/design\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/design_review_committee/index.php); and <https://notice.nv.gov>.

**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 ([https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/design\\_review\\_committee/index.php](https://www.washoecounty.us/csd/planning_and_development/board_commission/design_review_committee/index.php)) or at the Planning and Development Division Office (contact Katy Stark, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3618, e-mail [krstark@washoecounty.us](mailto:krstark@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 Planning Commissioners. If material is distributed at a meeting, it is available within one business day 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 775.328.6100, two working days prior to the meeting.

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## AGENDA

9:00 a.m.

1. **\*Determination of Quorum**

2. **\*General 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.

3. **Possible Action to Approve Agenda**

4. **Possible Action to Approve [April 14, 2016 Draft Minutes](#)**

5. **Design Review Committee Items**

A. **[Tentative Map Case Number TM16-003](#)** – Hearing, discussion and possible action to approve the landscaping and design plans for Incline Creek Estates Tentative Map Case Number TM16-003 involving the development of a common open space subdivision with zero lot line setbacks that will include dividing a ±1.68 acre parcel into 10 single family lots and one common open space lot.

- Applicant/Property Owner: NCP/ICP, LLC.
- Location: 800 College Drive
- Assessor's Parcel Numbers: 129-280-21; 129-290-02
- Parcel Size: 1.68
- Master Plan Category: Urban Residential (UR)

- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 608 (Tentative Subdivision Maps) and Article 408 (Common Open Space Development)
  
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 10, T16N, R18E, MDM, Washoe County, NV
  
- Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
  
- Phone: 775-328-3620
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**6. \*General 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.

**7. Adjournment**