



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
Mike Gump, Engineering
Denise Reynolds, Truckee Meadows Fire Protection
District
Eric Young, Planning and Building

Thursday, February 8, 2018
2:00 p.m.

Washoe County Administration Complex
Building A, Room 265
Mt. Rose Conference Room

1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

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

- Tentative Parcel Map Case Number WTMP17-0015 (Palomino Ranch Estates #1)
- Tentative Parcel Map Case Number WTMP17-0017 (Palomino Ranch Estates #2)
- Tentative Parcel Map Case Number WTMP17-0018 (Palomino Ranch Estates #3)
- Tentative Parcel Map Case Number WTMP17-0019 (Palomino Ranch Estates #4)
- Tentative Parcel Map Case Number WTMP17-0020 (Palomino Ranch Estates #5)
- Tentative Parcel Map Case Number WTPM17-0011 (Pardula Living Trust)
- Tentative Parcel Map Case Number WTPM17-0024 (Fritter)

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 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 project review items will be heard before action is taken on that 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 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.

Public Participation. At least one copy of items displayed and at least ten copies of any written or graphic material for the Committee’s 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 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; Location of Website. Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th 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/parcel_map_review_committee/ind_ex.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 Building Division website https://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/ind_ex.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). 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.

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 Building 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 775.328.3600. 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**

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 [January 11, 2018](#) Draft Minutes**
7. **Project Review Items**

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

A. Sequential approval of the following Parcel Maps:

Tentative Parcel Map Case Number WTMP17-0015 (Palomino Ranch Estates #1) – For possible action, hearing, and discussion to approve the division of a 67.60 acre parcel into three 2.5 acre parcels and one remainder parcel of 60.10 acres.

Tentative Parcel Map Case Number WTMP17-0017 (Palomino Ranch Estates #2) – For possible action, hearing, and discussion to approve a second division of the newly created 60.10 acre parcel into three parcels of 5.0, 5.03 and 5.01 acres, and a remainder parcel of 45.06 acres.

Tentative Parcel Map Case Number WTMP17-0018 (Palomino Ranch Estates #3) – For possible action, hearing, and discussion to approve a third subsequent division of the newly created 45.06 acre parcel into three 5.0 acre parcels and one remainder parcel of 30.06 acres.

Tentative Parcel Map Case Number WTMP17-0019 (Palomino Ranch Estates #4) – For possible action, hearing, and discussion to approve a fourth subsequent division of the newly created 30.06 acre parcel into three parcels of 5.0, 5.03 and 5.01 acres, and a remainder parcel of 15.02 acres.

Tentative Parcel Map Case Number WTMP17-0020 (Palomino Ranch Estates #5) – For possible action, hearing, and discussion to approve a fifth subsequent division of a newly created 15.02 acre parcel into one 5.0 acre and two 5.01 acre parcels.

- Applicant/Property Owner: LW Land Company, LLC
Attn: Brian Murphy
695 Mile Circle
Reno, NV 89511
- Location: South end of Grass Valley Road, approximately ½ mile south of Whiskey Springs Road
- Assessor's Parcel Number: 077-130-23
- Parcel Size: 67.60 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Warm Springs (Specific Plan Area)
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 16, T22N, R21E, MDM, Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- Email: rpelham@washoecounty.us

B. **Tentative Parcel Map Case Number WTPM17-0011 (Pardula Living Trust)** - For possible action, hearing, and discussion to approve a tentative parcel map dividing one parcel of ±9.01 acres into three parcels. If approved, the three new parcels will be 1.215 acres, ±6.07 acres, and 1.722 acres in size.

- Applicant/Property Owner: Todd & Manuela Pardula
- Location: Timberline Drive, approximately 0.4 miles north of Mt. Rose Highway
- APN: 049-060-57
- Parcel Size: ±9.01 acres
- Master Plan: Suburban Rural (SR) & Rural (R)

- Regulatory Zone: Low Density Suburban (LDS) & General Rural (GR)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 1 - Berkbigler
- Section/Township/Range: NW ¼ of Section 34, T18N, R19E, MDM, Washoe County, NV
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- Email: jolander@washoecounty.us

C. Tentative Parcel Map Case Number WTPM17-0024 (Fritter) - For possible action, hearing, and discussion to approve a tentative parcel map dividing a 4.99 acre parcel into a 2 acre and a 2.99 acre parcel.

- Applicant/Property Owner: Robin Fritter
- Location: 330 feet west of Carl Drive, on the south side of Rock Farm Road
- APN: 150-260-33
- Parcel Size: 4.99 Acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South West Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 606
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 26, T18N, R19E, MDM
Washoe County, NV
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3612
- Email: cbronczyk@washoecounty.us

8. *Reports and Future Agenda Items

A. *Legal Information and Updates

9. *General Public Comment

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