WASHOE COUNTY
PARCEL MAP REVIEW COMMITTEE
Notice of Meeting and Agenda

Parcel Map Review Committee Members

James Barnes, Planning Commission
James English, Health District
Timothy Simpson, Environmental Engineer
Mike Gump, Engineering
Amy Ray, Truckee Meadows Fire Protection District
Eric Young, Planning and Development

Thursday, October 13, 2016
1:30 p.m.

Washoe County Administration Complex
Building A, Room 275
Mt. Rose Conference Room
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

• Parcel Map Case Number PM16-009 (Spanish Springs Associates)

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 (*). 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, five minutes for a speaker representing a group, 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

Washoe County Community Services Department, Planning and Development Division
Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.3600 – Fax: 775.328.6133
www.washoecounty.us/csd/planning_and_development
1:30 p.m.  

AGENDA

1.  *Determination of Quorum

2.  *Ethics Law Announcement

3.  *Appeal Procedure

4.  *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.

5.  Possible action to approve Agenda

6.  Possible action to approve September 8, 2016 Draft Minutes

7.  Project Review Items

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

   A. **Parcel Map Case Number PM16-009 (Spanish Springs Associates)** – Hearing, discussion, and possible action to approve a tentative parcel map to merge and re-subdivide three parcels totaling ±180.26 acres into four parcels of ±9.95, ±2.55, ±39.53 and ±128.24 acres.

      - Owner/Applicant: Spanish Springs Associates Ltd. Ptsp.
      - Location: 205 and 600 Hawco Court and 425 Ingenuity Ave.
- Assessor’s Parcel Numbers: 538-161-09, 10 and 538-010-07
- Parcel Size: 180.26 Acres
- Master Plan Category: Industrial (I), Rural (R) and Open Space (OS)
- Regulatory Zone: Industrial (I), General Rural (GR) and Open Space (OS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606 Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 14 and 23, T21N, R20E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
  Washoe County Community Services Department
  Planning and Development Division
- Phone: 775-328-3620
- Email: tlloyd@washoecounty.us

8. *Reports and Future Agenda Items
   A. *Legal Information and Updates

9. *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.

10. Adjournment