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

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

**Thursday, July 13, 2017**
1:30 p.m.

**PUBLIC HEARING ITEMS**
(Complete case descriptions are provided beginning on page two of this agenda)

- **Tentative Parcel Map Case Number WTPM17-0008 (4R Real Estate, LLC)**

**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 County Community Services Department, Planning and Building Division Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512 Telephone: 775.328.6100 – Fax: 775.328.6133 www.washoeounty.us/csd/planning_and_development
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/index.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 be appeal the decision to the Board of Adjustment in accordance with Section 110.912.10 of the Development Code.

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 June 8, 2017 Draft Minutes

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

   A. Tentative Parcel Map Case Number WTPM17-0008 (4R Real Estate, LLC) – For possible action and discussion to approve the division of an ±11.31 acre parcel into four separate parcels of 80,901 square feet (±1.86 acres) (Parcel A), 54,894 square feet (±1.26 acres) (Parcel B), 67,955 square feet (±1.56 acres) (Parcel C), and 284,882 square feet (±6.64 acres) (Parcel D).
• Owner/Applicant: 4R Real Estate, LLC  
  7575 Highbury Pointe  
  Canfield, OH  44406  
• Location: Northeast corner of State Route 445 (Pyramid Highway) and Calle De La Plata  
• Assessor’s Parcel Number: 534-571-02  
• Parcel Size: ±11.31-acres  
• Master Plan Category: Commercial (C) (±10.54-acres) and Open Space (OS) (±.77-acres)  
• Regulatory Zone: Neighborhood Commercial/Office and Open Space  
• 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 23, T21N, R20E, MDM, Washoe County, NV  
• Staff: Eva Krause, Planner  
  Washoe County Community Services Department  
  Planning and Development Division  
• Phone: 775-328-3608  
• Email: ekrause@washoecounty.us  

B. For possible action and discussion to change future PMRC meeting times to 2:00 p.m. on the second Thursday of each month in the Mt. Rose Conference Room which is a change to the current PMRC meeting time of 1:30 p.m. on the second Thursday of each month.

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