WASHOE COUNTY
PARCEL MAP REVIEW COMMITTEE
Notice of Meeting and Agenda

Parcel Map Review Committee Members

Thursday, December 12, 2019
2:00 p.m.

Larry Chesney, Planning Commission
James English, Health District
Timothy Simpson, Environmental Engineer
Wayne Handrock, Engineering
Charles Moore, Truckee Meadows Fire Protection District
Eric Young, Planning and Building

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 two of this agenda)

- Tentative Parcel Map Case Number WTPM19-0015 (Duarte)
- Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places)

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
2:00 p.m. AGENDA

1. *Determination of Quorum

2. *Ethics Law Announcement

3. *Appeal Procedure

4. *General Public Comment and Discussion Thereof
   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 November 14, 2019 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 WTPM19-0015 (Duarte)** – For possible action, hearing, and discussion to approve a tentative parcel map dividing a ± 99.23-acre lot into four parcels; three parcels will be ± 10.0 acres and the fourth will be ± 69.21 acres in size.

   • Applicant: Mark Duarte
• Property Owner: Duarte 2001 Trust
• Location: 120 Cobalt Lane
• APN: 079-371-23
• Parcel Size: 99.234 acres
• Master Plan: Rural Residential (RR)
• Regulatory Zone: Low Density Rural (LDR-1 unit per 10 acres)
• Area Plan: North Valleys
• Citizen Advisory Board: North Valleys
• Development Code: Authorized in Article 606, Parcel Maps
• Commission District: 5 – Commissioner Herman
• Staff: Julee Olander, Planner
  Washoe County Community Services Department
  Planning and Building Division
• Phone: 775-328-3627
• Email: jolander@washoecounty.us

B. Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places) – For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±6.41 acre parcel into four parcels, three parcels of ±1 acre and one remainder parcel of ±3.41 acres.

• Applicant: Robison Engineering
• Property Owner: Perennial Places, LLC
• Location: 920 Old Ophir Rd
• APN: 050-210-15
• Parcel Size: ±6.41
• Master Plan: Suburban Residential
• Regulatory Zone: Low Density Suburban
• Area Plan: South Valleys
• Citizen Advisory Board: South Truckee Meadows/Washoe Valley
• Development Code: Authorized in Article 606, Parcel Maps
• Commission District: 2 – Commissioner Lucey
• Staff: Dan Cahalane, Planner
  Washoe County Community Services Department
  Planning and Building Division
• Phone: 775.328.3628
• Email: dcahalane@washoecounty.us

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

9. *General Public Comment and Discussion Thereof
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