

Attachment A

Appeal of Denial of Tentative Subdivision Map

Case Number WTM18-004



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
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 RENO, NEVADA 89520-0027
 PHONE (775) 328-6100
 FAX (775) 328.6133

Planning Commission Action Order
Tentative Subdivision Map Case Number WTM18-004

Decision: **Denial**

Decision Date: May 1, 2018

Mailing/Filing Date: May 2, 2018

Property Owner: Lakes at Lemmon Valley, LLC
 Attn: Chuck Bluth
 4655 Longley Lane, Suite 107
 Reno, NV 89502

Assigned Planner: Roger Pelham, MPA, Senior Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3622
 E-Mail: rpelham@washoecounty.us

Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates) – For possible action, hearing, and discussion to approve a tentative subdivision map for a 98-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 5,218 square feet (± .12 acres) to a maximum size of 10,811 square feet (± .25 acres) with an average size of 6,011 square feet (± .14 acres). Front yard setbacks are proposed to be reduced from a minimum of from 20 feet to a minimum of 10 feet adjacent to a public street or common driveway, and maintain 20 feet in front of each garage. Rear yard setbacks are proposed to be reduced from a minimum of 20 feet to a minimum of 10 feet. Side yard setbacks are proposed to be reduced from a minimum of 8 feet to a minimum of 5 feet. Required lot widths are proposed to be reduced from a minimum of 80 feet to a minimum of 75 feet.

- Applicant: Lakes at Lemmon Valley, LLC
- Property Owner: Lakes at Lemmon Valley, LLC
- Location: On the east side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road
- Assessor's Parcel Number: 552-210-18
- Parcel Size: ± 33.97 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS, 3 dwellings per acre)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in: Article 608, Tentative Subdivision Maps; Article 408, Common Open Space Development and Article 424, Hillside Development



INTEGRITY



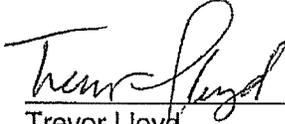
EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Lakes at Lemmon Valley, LLC
Subject: WTM18-004
Date: May 2, 2018
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Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/RP/ks

xc:

Applicant: Lakes at Lemmon Valley, LLC, Attn: Chuck Bluth, 4655 Longley Lane, Suite 107, Reno, NV 89502

Property Owner: Lakes at Lemmon Valley, LLC, Attn: Chuck Bluth, 4655 Longley Lane, Suite 107, Reno, NV 89502

Representative: CFA, Inc., Attn: Dave Snelgrove, 1150 Corporate Boulevard, Reno, NV 89502

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; North Valleys Citizen Advisory Board, Chair