

Attachment D

Appeal of Denial of Tentative Subdivision Map

Case Number WTM18-004



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
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Board of Adjustment Action Order

Case Number WSUP18-0012 (Lemmon Drive Estates)

Decision: Denial
Decision Date: July 11, 2018
Mailing/Filing Date: July 13, 2018
Property Owner: Chuck Bluth/Lakes at Lemmon Valley, LLC
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

Case Number WSUP18-0012 (Lemmon Drive Estates) – For possible action, hearing, and discussion to approve a special use permit for after-the-fact grading done without appropriate permits that triggers Major Grading. The grading done includes the construction of a driveway or road that traverses a slope of 30% or greater.

Applicant/Property Owner: Chuck Bluth/Lakes at Lemmon Valley, LLC
Location: East side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road
APN: 552-210-18
Parcel Size: ± 33.97 acres
Master Plan: 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 438
Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make the findings required by Washoe County Code Section 110.810.30:



INTEGRITY



EFFECTIVE
COMMUNICATION



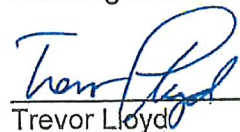
QUALITY
PUBLIC SERVICE

Memo to: Chuck Bluth/Lakes at Lemmon Valley, LLC
Subject: WSUP18-0012
Date: July 13, 2018
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1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.
3. Site Suitability. That the site is physically suitable for Major Grading for restoration of grading without appropriate permits, and for the intensity of such a development.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days from the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/rp

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

Representatives: CFA, Inc.
Attn: Dave Snelgrove
1150 Corporate Blvd
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; Lisa Beaver, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; North Valleys Citizen Advisory Board, Chair