



Legislation Text

File #: TMP-2540, **Version:** 1

Public Hearing continued from September 11, 2018: Appeal of the May 1, 2018 denial, by the Washoe County Planning Commission of Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates) for a 98-lot single-family residential, common open space subdivision. Front yard setbacks may be reduced from 20 feet to 10 feet adjacent to a public street or common driveway, except for garages. Rear yard setbacks may be reduced from 20 feet to 10 feet. Side yard setbacks may be reduced from 8 feet to 5 feet. Required lot widths may be reduced from 80 feet to 75 feet.

The proposed project is located on the east side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road. The Assessor's Parcel Number is 552-210-18. The subject property has a regulatory zone of Medium Density Suburban (MDS) (3 dwellings/acre). The total number of residences allowed, based upon the existing zoning, is 101. The applicant has requested to create 98 residential lots. The property owner and appellant is Chuck Bluth/Lakes at Lemmon Valley LLC.

The Board may affirm, reverse, or modify the decision of the Planning Commission. In doing so, the Board may remand the matter back to the Planning Commission with instructions, or may directly grant all or part of the appeal and approve the tentative subdivision map. Community Services. (Commission District 5.) **FOR POSSIBLE ACTION**