



Legislation Text

File #: TMP-2177, **Version:** 1

Public hearing: Appeal of the Washoe County Planning Commission's approval of Tentative Subdivision Map Case Number WTM18-001 (Lemmon Valley Heights). The project is a 206-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 4,500 square feet ($\pm .10$ acres) to a maximum size of 17,206 square feet ($\pm .39$ acres) with an average size of 6,540 square feet ($\pm .15$ acres). Side yard setbacks are reduced from a minimum of 8 feet to a minimum of 5 feet, and lot widths from 80 feet to 45 feet minimum.

The Board of County Commissioners (Board) may affirm, reverse, or modify the decision of the Planning Commission. The Board's analysis may also include a finding on the issue of standing to bring the appeal in the first place. If the Board modifies or reverses, it may remand the matter back to the Planning Commission with instructions.

The applicant is JDS, LLC. The property owners are JDS, LLC and Jennifer Jory and Sunrinder Preet. The address is 1200 Estates Road. The Assessor's Parcel Numbers are 080-635-01, 080-635-02, 080-730-35, 080-730-21, and 552-210-07. The project area is ± 128.5 acres total. The Master Plan Categories are Rural (R) and Suburban Residential (SR), the Regulatory Zones are General Rural (GR, ± 59.95 acres, 1 dwelling per 40 acres) and Medium Density Suburban (MDS, ± 68.64 acres, 3 dwellings per acre). The project is located within the North Valleys Plan Area, within the North Valleys Citizen Advisory Board boundary and within Sections 34 and 35, T21N, R19E, MDM, Washoe County, NV. The subdivision is authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development. Community Services. (Commission District 5.) **FOR POSSIBLE ACTION**