



Legislation Text

File #: TMP-2541, **Version:** 1

Public Hearing: Affirm, modify or reverse the Washoe County Planning Commission's denial of Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North). This request is to allow a 490 lot common open space subdivision development with single family lots ranging in size from 6,000-24,058 square feet. The proposal also requests a reduction of the minimum lot width from 70 feet to 55 feet.

The site is located adjacent to the east of Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road. The parcels (APNs: 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05) totaling ±154.65 acres in size and are within the boundaries of the North Valleys Area Plan. The Master Plan Category is Suburban Residential and the Regulatory Zone is Medium Density Suburban (MDS4 - 4 dwelling units per acre). The property owner is North Valleys Investment Group, LLC, the applicant and the appellant is Lansing-Arcus, LLC. Community Services (Commission District 5.) **FOR POSSIBLE ACTION**