



## Legislation Text

---

**File #:** TMP-2542, **Version:** 1

---

Public Hearing: Appeal of the denial, by the Washoe County Planning Commission of Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2), a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development. **AND**

Appeal of the denial, by the Washoe County Planning Commission of Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin), a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.

The proposed project is located on the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane. The Assessor's Parcel Number is 162-010-31.

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 tentative subdivision map and special use permit requested. Community Services (Commission District 2.)  
**FOR POSSIBLE ACTION**