



# Appeal of Denial of WTM18-004 (Lemmon Drive Estates)

## LEMMON DRIVE ESTATES TENTATIVE MAP PRELIMINARY LANDSCAPE PLAN



Washoe County Commission  
November 13, 2018



# Previous Actions

- **May 2018 Washoe County Planning Commission denied the proposed Tentative Map**
  - Could not make finding: “Access: That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles”
  - Grading of an area shown to remain undisturbed was noted by surrounding property owners.



# Previous Actions

- **July 2018 Washoe County Board of Adjustment denied a proposed Special Use Permit to rectify unpermitted grading.**
- **Applicant did not appeal denial of Special Use Permit.**
- **Grading without permits has not been rectified at this time.**



# Previous Actions

- **September 11 – Board of County Commissioners granted a continuance to the hearing on the appeal of the denial of the subdivision until November 13th, at the request of the appellant.**





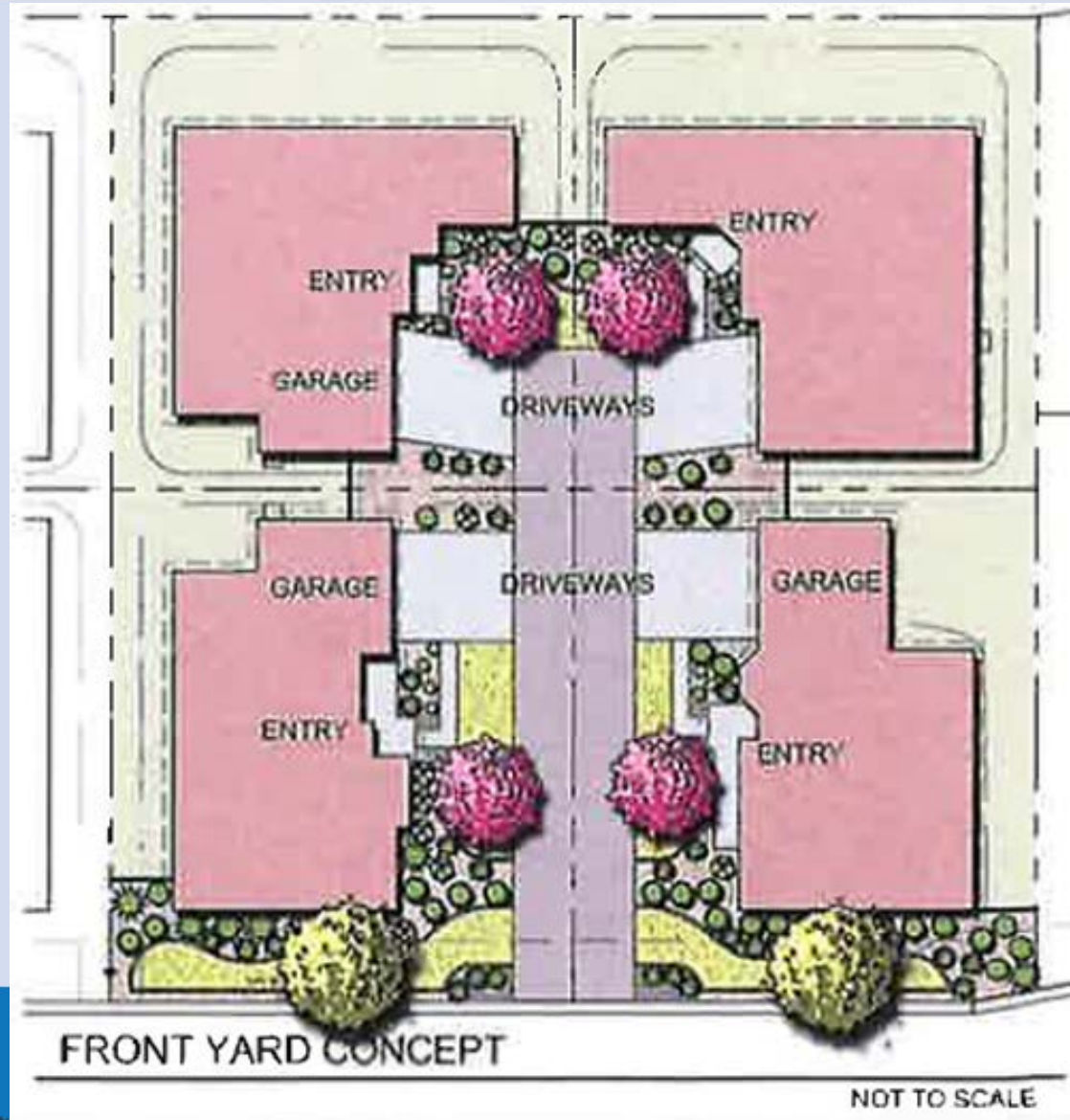
# Project Evaluation

## LEMMON DRIVE ESTATES TENTATIVE MAP PRELIMINARY LANDSCAPE PLAN





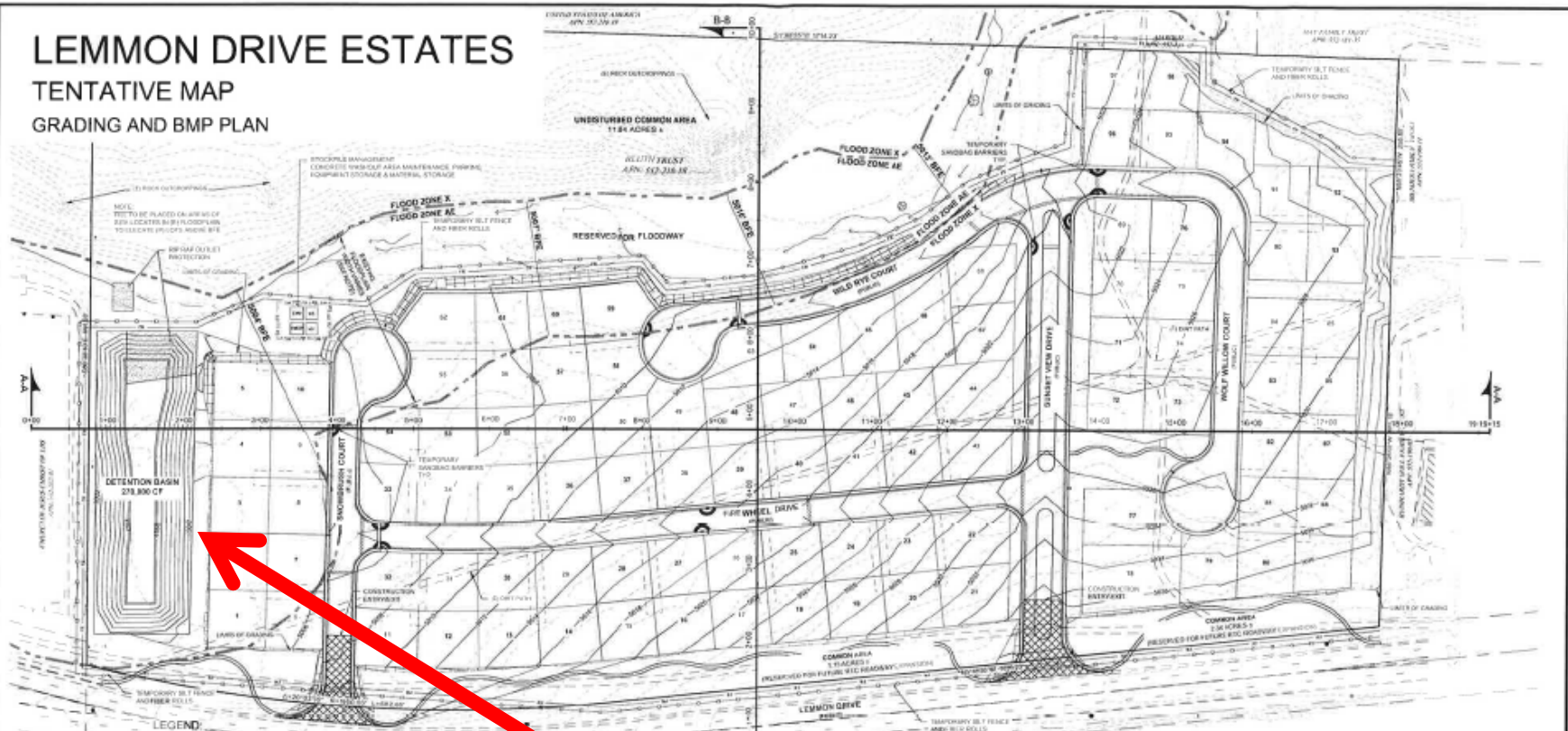
# Development Pattern





# Storm Water Management

## LEMMON DRIVE ESTATES TENTATIVE MAP GRADING AND BMP PLAN



### LEGEND

BMP NO.	BMP NAME	MAP SYMBOL
05-8	CONSTRUCTION SITE ENTRANCES AND EXITS	[Symbol]
05-7	BMP MAT	[Symbol]
05-3	SWEEP AND OWNERS SETBACK DRAIN SILENT PROTECTORS	[Symbol]
05-2	STOCK PILE MANAGEMENT	[Symbol]
05-5	STREET SWEEPING	[Symbol]
05-6	VEHICLE AND EQUIPMENT WASH/WAXING AND TIREWASH	[Symbol]
05-9	WASHING AND DISPOSAL OF CONCRETE AND GUMS	[Symbol]
05-10	NATURAL VEGETATION, BARRIERS, STORMWATER, AND USE	[Symbol]
05-1	WATER HILLS (BATTERIES)	[Symbol]
05-4	SOFT FENCES (MAY BE ATTACHED TO TEMP. CONSTRUCTION FENCES)	[Symbol]

### STORMWATER QUALITY NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE WASHOE COUNTY HEALTH DEPARTMENT AND THE WASHOE COUNTY WATER BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE WASHOE COUNTY HEALTH DEPARTMENT AND THE WASHOE COUNTY WATER BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE WASHOE COUNTY HEALTH DEPARTMENT AND THE WASHOE COUNTY WATER BUREAU.
2. ADDITIONAL CONSIDERATIONS TO BE INCLUDED WITH MANAGEMENT PRACTICES ARE: PROTECTION OF THE SOILS AND VEGETATION FROM CONSTRUCTION ACTIVITIES; PROTECTION OF THE SOILS AND VEGETATION FROM CONSTRUCTION ACTIVITIES; PROTECTION OF THE SOILS AND VEGETATION FROM CONSTRUCTION ACTIVITIES.
3. EQUIPMENT OR MATERIALS SHALL BE COVERED OR STORED AS REQUIRED TO PREVENT SOILS FROM BEING TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC AREAS. EQUIPMENT OR MATERIALS SHALL BE COVERED OR STORED AS REQUIRED TO PREVENT SOILS FROM BEING TRACKED ONTO ADJACENT PROPERTIES OR PUBLIC AREAS.
4. AT A MINIMUM, THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED SWALE, DRAINAGE AND CURB LOCATIONS AND ALL BMPs NEARBY FROM THE COMMENCEMENT OF CONSTRUCTION THROUGH THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED SWALE, DRAINAGE AND CURB LOCATIONS AND ALL BMPs NEARBY FROM THE COMMENCEMENT OF CONSTRUCTION THROUGH THE COMPLETION OF CONSTRUCTION.
5. ASSURANCE MAINTENANCE BMPs SHALL BE MAINTAINED WITHIN 30 DAYS AFTER A TEMPORARY CONSTRUCTION STOP. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED SWALE, DRAINAGE AND CURB LOCATIONS AND ALL BMPs NEARBY FROM THE COMMENCEMENT OF CONSTRUCTION THROUGH THE COMPLETION OF CONSTRUCTION.
6. SOFT FENCES (MAY BE ATTACHED TO TEMP. CONSTRUCTION FENCES) SHALL BE MAINTAINED WITHIN 30 DAYS AFTER A TEMPORARY CONSTRUCTION STOP. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED SWALE, DRAINAGE AND CURB LOCATIONS AND ALL BMPs NEARBY FROM THE COMMENCEMENT OF CONSTRUCTION THROUGH THE COMPLETION OF CONSTRUCTION.

REFERENCE TO OTHER MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) IS INCORPORATED BY REFERENCE TO THE BMPs LISTED IN THE ATTACHED BMPs MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE WASHOE COUNTY HEALTH DEPARTMENT AND THE WASHOE COUNTY WATER BUREAU.



Cut/Fill Summary	
Station	Quantity
0+00 to 0+100	1,100
0+100 to 0+200	1,200
0+200 to 0+300	1,300
0+300 to 0+400	1,400
0+400 to 0+500	1,500
0+500 to 0+600	1,600
0+600 to 0+700	1,700
0+700 to 0+800	1,800
0+800 to 0+900	1,900
0+900 to 1+000	2,000
<b>TOTAL</b>	<b>17,000</b>

## LEMMON DRIVE ESTATES TENTATIVE MAP GRADING AND BMP PLAN

WASHOE COUNTY NEVADA

**cfa** CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
150 CORPORATE SQUARE #200 • RENO, NEVADA 89502  
775-856-1500 FAX • 775-856-1860 FAX • CFALAND.COM



JOB NO: 16013.00 DATE: 03-15-2018

SHEET 3 OF 5



# Project Evaluation

- **Development on flatter areas**
- **Steep areas to remain as open space permanently**
- **Compliance with Grading Code (Art 438) will be required at Final Map**
- **Community Water and Sewer services are available**





# Project Evaluation

- **Storm water run off will be reduced after development of the proposed subdivision in comparison to the undeveloped condition**
- **Parcels proposed adjacent to existing development will match the size of existing parcels, or open space buffer is required.**



# Recommendation

**It is recommended that the Board of County Commissioners affirm the decision of the Planning Commission and deny Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates), being unable to make the required findings of fact.**



# Possible Motions

**Agreeing with the decision of the Planning Commission: Page 3 of your staff report.**

**Disagreeing with the decision of the Planning Commission: Page 4 of your staff report.**



# Questions?

# Lemmon Drive Estates

Common Open Space Tentative Map

# Property Location

Property is located on the east side of Lemmon Drive between Buck Drive/Sky Vista Parkway and Military Road.

- 1,200+/- feet north of Buck Drive and
- 650+/- feet south of Military Road



# Continued from September 11<sup>th</sup> BOCC Hearing

- Placed rocks to block off access points to drainage and eastern side of property.
- Met with Planning Staff to discuss Grading Conditions and timing that could be applied for remediation to Illegal Grading that was done.
- Prepared Expanded condition package for your consideration, which addresses Remediation Conditions and separate Tentative Map Conditions.
- If Remediation conditions don't get done in timeframes approved, then final map may not be submitted to Washoe County.
- Met with City of Reno regarding access to Lemmon Drive – Traffic signal would be acceptable at the primary access point, but not at this time as the number of trips generated by 98 lots is not enough not meet AASHTO warrants.
- Met with Washoe County Engineering to discuss access condition based on City of Reno comments. (See condition ggg. from amended condition package)

# Illegal Grading Issue

Mistake was made by property owner/applicant – he graded on the site without a grading permit.

**Total Site Area – 33.97+/- AC**

**Total Disturbed Area – 35,052+/- SF or 0.804 acres**

**(approximately 2.4% of the total site area)**

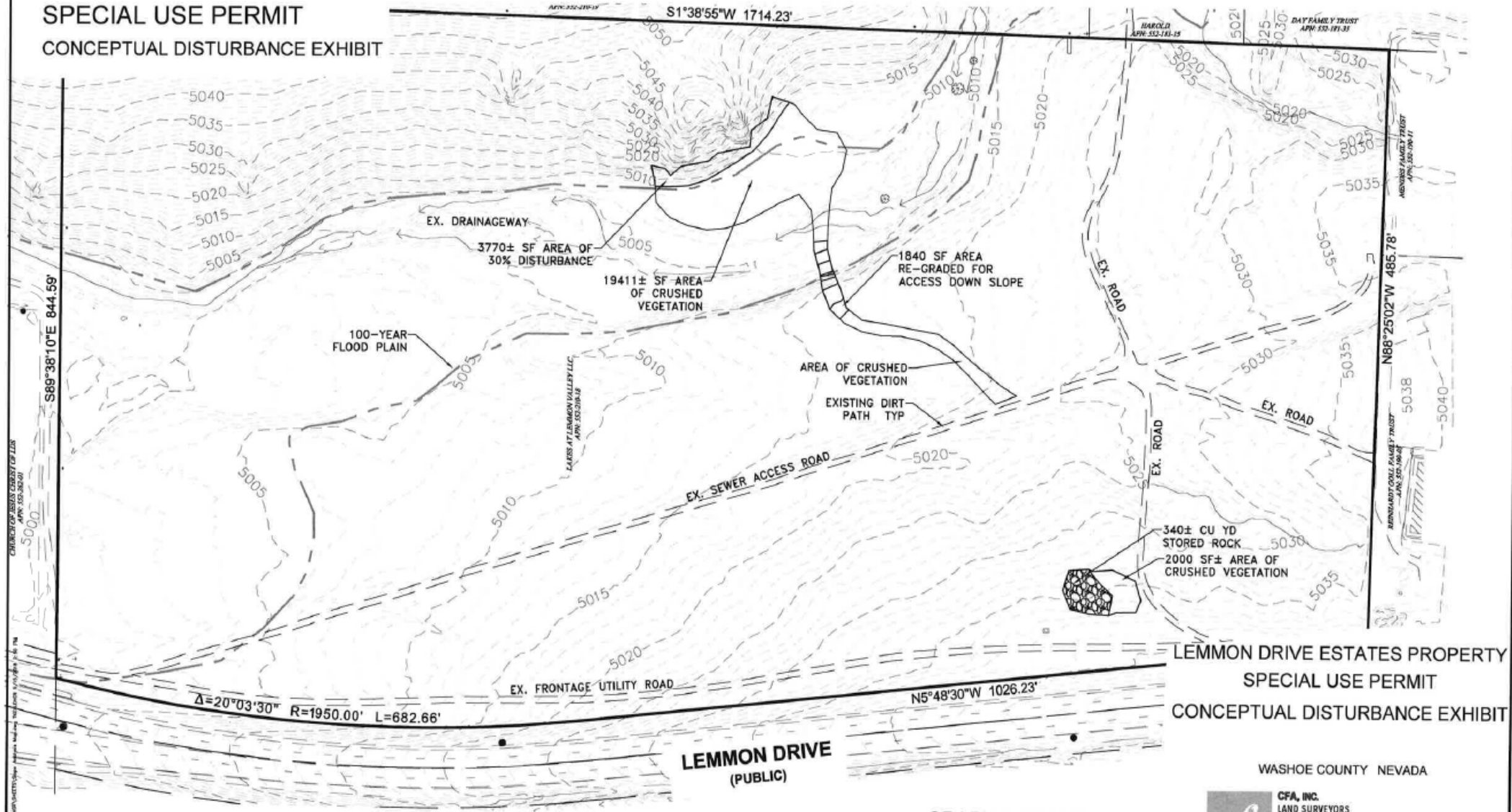
Impacted some areas of 30% slopes, which requires a SUP per WCDC



# LEMMON DRIVE ESTATES PROPERTY

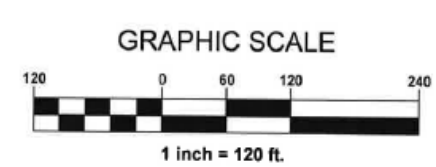
SPECIAL USE PERMIT

CONCEPTUAL DISTURBANCE EXHIBIT



LEMMON DRIVE ESTATES PROPERTY  
SPECIAL USE PERMIT  
CONCEPTUAL DISTURBANCE EXHIBIT

WASHOE COUNTY NEVADA



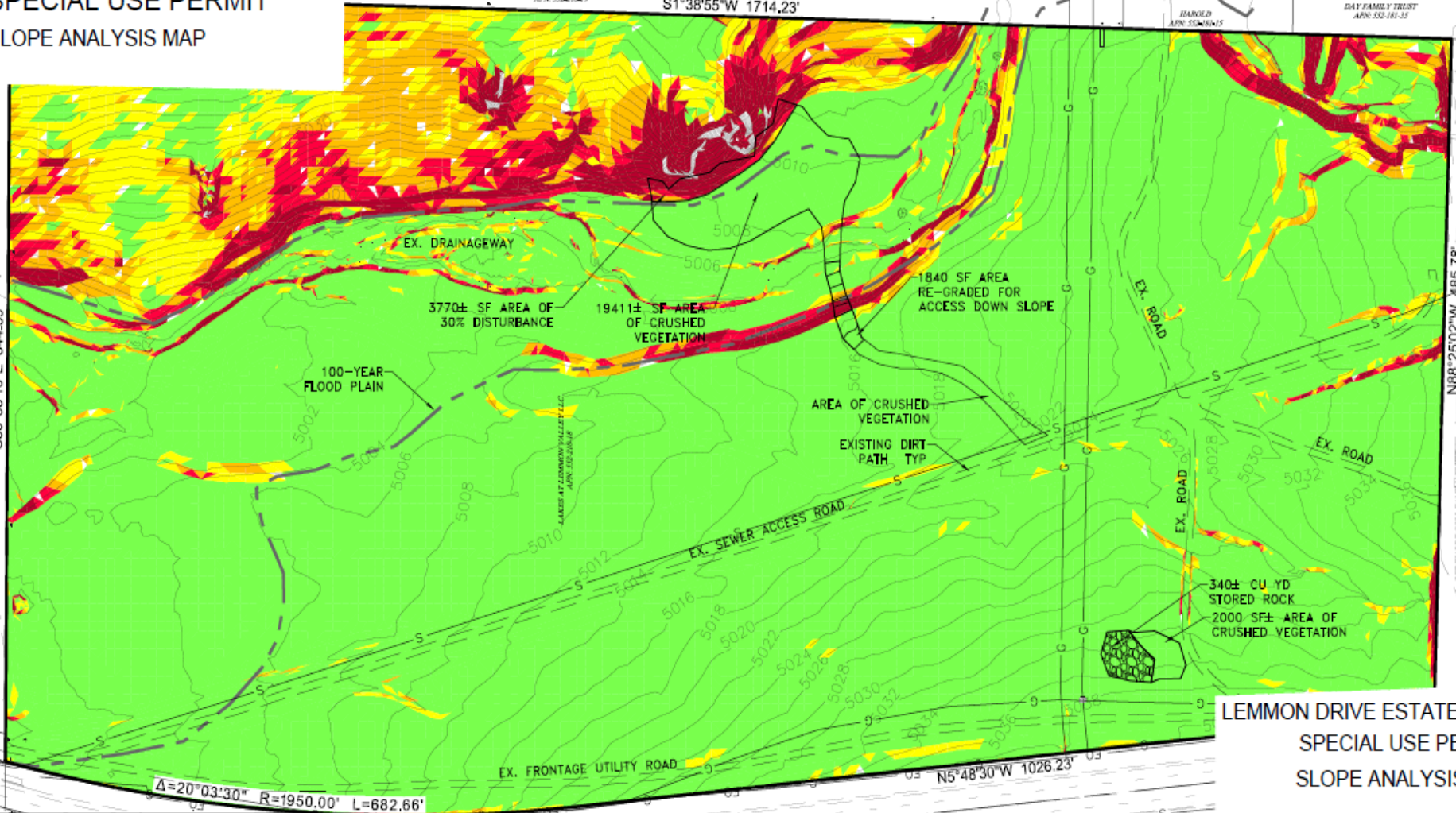
**cfa** CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 16013.00 DATE: 05-15-2018

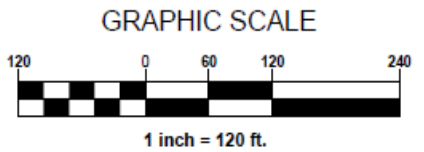
© Washoe County, Nevada 2018. All rights reserved. This map is for informational purposes only and does not constitute a warranty or representation of any kind. The user assumes all liability for any use of this map.

# LEMMON DRIVE ESTATES PROPERTY

## SPECIAL USE PERMIT SLOPE ANALYSIS MAP



Slopes Table					
Number	Min. Slope	Max. Slope	Area	% Area	Color
1	0.00%	15.00%	1187696.73	80.3%	Green
2	15.10%	20.00%	109857.44	7.4%	Yellow
3	20.10%	25.00%	82965.84	5.6%	Orange
4	25.10%	30.00%	40641.72	2.7%	Red-Orange
5	30.10%	100.00%	58571.47	4.0%	Red
Total Area			1479733.2 s.f.		



## LEMMON DRIVE ESTATES PROPERTY SPECIAL USE PERMIT SLOPE ANALYSIS MAP

WASHOE COUNTY NEVADA

**CF&A, INC.**  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD • BEND, NEVADA 89822  
 775-866-1160 FAX • 775-866-1160 FAX • CF&A360.COM

JOB NO: 16013.00 DATE: 05-15-2018

# Illegal Grading Issue

- Washoe County Planning staff and I found out about the illegal grading at the PC hearing for the Lemmon Drive Estates Common Open Space Development on May 1<sup>st</sup>
- We worked with staff, proactively and productively to submitted SUP for Grading to address mistake on May 15<sup>th</sup>
- Went to BOA on July 11<sup>th</sup> and had some condition language that we requested be modified and requested either an approval with some or all of our proposed language changes or a continuance to work with County Staff to come to agreement on language in conditions.
- BOA denied the SUP for Grading and it was noted that we could simply work with Code Enforcement, which we agreed to do.
- Unfortunately, Code Enforcement required that we go back through a SUP to the BOA.

# Illegal Grading Issue

- To try to address the illegal grading issue, we have voluntarily added conditions that are very similar to those recommended by staff in the SUP for grading.
- We worked with staff over the past month on language that could be acceptable and added timing language that would require the applicant to:
  - Submit a grading permit within 60 days from approval by the BOCC
  - Complete active remediation work within 90 days of receiving an approved grading permit
  - APPLICANT CANNOT SUBMIT A FINAL MAP UNTIL THE ACTIVE REMEDIATION WORK IS SUCCESSFULLY COMPLETED IN THE FIELD.

THE FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY

**THE FOLLOWING REMEDIATION CONDITIONS OF APPROVAL ADDRESS AN ILLEGAL GRADING ISSUE THAT OCCURRED ON THE SITE AND THESE CONDITIONS SHALL BE MET, INCLUSIVE OF INITIAL ACTIVE REMEDIATION CONSTRUCTION PRIOR TO THE ACCEPTANCE OF A SUBMITTAL OF THE FIRST FINAL MAP OR GRADING PERMIT ASSOCIATED WITH THE LEMMON DRIVE ESTATES RESIDENTIAL TENTATIVE MAP.**

responsible for determining compliance with these conditions.

Contact Name – Roger Pelham (775) 328-3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance with Grading Plan contained in Attachment A with these conditions of approval. The Planning and Building Division shall
- b. The applicant shall submit a grading permit for remediation within sixty (60) days from the date of approval by Washoe County. The applicant shall complete active remediation construction within ninety (90) days of the issuance of the grading permit. Extension of the active remediation timeframe may be extended due to extraordinary precipitation during the construction period. Compliance with this condition shall be determined by the Planning and Building Division.**

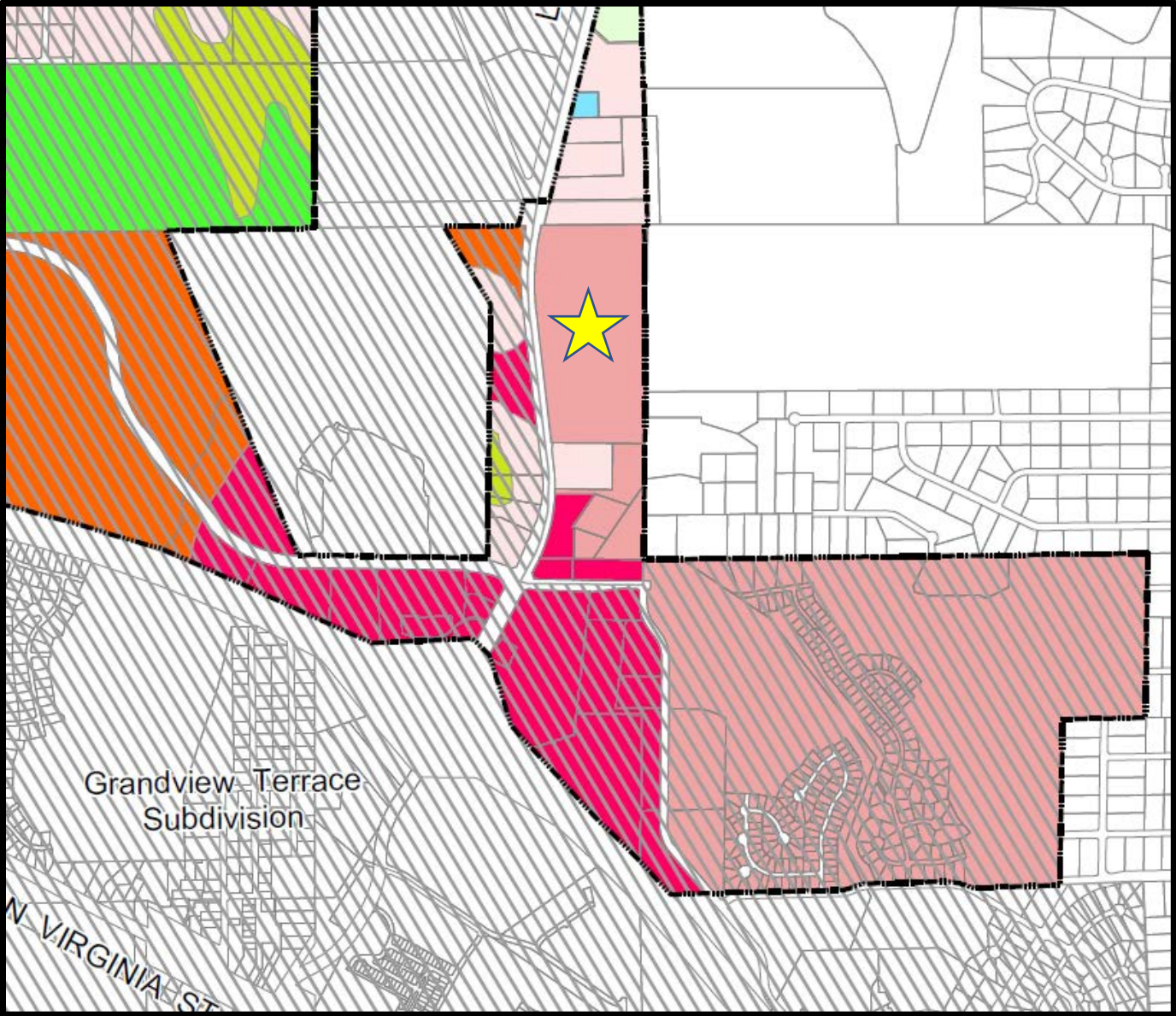
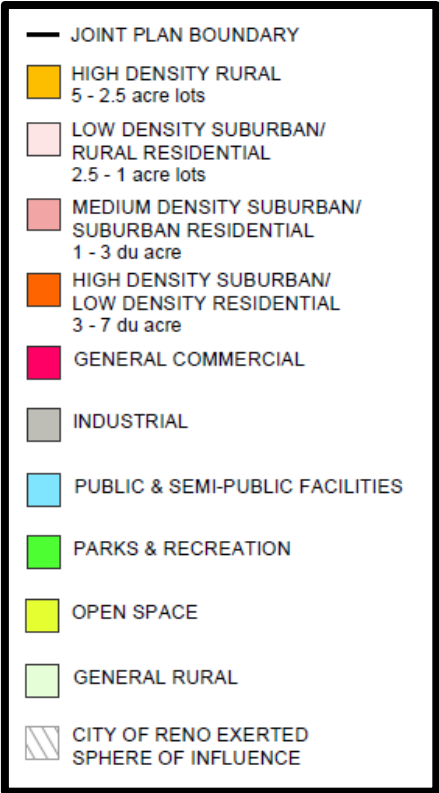
noted per NRS 383.170.

- d. The applicant shall replace rocks and boulders on the 30% or steeper slopes of the rock outcropping from which they were excavated. Replacement of rocks and boulders shall be done in a manner to mimic the adjacent undisturbed portion of the rock outcropping. Replacement of rocks shall be conducted under the direction of a landscape architect, registered in the State of Nevada. Any remaining rocks and boulders (after successful and county acceptance of replacement, location and situation of the boulders on the 30% or steeper portions of the rock outcropping area) shall be located on the site outside of the floodplain in areas
- e. The applicant shall replace rocks and boulders along the western side of the natural drainage way, where earth was moved when the new roadway was graded. The contour of the land shall be returned to its pre-disturbance state. Replacement of rocks and boulders shall be done in a manner to help minimize erosion.

# Property Land Use Designation

Property is located within the Reno-Stead Corridor Joint Plan as:

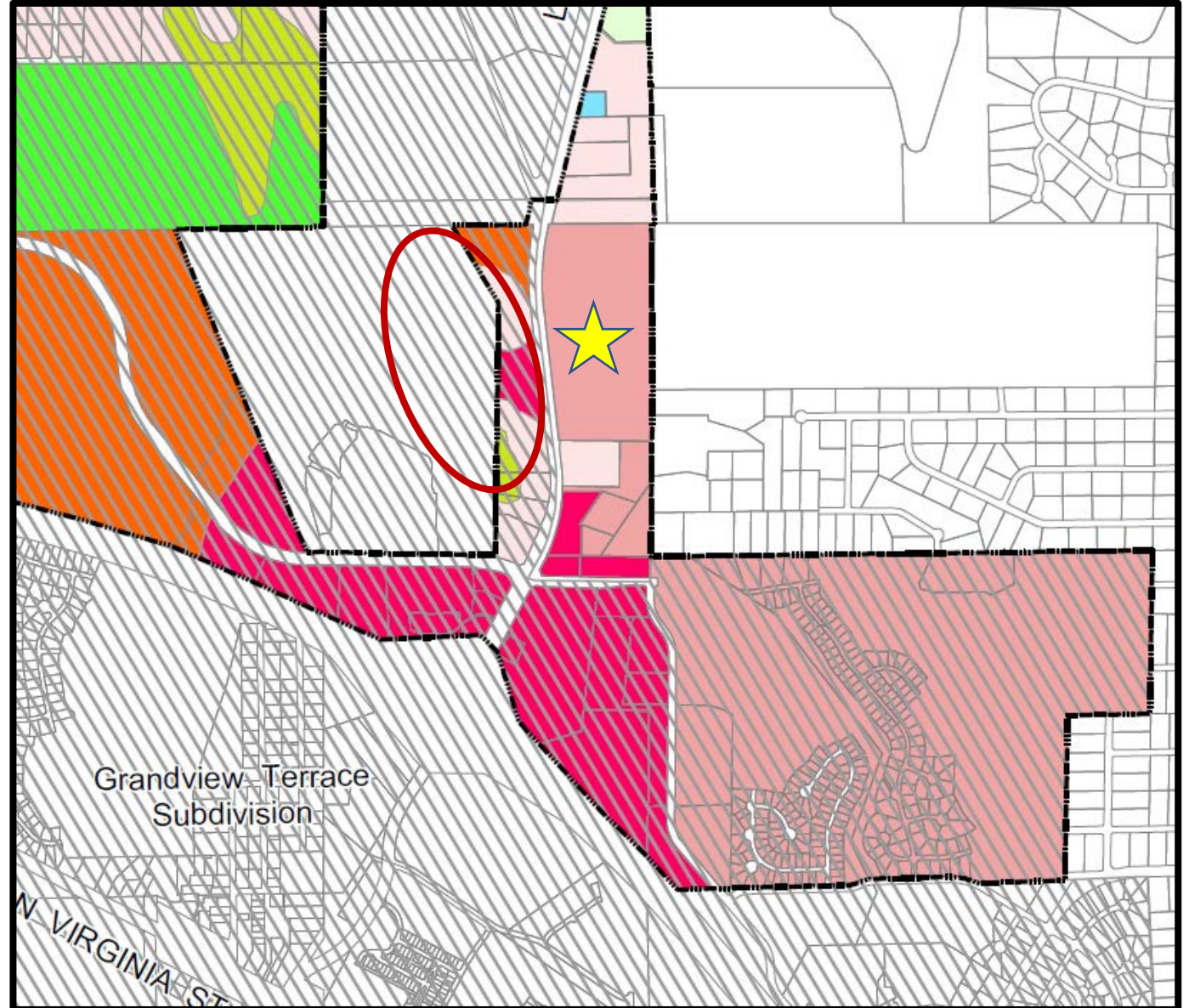
**Medium Density Suburban /  
Suburban Residential**



# Distance to Services

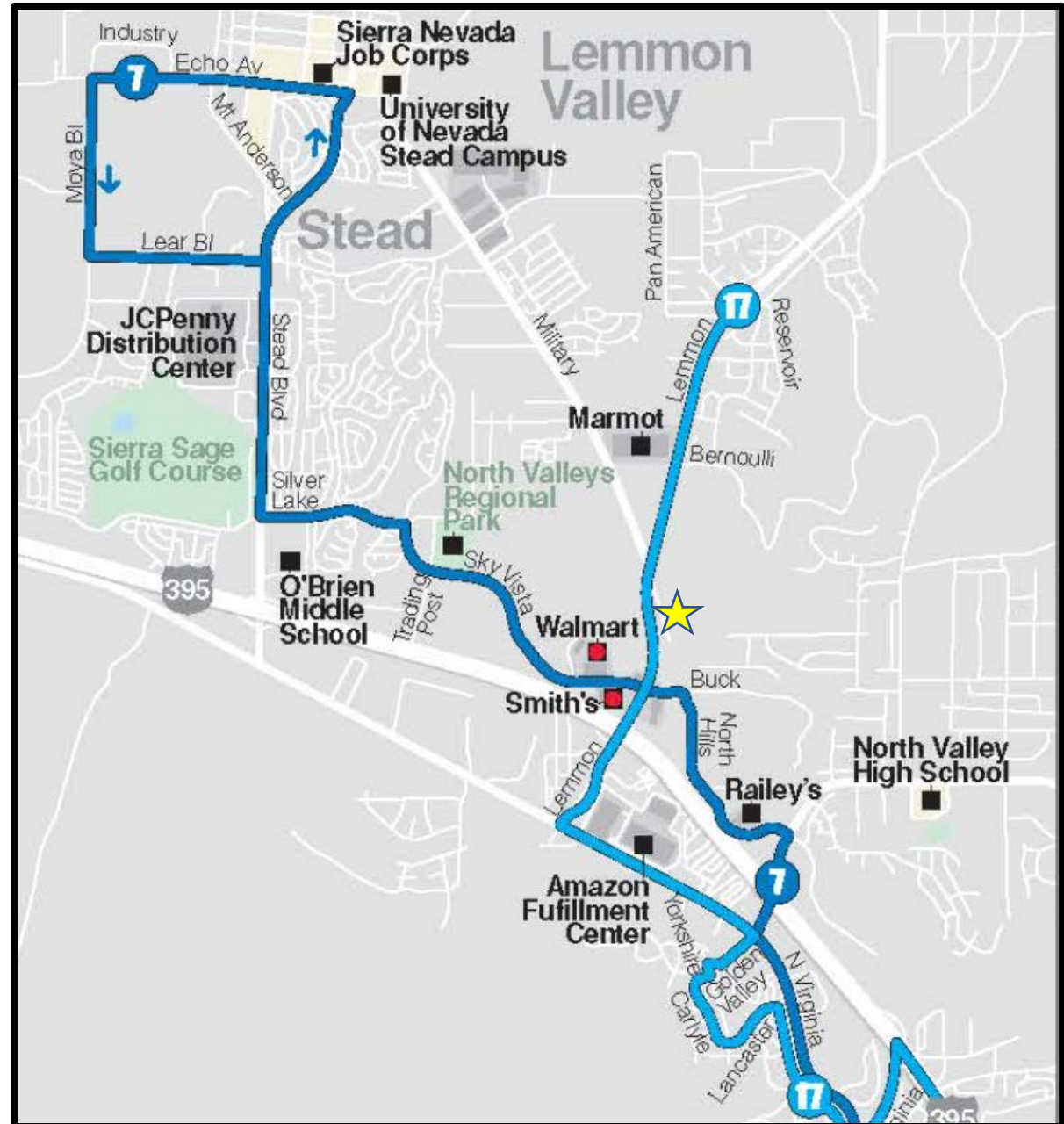
Property is located with along a major arterial roadway (Lemmon Drive)

- Property is located approximately ~~1,200~~ 400 feet from commercial.
- Property is located approximately 2,300 feet from the US 395.
- **Property directly to west is designated with 40+ acres of non-residential use per Vista Hills PUD (City of Reno).**



# Transit Service

- Property is located approximately 1,200 feet from and RTC Bus Stop Routes 17 (on Lemmon Drive) and 1,800 feet from Route 7 (on Sky Vista Parkway)
- Route 7 runs every 30 minutes between 4:45 am and 9:00 pm
- Route 17 runs hourly between 5:45 am and 11:00 pm
- Both routes serve access to City Center with transfer to all parts of the region served by transit.





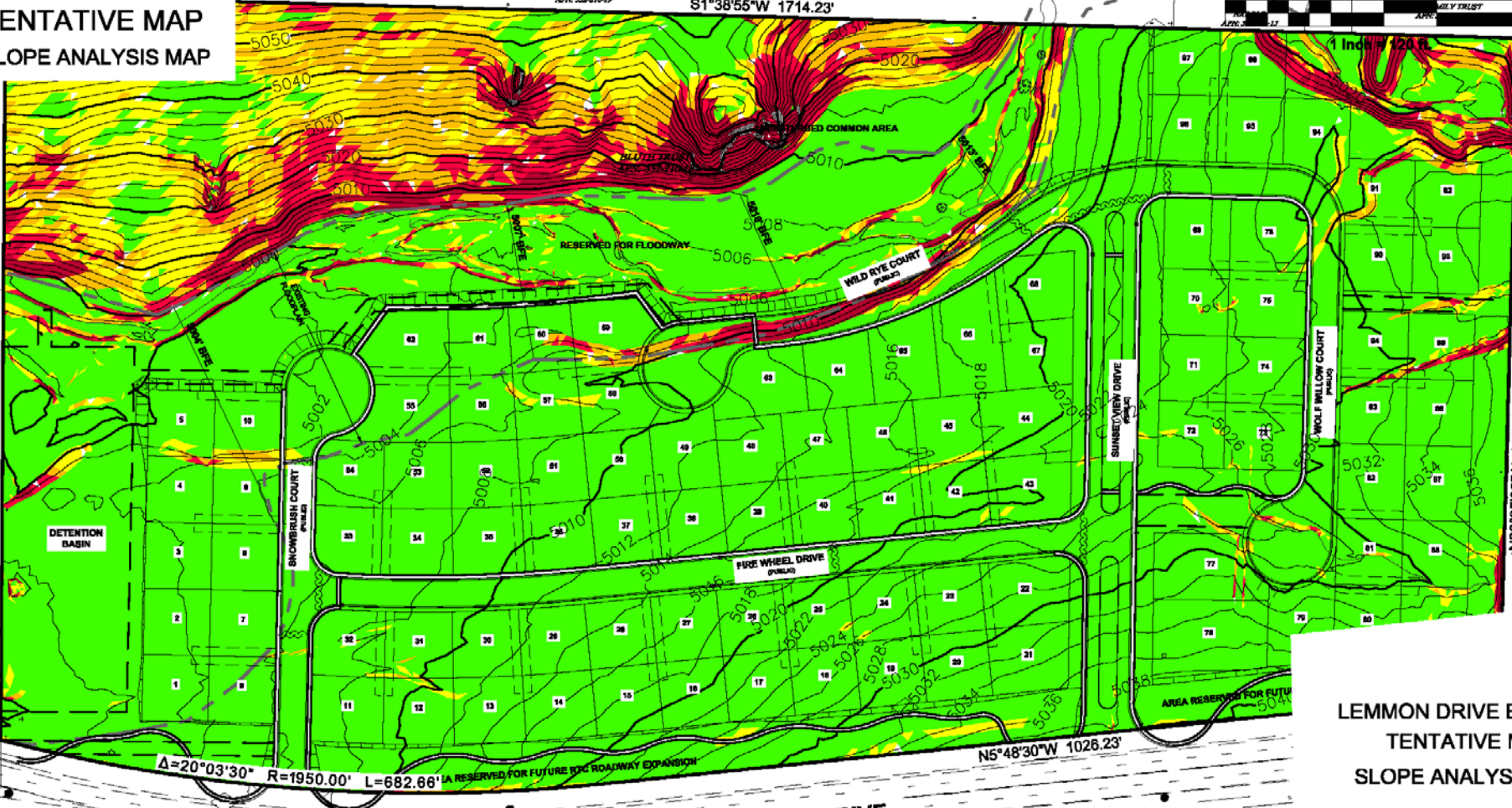
# LEMMON DRIVE ESTATES

## TENTATIVE MAP SLOPE ANALYSIS MAP

UNITED STATES OF AMERICA  
APR. 22-2018

S1°38'55"W 1714.23'

GRAPHIC SCALE



CHECKED BY: [Name] DATE: 03/16/2018  
 DRAWN BY: [Name] DATE: 03/16/2018  
 SCALE: AS SHOWN  
 10' TYPICAL  
 1/4" = 10'

$\Delta=20^{\circ}03'30''$   $R=1950.00'$   $L=682.88'$  AREA RESERVED FOR FUTURE RIG ROADWAY EXPANSION  
 $N5^{\circ}48'30''W$  1026.23'

## LEMMON DRIVE ESTATES TENTATIVE MAP SLOPE ANALYSIS MAP

Slopes Table					
Number	Min. Slope	Max. Slope	Area	% Area	Color
1	0.00%	15.00%	1167696.73	80.3%	Green
2	15.10%	20.00%	109857.44	7.4%	Yellow
3	20.10%	25.00%	82865.84	5.8%	Orange
4	25.10%	30.00%	40641.72	2.7%	Red-Orange
5	30.10%	100.00%	56571.47	4.0%	Red
Total Area			1479733.2 s.f.		

WASHOE COUNTY, NEVADA

**cfa** CFA, INC.  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89602  
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 18013.00 DATE: 03-16-2018

# LEMMON DRIVE ESTATES

## TENTATIVE MAP

### PRELIMINARY LANDSCAPE PLAN



#### LANDSCAPE LEGEND/REQUIREMENTS

BOUNDARY VARIANTS ADJOINING STRIPES - ALL ROW COLUMN HOME, HMAK AND SIDE YARDS VARIANTS ADJOINING A PUBLIC STREET SHALL BE LANDSCAPED AND SMALL TREES AT LEAST ONE (1) TREE PER LOT PER STREET FRONTAGE WHERE LOT DIRECTLY ABUTS A STREET.

SUBDIVISION PERIMETERS - NEW RESIDENTIAL SUBDIVISION, REGARDLESS OF THE NUMBER OF DWELLING UNITS PER PARCEL, SHALL PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER FRONTAGE ADJOINING AN ARTERIAL OR COLLECTOR IDENTIFIED IN THE WASHOE COUNTY COMPREHENSIVE PLAN STREETS AND HIGHWAYS SYSTEM PLAN MAP.

COMMON AREAS/SUNSET VIEW DRIVE - ADDITIONAL TREES HAVE BEEN PROVIDED IN COMMON AREAS AND ALONG SUNSET VIEW DRIVE NOT REQUIRED BY CODE. FINAL TREE COUNTS IN THESE AREAS WILL BE DETERMINED BY OWNER DURING THE DEVELOPMENT OF FINAL DRAWINGS BASED ON DESIRED COMMUNITY AESTHETICS.

NATIVE/UNDISTURBED LANDSCAPE



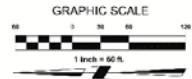
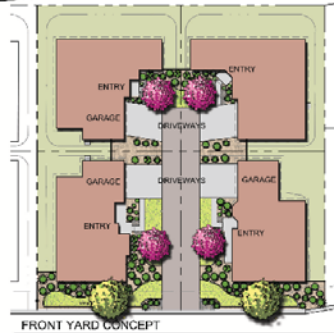
CANOPY SHADE TREES

ORNAMENTAL/FLOWERING ACCENT TREES

EVERGREEN TREES

NOTE: THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES AS FOLLOWS:

- AT LEAST ONE-HALF (50%) OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT, AND THE REMAINDER MUST BE AT LEAST FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.
- AT LEAST ONE-HALF (50%) OF THE REQUIRED NUMBER OF DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIBER PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING. THE REMAINING NUMBER OF REQUIRED DECIDUOUS TREES SHALL BE AT LEAST ONE (1) INCH CALIBER AT THE TIME OF PLANTING.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICROCLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE 100% SOIL TO PROMOTE UPRIGHT AND PLUMB GROWTH. TREE LOCATION, PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM DEPTH OF MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE, 1/2" BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



WASHOE COUNTY NEVADA



**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 682-510-03-18 DATE: 3/15/18

SHEET 5 OF 5



# Project Design

---

Lemmon Drive Estates is designed similar to an existing areas project:

## The Preserve

(located on Disc Drive in Sparks)



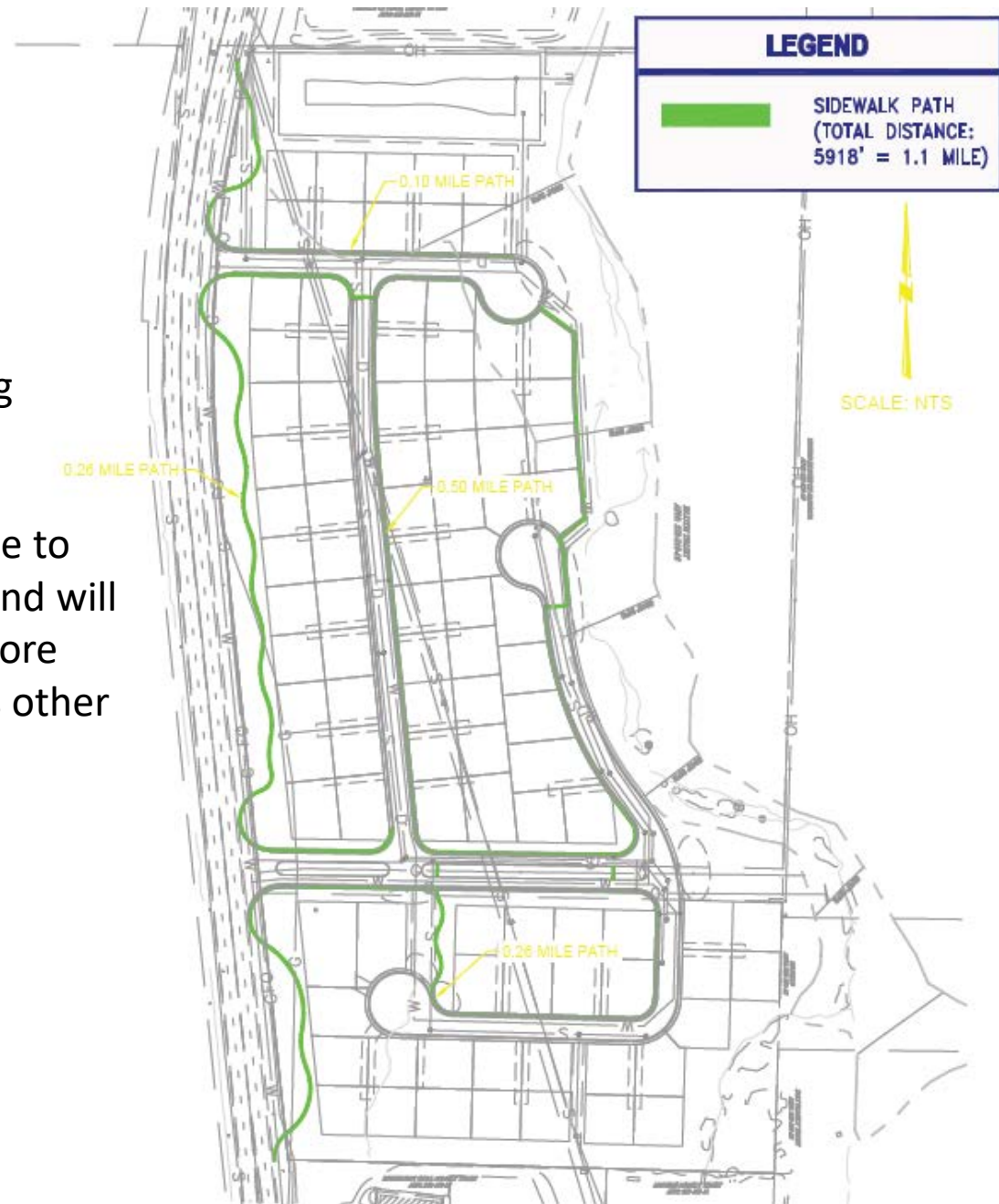
Cluster Development  
Pattern

---

# Pedestrian Paths

1.1 miles of pedestrian paths and sidewalks looping the subdivision are provided.

Lemmon drive meandering path will provide linkage to Existing sidewalk to the north at Morman Church and will Ultimately connect all the way to the commercial core On Lemmon Drive/Buck Drive/sky Vista Parkway as other Un or underdeveloped properties develop.



# Project Drainage and Detention

The project preliminary hydrology report calculates that the additional runoff, required for the 100-year, 10-day event would be approximately 113,347 c.f.

The proposed detention basin is designed to accommodate approximately 270,000 c.f. of storage.

As such, the detention/storage provided at a rate of 2.38:1.

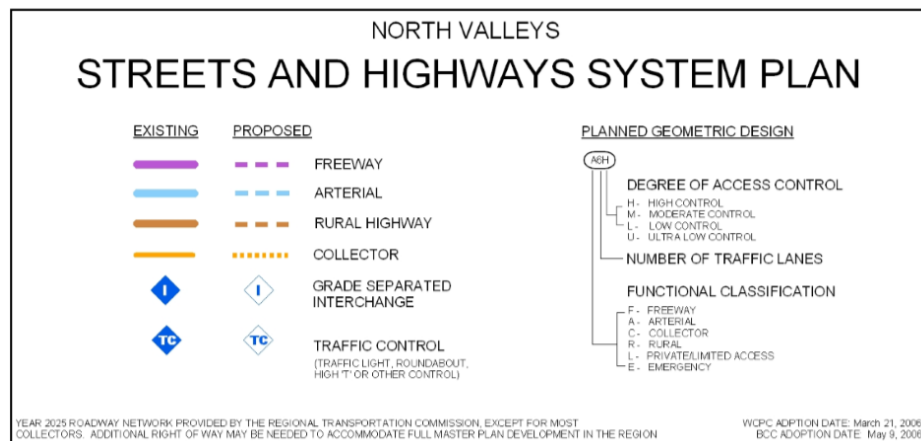
The homes in the northeastern corner of the site have been elevated a minimum of 1 foot above BFE and a CLOMR-S will be submitted to FEMA

# Project Access and Traffic

- Traffic Works prepared a Traffic Impact Study for the project and identified the following:
  - ADT 926
  - AM Peak Trips 73
  - PM Peak Trips 97
- Lemmon Drive is classified as a “Moderate Access Control Arterial”
- Access from both streets tying to Lemmon Drive (Snowburst Court and Sunset View Drive) will be Right in-Right out as RTC spacing for a traffic signal or full movements.

# North Valleys - Street and Highway System Plan

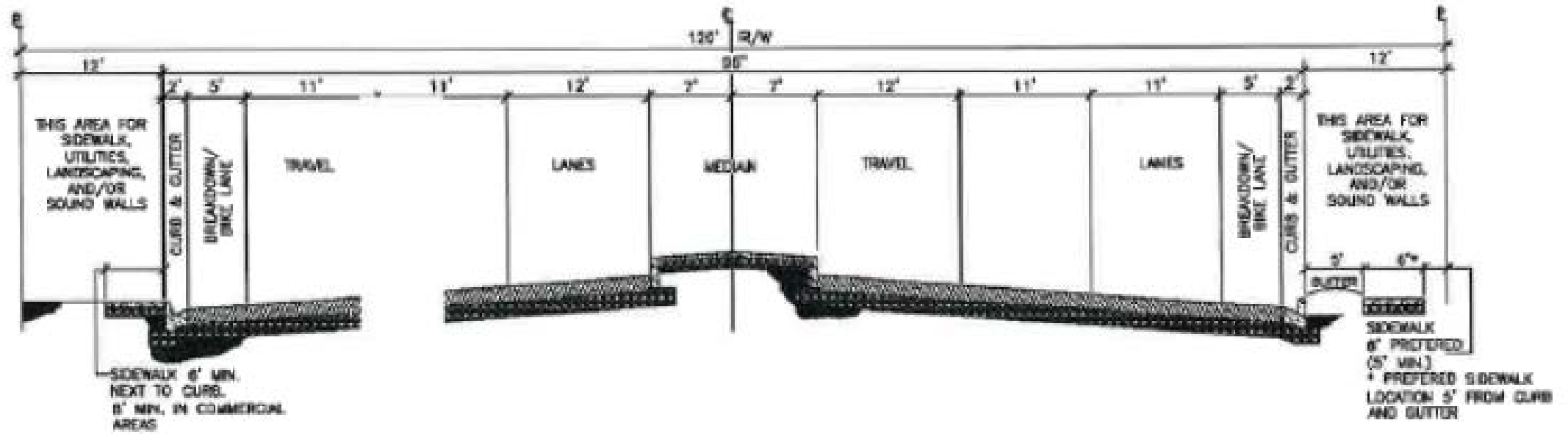
- The North Valleys Area Plan Identifies Lemmon Drive as a Moderate Access Control Arterial status road (A6M) and is designed and planned to carry high volumes of traffic
- Lemmon Drive intersections at Bucks Drive/Sky Vista Parkway and Military Road are traffic control locations (TC) and provides easy access to US 395.





# Perspective View from the south





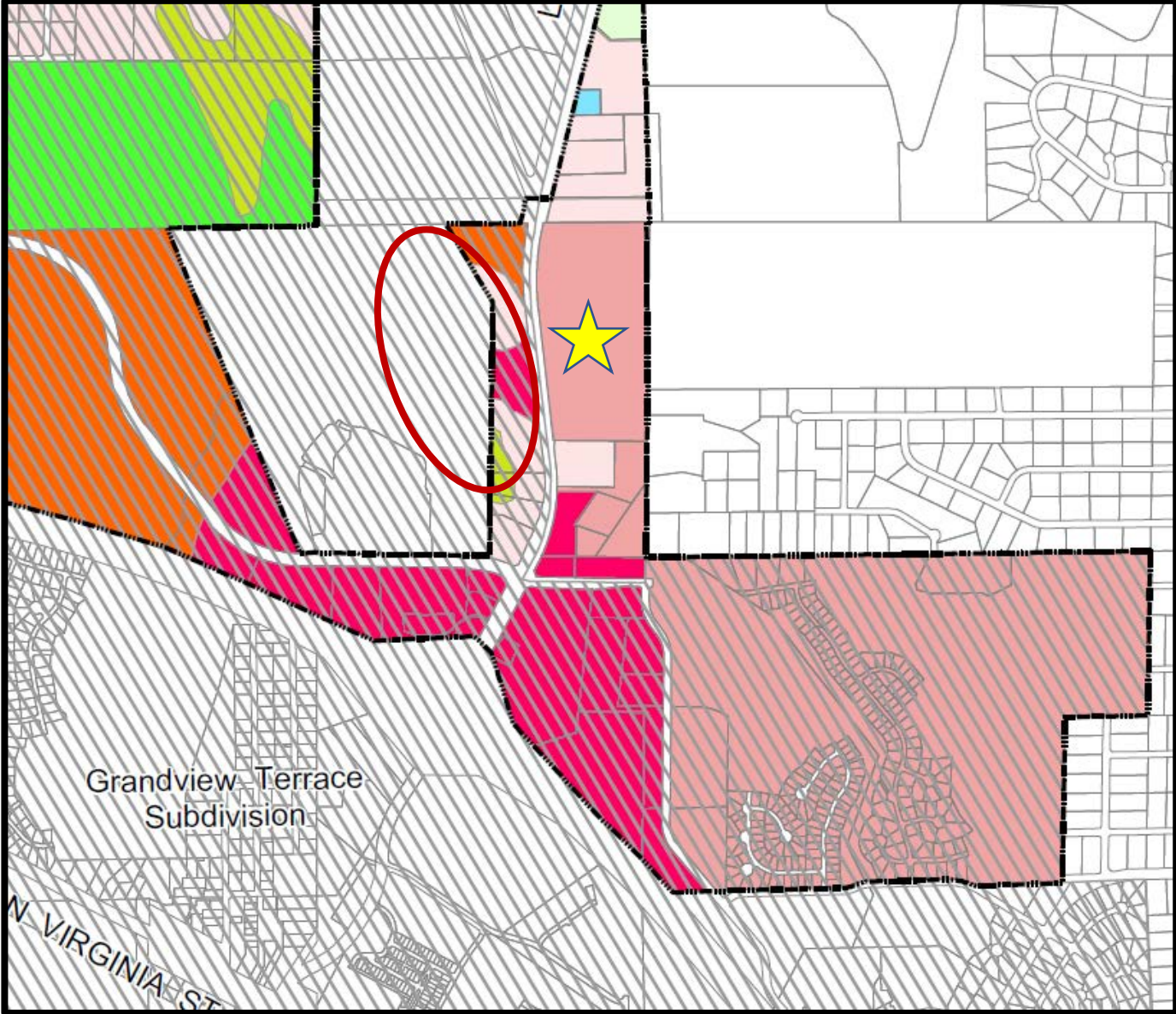
TYPICAL 120' RIGHT-OF-WAY SECTION  
SIX TRAVEL LANES

REGIONAL TRANSPORTATION COMMISSION  
RIGHT-OF-WAY SECTION



# Development of Surrounding Properties

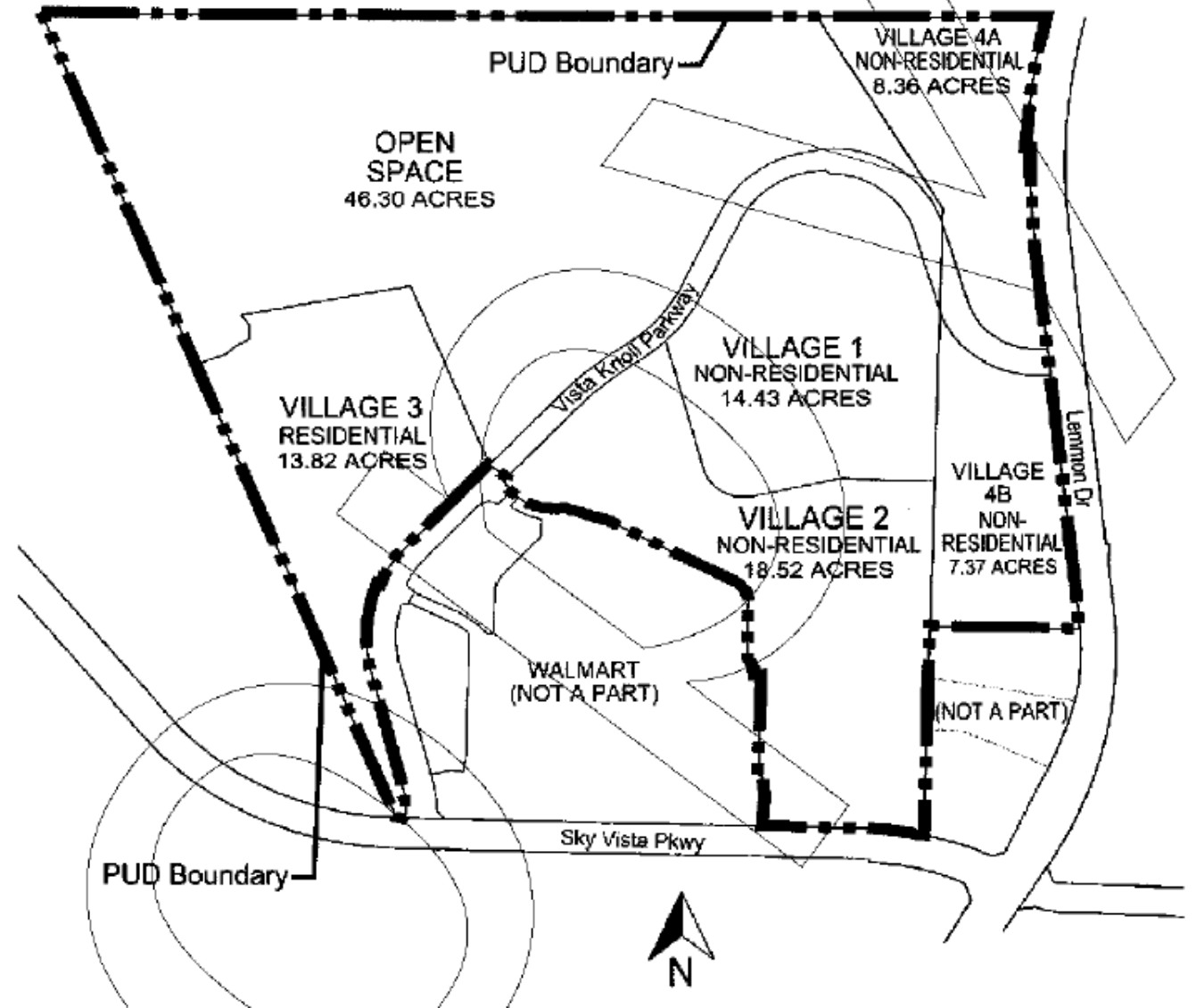
- Property directly to west is designated with 40+ acres of non-residential use per Vista Hills PUD (City of Reno).



# Vista Hills PUD

- Villages 1, 2, and 4 are non-residential and contain a maximum of 487,000 square feet of office, commercial, retail, lodging, entertainment and/or service uses. Village 4 is divided into Village 4A and Village 4B.

**Exhibit 1-2 - Acreage and locations of each village.**

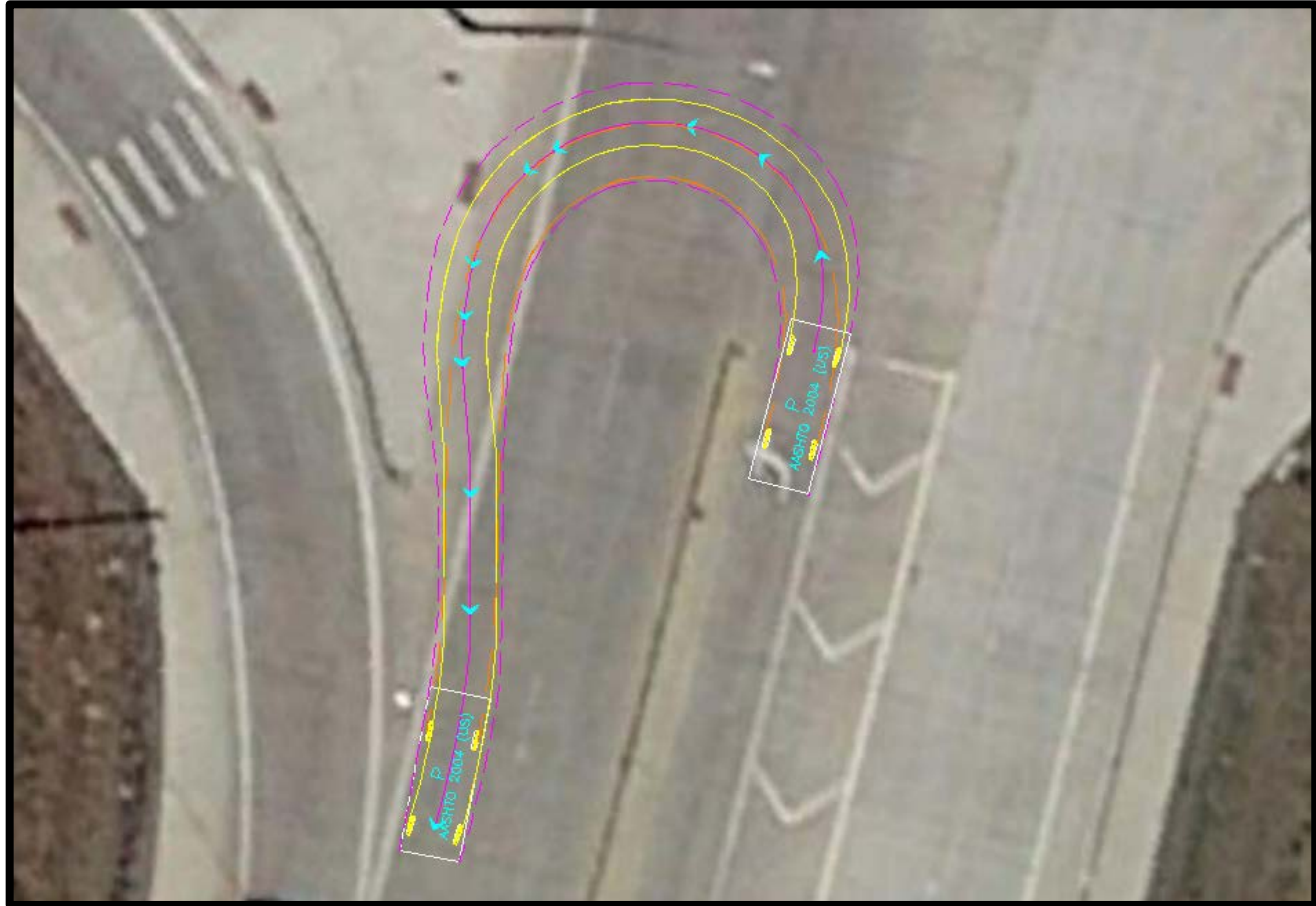


# Lemmon Drive/Military Road Intersection Current Configuration



# Project Access and Traffic

- Traffic leaving Lemmon Drive estates will need to make a U-Turn at Military Road.
- Modification to the curbing at Military will be necessary with this project.



# Neighboring Property Owner Concerns

- Spoke to 2 adjoining property owners (Joe Reinhardt and Dan Harold)
  - Joe – Silver State Kennels – requested some sound and screening mitigations at the south property line to help attenuate noise from kennel and to notify residents of kennel existence. Many of the suggested mitigations were included in the conditions in working with Roger Pelham and are agreed to by the applicant.
    - Conditions bb – gg of the Planning and Building Division conditions
  - Dan Harold – concerned about people crossing onto his property.
    - Location of homes and fencing will eliminate the existing path that people use. Also applicant will place fencing along southeastern common area that will create barrier that was requested.
  - Wanted to have the two homes abutting his property moved and it is recognized that there is a floodway existing on the western half of his property that presents a distance buffer.
    - Condition #13 is amended to require the removal, resizing or relocation of lots 97 & 98 such that APN 552-181-15 is directly adjacent to a common area lot of one acre or greater in size.

# Conditions Modifications

- ~~13. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30 foot wide open space buffer, containing a minimum 8 foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.~~
13. The applicant shall remove, resize or relocate lots 97 and 98, as shown on the tentative map such that the adjacent parcel #552-181-15 is directly adjacent to a common area lot of one acre or greater in total size.



# Conditions Modifications

Washoe County Engineering and Capital Projects Condition ggg.

- ggg. Access from Lemmon Drive to Sunset View Drive and Snowbrush Court shall be constructed as right-in/right-out only to the satisfaction of the City of Reno. If required by the City of Reno, conduit shall be installed for a future traffic signal at the intersection of Lemmon Drive and Sunset View Drive.

# Conditions Modifications – minor/cleanup

The base document used by staff for condition creation appears to have been from WTM17-002 (Golden Mesa South) as there was language and conditions that did not appear consistent with the proposed Lemmon Drive Estates Common Open Space Development

These are found in:

Washoe County Planning and Building Division Conditions 2a. and 2f.

# Legal Findings

Per the staff report to the Planning Commission, the staff believed that all of the legal finding could be made for the project. The applicant agrees with this review.

Questions



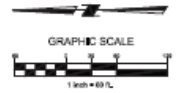
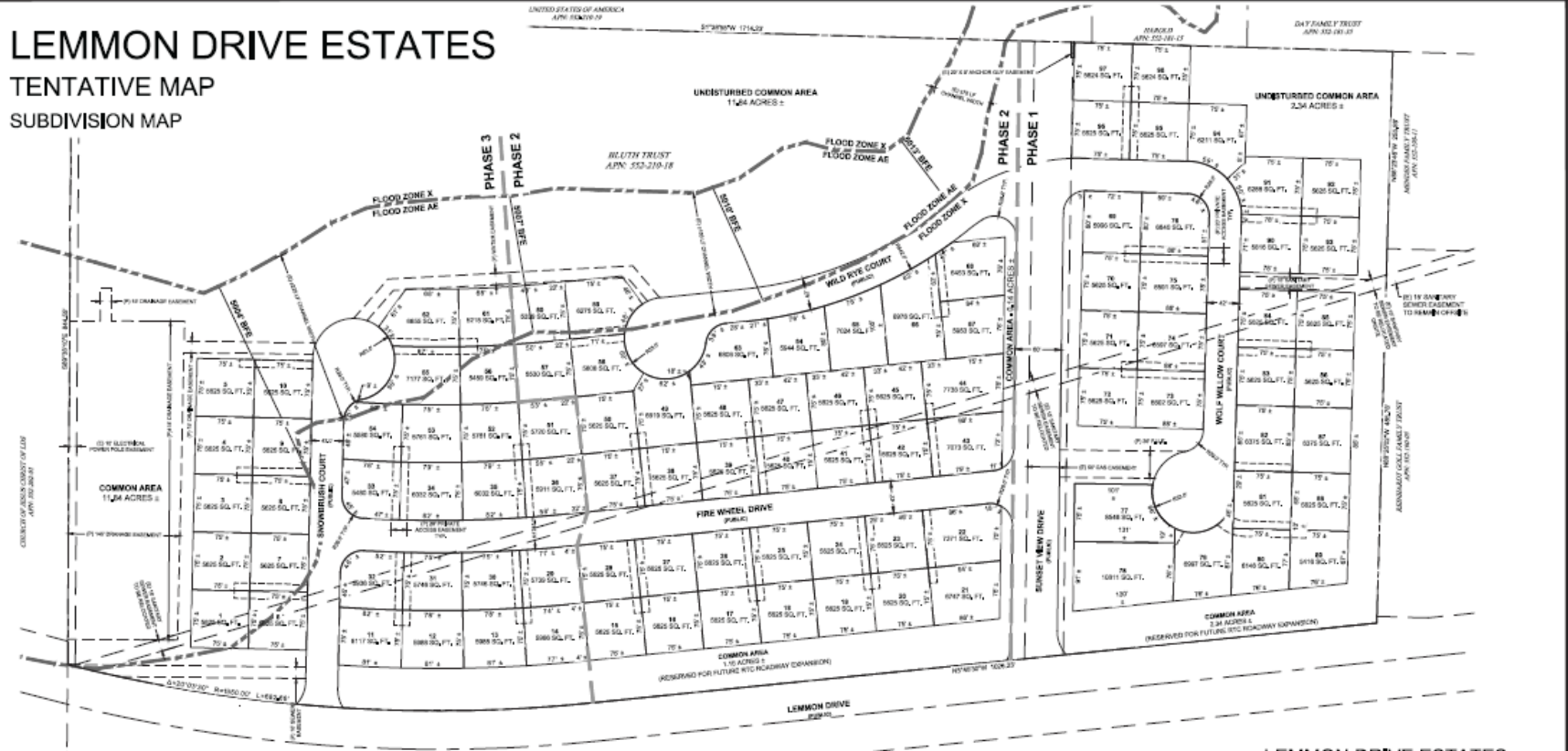
- Extra Slides if Needed for Reference



# LEMMON DRIVE ESTATES

## TENTATIVE MAP

### SUBDIVISION MAP



### LEMMON DRIVE ESTATES TENTATIVE MAP SUBDIVISION MAP

WASHOE COUNTY NEVADA

**ENGINEER'S STATEMENT:**  
TO THE BEST OF MY KNOWLEDGE, THE PLANS HEREBY ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

JOHN LALVA  
DATE:



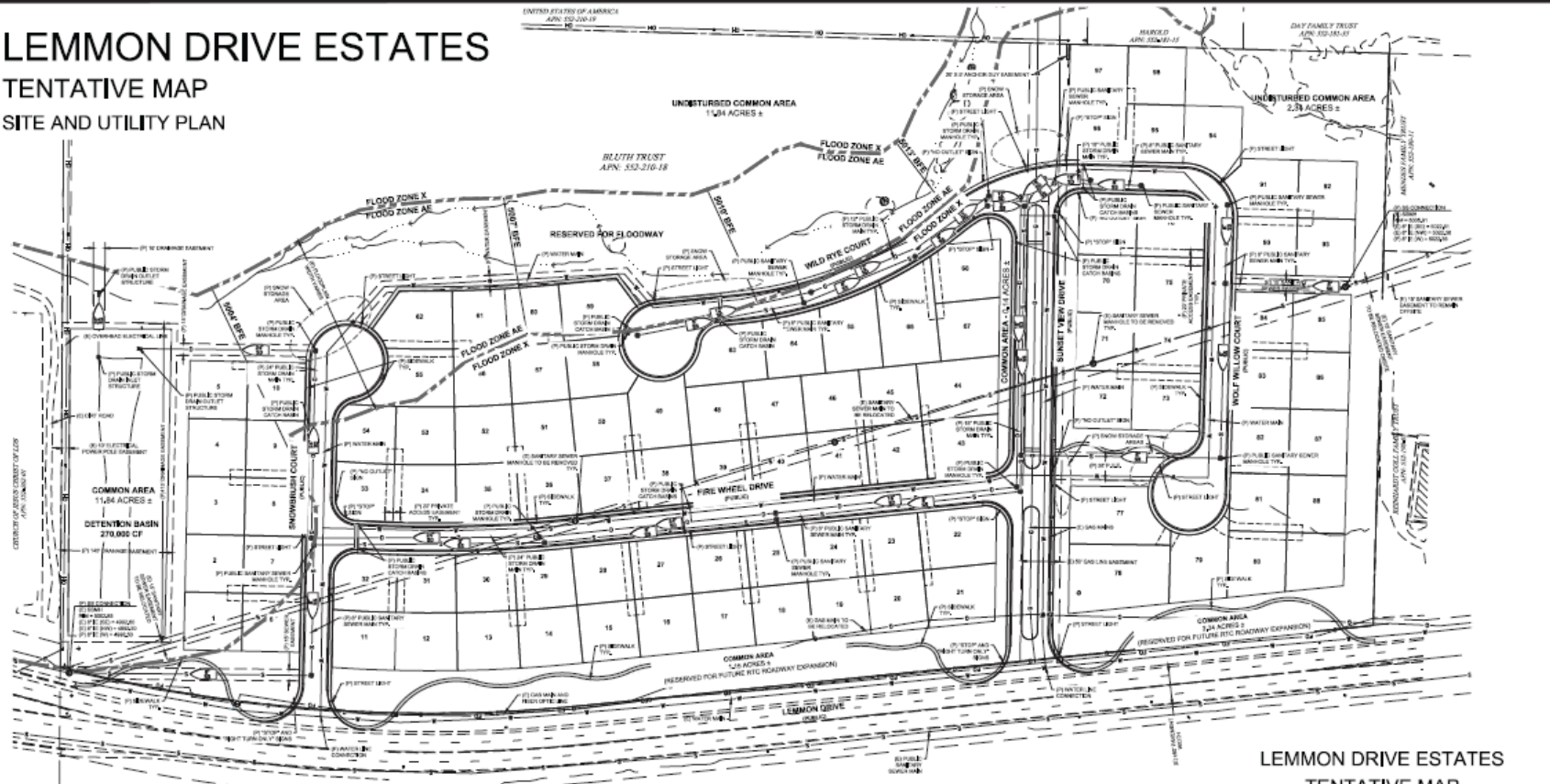
JOB NO: 16013.00 DATE: 03-15-2018



# LEMMON DRIVE ESTATES

## TENTATIVE MAP

### SITE AND UTILITY PLAN



#### SITE INFORMATION

##### PROPOSAL

SUBJECT: LEMMON DRIVE ESTATES  
 APPLICANT: CHUCK BLUTH  
 PROJECT ENGINEER: CHUCK BLUTH  
 ENGINEER: JONATHAN LAL, O.P.A.C.  
 ASSESSOR PARCEL NUMBER: 552-20-0-6  
 STREET ADDRESS: 0 LEMMON DRIVE  
 WASHOE COUNTY, NV 89066

##### STATISTICS

TOTAL AREA: 33.07 AC  
 MAXIMUM TOTAL DWELLING UNITS ALLOWED: 101  
 TOTAL DWELLING UNITS: 59  
 COMMON AREAS: 6

##### AREA STATISTICS

TOTAL RESIDENTIAL LOT AREA: 68,068 sq ft (1,248 AC)  
 TOTAL COMMON AREA: 67,873 sq ft (1,246 AC)  
 TOTAL STREET AREA: 194,188 sq ft (2,821 AC)  
 TOTAL: 230,129 sq ft (3,335 AC)

OVERSIGHT: 2.0% (2.0% PER ACRE)

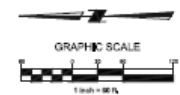
##### COUNTY REGULATIONS

MINIMUM LOT SIZE: 5,218 sq ft  
 MAXIMUM LOT SIZE: 15,811 sq ft  
 MINIMUM FRONT SETBACK: 5.0 FT

FRONT YARD TO STREET: 15 FEET  
 FRONT YARD TO STREET: 20 FEET  
 FRONT YARD TO COMMON DRIVE: 10 FEET  
 FRONT YARD TO COMMON DRIVE: 20 FEET  
 REAR: 5 FEET  
 REAR: 10 FEET

##### LANDSCAPE STATISTICS

TOTAL SITE AREA: 33.07 AC  
 UNDISTURBED AREA: 11.28 AC  
 TOTAL DEVELOPED AND GRADED AREA: 21.79 AC  
 REQUIRED LANDSCAPING ZONE: 12.79 AC OR 205,712 sq ft  
 LANDSCAPING AREA PROVIDED: 12.79 AC OR 205,712 sq ft  
 FRONT YARD COLLARS: 100%



## LEMMON DRIVE ESTATES

### TENTATIVE MAP

### SITE AND UTILITY PLAN

WASHOE COUNTY NEVADA



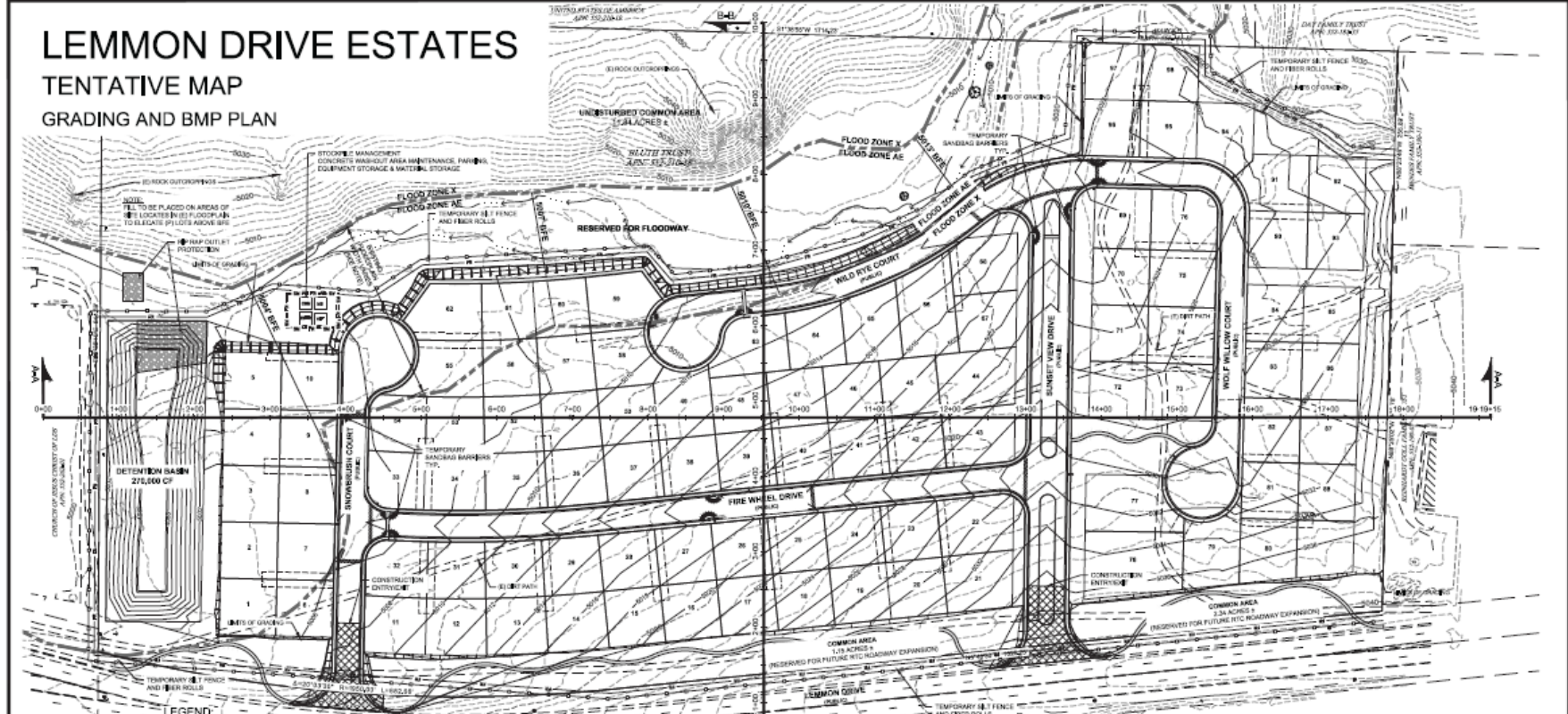
JOB NO: 16013.00 DATE: 03-15-2018

SHEET 2 OF 5

# LEMMON DRIVE ESTATES

## TENTATIVE MAP

### GRADING AND BMP PLAN



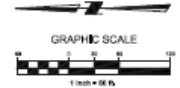
**LEGEND:**

BMP NO.	BMP NAME	MAP SYMBOL
004	CONSTRUCTION SITE ENTRANCES AND EXITS	[Grid pattern symbol]
007	RP/RAP	[Dotted pattern symbol]
014	SAND BAG BARRIERS (STORM DRAIN INLET PROTECTION)	[Semi-circle symbol]
016	STORMWATER MANAGEMENT	[Arrow symbol]
016	STREET SHEDDING	[Rectangular symbol]
016	VEHICLE AND EQUIPMENT MAINTENANCE AND FUELING	[Rectangular symbol]
016	HANDLING AND DISPOSAL OF CONCRETE AND CHALK	[Rectangular symbol]
016	MATERIALS BAY, HANDLING, STORAGE, AND USE	[Rectangular symbol]
016	FIBER ROLLS (SWATHES)	[Line symbol]
016	SILT FENCE (MAY BE ATTACHED TO TEMPORARY FENCE)	[Line symbol]

**STORMWATER QUALITY NOTES**

- THE OWNER, THE DEVELOPER, CONTRACTOR AND/OR THEIR EMPLOYEES SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING AND PROPOSED STORMWATER QUALITY CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING AND PROPOSED STORMWATER QUALITY CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING AND PROPOSED STORMWATER QUALITY CONTROL MEASURES.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL NOTIFY ALL ADJACENT AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT AND ALL STATE AGENCIES OF THE PROJECT'S LOCATION AND SCOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING AND PROPOSED STORMWATER QUALITY CONTROL MEASURES.
- TEMPORARY SILT FENCES SHALL BE INSTALLED ON ALL EXISTING AND PROPOSED STORMWATER QUALITY CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING AND PROPOSED STORMWATER QUALITY CONTROL MEASURES.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY IDENTIFY ALL AREAS WHERE STORMWATER QUALITY CONTROL MEASURES ARE REQUIRED TO BE MAINTAINED BY THE LOCAL GOVERNMENT.

REFERENCE TO CROSS MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK FOR BEST PRACTICES ON INSTALLATION, INSPECTION AND MAINTENANCE PROCEDURES.



**Cut/Fill Summary**

ITEM	QUANTITY	UNIT
Excavation	1,000	cu. yd.
Fill	1,000	cu. yd.



## LEMMON DRIVE ESTATES

### TENTATIVE MAP

### GRADING AND BMP PLAN

WASHOE COUNTY NEVADA



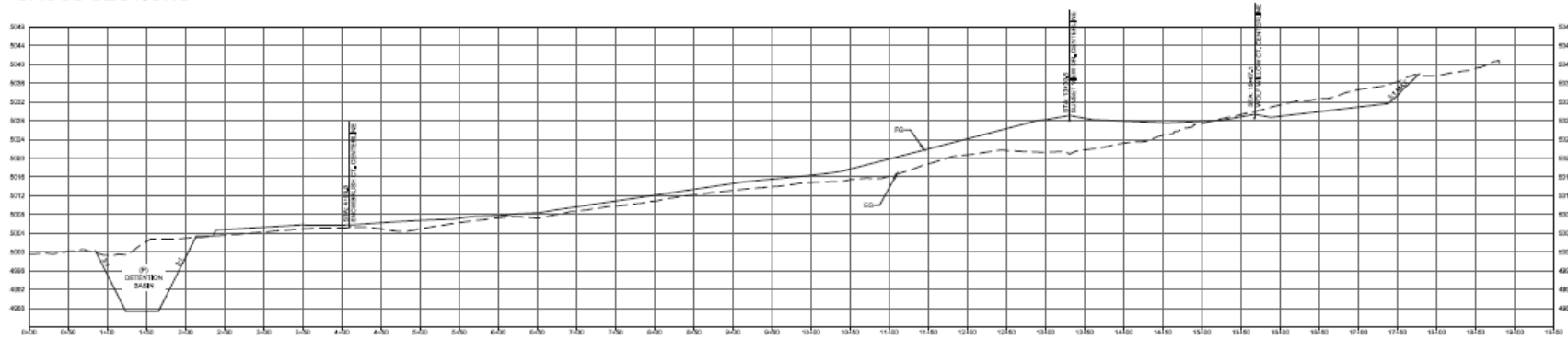
JOB NO: 16013.00 DATE: 03-15-2018

SHEET 3 OF 5

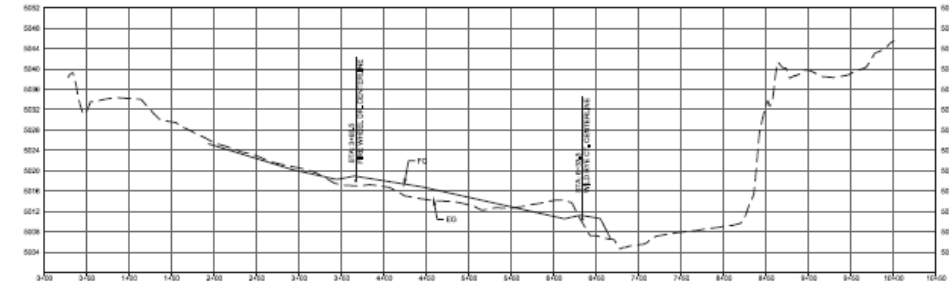
# LEMMON DRIVE ESTATES

## TENTATIVE MAP

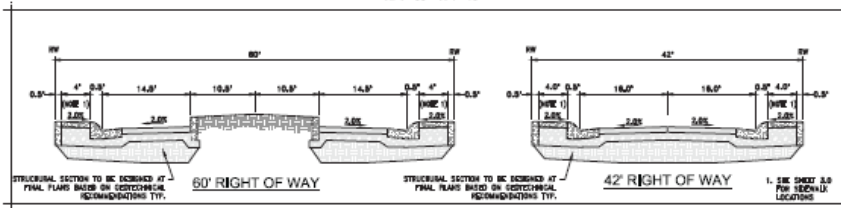
### CROSS SECTIONS



SECTION A-A  
H: 1"=60' V: 1"=10'



SECTION B-B  
H: 1"=60' V: 1"=10'



STREET CROSS SECTIONS  
NOT TO SCALE



LEMMON DRIVE ESTATES  
TENTATIVE MAP  
CROSS SECTIONS

WASHOE COUNTY NEVADA



JOB NO: 16013.00 DATE: 03-15-2018



# Legal Findings

## 1. Consistency with Master Plan

- Program 3.5: The County will promote residential development in areas where services and infrastructure already exist or are planned.

*Lemmon Drive Estates meets this characterization*

- LUT.3.3 Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

*The proposed Lemmon Drive Estates project proposes a gross density of 2.88+/- DU/AC. This conforms with LUT 3.3.*

- C.2.1 The use of major drainageways as undeveloped buffers between areas of development is encouraged.

*The drainageway that crosses the property is incorporated into the eastern edge of the development area. Pedestrian accesses have been situated along or adjacent to the drainageway as a positive open space element within the subject property boundary. The drainageway offers a boundary to the steep slopes on the subject property that will be preserved in the development plan.*

## Legal Findings (Cont.)

### 1. Consistency with Master Plan

- C.3.1 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and rock outcroppings.

*Rock outcropping that are located in the eastern portion of the property is required to be remediated and will be left in a natural/common area with development of the project.*

### 2. Design or Improvement

Finding Language - That the design or improvement of the proposed subdivision is consistent with the master plan and any specific plan.

*all applicable design features that are required to be included in subdivisions in the “Lemmon Valley Suburban Character Management Area” have been included in the application submittal.*

*The project is consistent with the Policies of the Washoe County Master Plan, as identified in Finding 1.*

## Legal Findings (Cont.)

### 3. Type of Development

Finding Language - That the site is physically suited for the type of development proposed.

*The areas of the subject property identified for development are categorized to be within the area “most suitable” for development per the Development Suitability Map within the North Valleys Area Plan. The steeper sloped portions of the property are to be retained as undisturbed open space.*

### 4. Availability of Services

Finding Language - That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

*Based on preliminary discussion and review with utility purveyors that would serve the Lemmon Drive Estates project, utilities necessary to serve this in-fill site are generally adjacent to the site.*

## Legal Findings (Cont.)

### 5. Fish or Wildlife

Finding Language - That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

*The Washoe County Master Plan Conservation Element Habitat and Migration Route Maps show that Mule Deer habitat may exist in the area of the site (as it also appears to exist in Lemmon Valley, Spanish Springs, Reno, the Sparks Indian Colony, Stead, and Antelope Valley). No Bighorn, Black Bear, Pronghorn Antelope, Raptors, Sage Grouse or Wild Horse and Burro Herd habitats are shown to exist in the area of the subject property, per the Washoe County Conservation Element Habitat and Migration Route Maps.*

### 6. Public Health

Finding Language - That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

*The community water and sewer will be provided.. The Truckee Meadows Fire Protection District is the emergency service provider.*



## Legal Findings (Cont.)

### 7. Easements

Finding Language - That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

*There are only a few easements that currently encumber the property. A 16" natural gas line and sewer line are the primary easements and facilities that either dictate portions of the project design or will necessitate realignment through the subdivision with development of the site. Both easements can be accommodated or relocated appropriately within the proposed development plan.*

### 8. Access

Finding Language - That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

*Primary access is provided at two points onto Lemmon Drive, which is a moderate access control arterial roadway. Right-in, right-out movements will be allowed and modification to the Lemmon Drive/Military Road intersection to accommodate the necessary public transportation design geometrics will be required as part of this project.*

## Legal Findings (Cont.)

### 9. Dedications

Finding Language - That any land or improvements to be dedicated to the County is consistent with the Master Plan.

*Any public improvements are required to be constructed to Washoe County standards. Public Streets will be constructed to Washoe County standards and offered for dedication.*

### 10. Energy

Finding Language - That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

*The proximity of the project to shopping and bus routes can have a positive impact on vehicle miles traveled. There will be opportunities for home owners to install solar panels, should they wish.*

