

## Tentative Map Case Number: WTM19-001

From: John Rhodes (johnbrhodes@yahoo.com)

To: jib2424@sbcglobal.net

Date: Tuesday, October 1, 2019, 04:23 PM PDT

Jim -- Attached is the letter we discussed during our brief telephone conversation today. Thank you for your consideration of our position. Best,  
John

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Letter to Barnes - WCPC.pdf  
357.3kB

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October 1, 2019

**By Email**

Commissioner James I. Barnes  
Washoe County Planning Commission  
1001 E. Ninth street  
Reno, NV 89512

**Re: Tentative Subdivision Map Case Number: WTM19-001 Pleasant Valley Estates**

Commissioner Barnes and Members of the Commission:

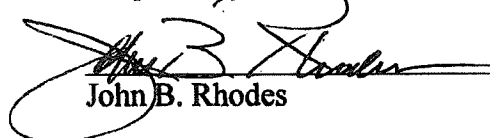
I am a lifelong resident of Steamboat Valley and am familiar with all development that has occurred, and proposals for development in Pleasant and Steamboat Valleys throughout the last sixty years. From that perspective, I submit that the proposed tentative map falls short of requirements in many areas, most notably density and access.

That being said, one issue alone should be dispositive in this matter. As you know, the Washoe County Code, Section 110.608.25, requires the Planning Commission to make numerous specific findings in order to approve a tentative map. One of those specific findings is that the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan. The Staff Comment on this requirement states: "... it is questionable whether or not the road grades are consistent with the Development Code." and "Given the design proposed roadways, it is the opinion of planning staff that the design of the subdivision is not consistent with this finding." (Staff Report, page 12.)

I submit that this finding can never be met because the width of the easement for Chance Lane, and the existing grade, will not allow the adjacent slopes to meet Code requirements. Primary access to any development on the proposed site should come from the east, off Toll Road. The applicant developed the property directly to the east, could have planned for primary access from the east, but deliberately chose not to do so.

For the reasons stated above, the proposed tentative map must be denied. Thank you for your consideration.

Respectfully submitted,

  
John B. Rhodes