

# OFFICIAL NOTICE OF PUBLIC HEARING

DATE: June 22, 2018

You are hereby notified that the **Washoe County Planning Commission** will conduct a public hearing at the following time and location:

**6:30 p.m., Tuesday, July 3, 2018**  
**Washoe County Commission Chambers**  
**1001 East Ninth Street, Building A, Reno, NV 89512**

**Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)** – For possible action, hearing, and discussion to approve 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**

**Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)** – For possible action, hearing, and discussion to approve 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.

- Applicant/Property Owner: D.R. Horton
- Location: West side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane
- Assessor's Parcel Number: 162-010-31
- Parcel Size: ±5.83 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Articles: 408, Common Open Space Development; 418, Significant Hydrologic Resources; 438 Grading and 608 Tentative Subdivision Maps
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

As an owner of property in the vicinity, you are invited to present testimony relative to these matters. To access additional information about this item, please visit our website at [www.washoecounty.us/csd/planning\\_and\\_development/](http://www.washoecounty.us/csd/planning_and_development/), choose **Boards and Commissions**, then **Planning Commission**, click on **2018** and choose the meeting date. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.