



**COMMUNITY DEVELOPMENT**  
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**NOTICE of MEETING/AGENDA**  
**DOUGLAS COUNTY PLANNING COMMISSION**  
**August 14, 2018**

**PUBLIC NOTICE:** This is only an **ACTION SUMMARY** that reflects the actions taken during the meeting. This should not be, in any way, used or construed as official minutes of the meeting. The official minutes are posted after being submitted to the Planning Commission for their approval.

**CALL TO ORDER AND DETERMINATION OF QUORUM-7 MEMBERS PRESENT**

**PLEDGE OF ALLEGIANCE-LED BY MEMBER OLAND**

**PUBLIC COMMENT-HELD**

**APPROVAL OF AGENDA-APPROVED**

For possible action. Approval of proposed agenda, exchanging the hearing times for Items 2 and 4.

**APPROVAL OF MINUTES-APPROVED**

For possible action. Planning Commission - Regular Meeting – July 10, 2018 9:00 AM

**PUBLIC HEARINGS**

1. For possible action. Discussion on a request for (1) a Tentative Subdivision Map that proposes to create 10 parcels approximately 0.33 to 0.50 acres in size, including a request for approval of a random mix of lot sizes and widths per Douglas County Code 20.690.030.Y(4); and (2) a Variance to Improvement Standards to allow for reduced roadway spacing for the proposed access road-- Holstein Court. The subject parcel is 5.43 acres in size and is located at 1291 Centerville Lane in the Gardnerville Ranchos. The applicant is Kent Neddenriep for Holstein Farms, LLC (APN 1220-09-401-001). Land Division Application (LDA 18-007) and Variance to Improvement Standard (DP18-0052). (Steve Mason) **APPROVED 5-2**

2. For possible action. Discussion on a request for a major modification to the Nevada Northwest Specific Plan, which includes the following: (1) changes to the plan text and mapping as a result of the Master Plan Amendment for the subject parcels, approved by the Board of County Commissioners on September 18, 2017; and (2) a zoning map amendment from Mixed Use Commercial to Multi-Family Residential for zoning consistency with the approved Master Plan Amendment. The subject parcels total 5.93 acres in size and are located at 1701 and 1709 Monte Vista Avenue in Minden. The property owner is Duane U. Deverill Charitable Trust (APNs: 1320-30-611-006 & 1320-30-611-007). Development Applications (DP) 18-0056 and 18-0057. (Louis Cariola) **APPROVED 5-2**

**August 14, 2018**

3. For possible action. Discussion on a proposed Planned Development Overlay zone for And Away They Go, LLC, on 18.92 acres including a Tentative Subdivision Map creating 80 single family residential lots, the smallest being 6,017 square feet; and two (2) variances allowing for a) recreational vehicle storage on individual parcels instead of a central location; and b) a reduction in the minimum spacing width between driveway approaches. The site is located on the west side of Lucerne Street, south of Ironwood Drive. The applicant is And Away They Go, LLC, Manager Mike Pegram, represented by R.O. Anderson (APNs 1320-30-702-026, 1320-30-702-027, 1320-30-702-028, and a portion of 1320-30-702-029); Planned Development (PD) 18-002. (Louis Cariola) **APPROVED 7-0**

4. For possible action. Discussion on multiple amendments to parcels within the Nevada Northwest Specific Plan, including (1) a Master Plan Amendment mapping error correction on 0.92 acres from MFR (Multi-Family Residential) to Commercial; (2) a Master Plan Amendment mapping error correction on 0.56 acres from Commercial to MFR; (3) a Zoning Map Amendment from NC and TC with a Gaming Overlay to MFR on approximately 0.92 acres (4) a Zoning Map Amendment from NC and TC with a Gaming Overlay to MFR on approximately 5.07 acres; (5) a Zoning Map Amendment from TC (Tourist Commercial) to NC Neighborhood Commercial on approximately 1 acre; and (6) the second Specific Plan Amendment for land use and motif changes to the Nevada Northwest Specific Plan. The subject properties are located east of Hwy 395, south of Ironwood Drive, and west of Lucerne Street within the Minden-Gardnerville Community Plan Area in the South Commercial Planning Area of the Nevada Northwest Specific Plan. The applicant is And Away They Go, LLC, Manager Mike Pegram (APNs: portions of APNs 1320-30-702-025, 1320-30-702-029, and 1320-30-601-009). Development applications (DA) 18-037 and 18-038. (Louis Cariola) **APPROVED 7-0**

**ADJOURNMENT- AT 3:58 PM**