



**COMMUNITY DEVELOPMENT**  
1594 Esmeralda Avenue, Minden, Nevada 89423

Building Division  
Engineering Division  
Planning Division  
Code Enforcement

Mimi Moss  
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201  
FAX: 775-782-6297  
website: [www.douglascountynv.gov](http://www.douglascountynv.gov)

## DOUGLAS COUNTY ADMINISTRATIVE HEARING PANEL

### MINUTES OF THE MAY 12, 2016 MEETING

#### I. Call to Order.

Meeting was called to order at 2:00 pm by Mimi Moss, Community Development Director and it was determined a quorum was present.

Administrative Hearing Panel members present: Mimi Moss, Community Development Director, Planning Division, Erik Nilssen, County Engineer, Engineering Division, and David Lundergreen, Building Department Manager, Building Division

Staff members present: Heather Anderson, Planner, Lucille Rao, Case Planner and Natalia Moore, Civil Engineering Plans Examiner, Coleen Thran-Zepeda, Development Coordinator

Public present: Matt Bernard, Tammy Kinsley, ROA, Mark Neuffer

#### Public Comment:

No public comment; public comment closed.

#### II. Public Hearing - Discussion and Possible Action.

- 1) **For possible action. Discussion on request for a Tentative Parcel Map for Andre and Carol Aldax, to divide a 39.49 acre parcel into two parcels, the smallest being 3.47 acres and the largest being 36.02 acres in size, using the provision of Douglas County Code Section 20.714.040, *Agricultural 2-acre parcel*. The subject parcel is located on the east side of Highway 395, approximately 1,360 feet north of Airport Road in the A-19 (Agricultural-19 acres minimum parcel size) zoning district in the Airport Planning Area (APN 1320-04-001-004). Land Division Application (LDA) 16-006.**

**Case Planner: Heather Anderson (775) 782-6218**

[handerson@douglasnv.us](mailto:handerson@douglasnv.us)

**Case Engineer: Natalia Moore (775) 783-6421**

[nmoore@douglasnv.us](mailto:nmoore@douglasnv.us)

Ms. Moss asked Ms. Anderson if there have been any changes since the development of the staff report.

Ms. Anderson stated no changes.

Ms. Moss asked the panel if they had any questions. No panel questions.

Ms. Moss opened up comment from the Applicant. Mr. Bernard from RO Anderson Engineering, just wanted one point of clarification regarding the staff report. During the WCAC meeting they accepted the map as presented. He needs clarification on condition number one where it states the plans shall substantially be consistent with the review. He just wants to make sure that we all know there was no condition and there will be no plans. The map that they intend to record will look identical to the one presented to the Water Conveyance as per the motion. Ms. Moss stated that was correct.

Ms. Moss opened the meeting for public comment; there were none.

Ms. Moss asked the panel if they had any discussion on this item; there were none.

Mr. Lundergreen made a motion to approve LDA 16-006, as presented.

A second was made by Mr. Nilssen; motion carried unanimously.

- 2) For Possible Action. Discussion on a request for a Tentative Parcel Map for Richard L. Clark to divide a 3.27 acre parcel into 4 lots, with the smallest being .63 acres (27,383 square feet in area). The subject property is located at 1144 Highway 395, Gardnerville in the GC (General Commercial) zoning district in the Minden/Gardnerville Community Plan. The applicant is Mark Neuffer. APN 1220-10-601-002. Land Division Application (LDA) 16-005.**

|                       |                     |                       |  |
|-----------------------|---------------------|-----------------------|--|
| <b>Case Planner:</b>  | <b>Lucille Rao</b>  | <b>(775) 782-6218</b> | <a href="mailto:lrao@douglasnv.us">lrao@douglasnv.us</a>         |
| <b>Case Engineer:</b> | <b>Erik Nilssen</b> | <b>(775) 782-9063</b> | <a href="mailto:enilssen@douglasnv.us">enilssen@douglasnv.us</a> |

Ms. Moss asked Ms. Rao if there have been any changes since the development of the staff report.

Ms. Rao stated no changes, no modifications and no public comment.

Ms. Moss asked the panel if they had any questions. No panel questions. Mr. Nilssen wanted to note that the flood plain was identified incorrectly on the map as Zone A-03 and it's actually Zone A-01. That needs to be revised.

Ms. Moss opened up comment from the Applicant. Mark Neuffer, Alta Consulting, agrees with the staff report and they will provide clarification on the map regarding the flood zone.

Ms. Moss stated that it will be a technical map correction, not added as a condition.

Ms. Moss opened the meeting for public comment; there were none.

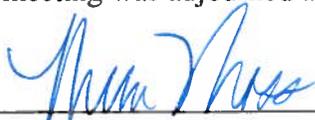
Ms. Moss asked the panel if they had any discussion on this item; there were none.

Mr. Nilssen made a motion to approve LDA 16-005, for Mark Neuffer, Alta Consulting, as presented.

A second was made by Mr. Lundergreen; motion carried unanimously.

### III. Adjournment.

The meeting was adjourned at 2:09 p.m.



\_\_\_\_\_  
Planning Representative



\_\_\_\_\_  
Engineering Representative



\_\_\_\_\_  
Building Representative