



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

April 27, 2023

Jeff Foster  
Development Services  
City of Reno  
One East 1<sup>st</sup> Street  
Reno, NV 89501

RE: 1565 Plumas Street Townhomes – Tentative Map

Dear Mr. Foster,

RTC appreciates the opportunity to comment on the proposed 1565 Plumas Street Townhomes project located in Reno. RTC is committed to working with City staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote walkable neighborhoods.

The purpose of this letter is to provide recommendations based on the project's proximity to any RTC existing or upcoming roadway improvements and/or transit services.

*2050 Regional Transportation Plan (RTP) Roadway Designation*

Appendix D, titled "Access Management," of the 2050 RTP identifies Plumas Street as an arterial and notes that "elimination of on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service." The RTP also lists a project in the 2031-2050 timeframe on Plumas Street for multimodal improvements, which may include the addition of bike lanes. Either or both of these improvements could impact the on-street parking proposed by this development. For these reasons, it is recommended that any on-street parking adjacent to the project be supplemental to what is required by City code, and not included in the developer's required minimum parking provision.

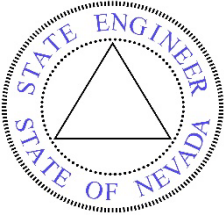
Additionally, RTC encourages the incorporation of pedestrian-oriented building design strategies such as placing of building facades along the sidewalk, locating surface-level parking behind the building and away from walkways, and strategically including entrances and windows facing the street for convenient pedestrian access.

RTC looks forward to reviewing any further documents related to this project. If you have any questions regarding this response, please contact Marquis Williams by phone at 775-332-0174, by email at [MWilliams@rtcwashoe.com](mailto:MWilliams@rtcwashoe.com), or by mail at the following address:

RTC Development Review  
1105 Terminal Way, Suite 211  
Reno, NV 89502

Sincerely,

Marquis Williams  
Senior Technical Planner



Nevada Division of  
**WATER RESOURCES**

**STATE OF NEVADA**  
**Department of Conservation and Natural Resources**

Joe Lombardo, Governor  
James A. Settelmeyer, Director  
Adam Sullivan, P.E., State Engineer

May 3, 2023

**To:** Jeff Foster  
Development Services Department  
City of Reno  
P. O. Box 1900  
Reno, NV 89505

**Re:** Comments on LDC23-00058 and 21354-T

**Name:** **1565 Plumas Street Townhomes**

**County:** Washoe County – City of Reno, Plumas Street and Mount Rose Street

**Location:** A portion of the SE¼ of Section 14, Township 19 North, Range 19, East, MDB&M.

**Plat:** Tentative: Seventeen (17) lots, common areas, and rights-of-way totaling approximately 0.99 acres and being Washoe County Assessor's Parcel Number 014-193-15.

**Water Service  
Commitment**

**Allocation:** No water has been allocated for this project.

**Owner-  
Developer:** Plumas Street Reno, LLC  
1105 Park Avenue Apartment 8D  
New York, NY 10128

**Engineer:** Odyssey Engineering, Inc.  
895 Roberta Way, Suite 104  
Sparks, NV 89431

**Water  
Supply:** Truckee Meadows Water Authority

**General:** There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

**Action:** Approval of 1565 Plumas Street Townhomes will be based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

*Steve Shell*

Steve Shell  
Water Resource Specialist II