

IN THE MATTER OF WATER AVAILABILITY)
TO THE VIRGINIA TERRACE CONDOMINIUM)
PROJECT, CITY OF RENO, WASHOE COUNTY,)
NEVADA)

R U L I N G

INTRODUCTION

I

The original condominium project known as Virginia Lake Plaza consisting of 300 units was later modified to 208 units known as Virginia Terrace. Both projects were submitted to the Division of Water Resources for review of water availability as required by statute.

FINDINGS OF FACT

I

The property proposed to be subdivided by a condominium project is presently the location of the Old Orchard Trailer Park consisting of 160 spaces. This trailer park has been in existence for many years and is to be abandoned upon construction of the condominium project. Water supply and sewer service has been firmly established to the Old Orchard Trailer Park.

II

The tentative map for the original condominium project known as Virginia Lake Plaza consisting of 300 units was submitted to the Division of Water Resources on February 6, 1979 for review of water availability.

III

By letter dated February 1, 1979, the Sierra Pacific Power Company states that water service will be supplied to the Virginia Lake Plaza condominium project consisting of 300 units. A copy of the February 1, 1979 letter from the Sierra Pacific Power Company is attached for reference.

IV

Review No. 1545T dated February 13, 1979, was prepared by the Division of Water Resources recommending approval to water quantity for the Virginia Lake Plaza condominium project for 300 units. A copy of Review No. 1545T is attached for reference.

V

The Regional Planning Commission at a regular meeting on May 3, 1979, recommended denial of the Virginia Lake Plaza 300 unit condominium project. A copy of this Regional Planning Commission recommendation is attached for reference.

VI

The Reno City Council upheld the Regional Planning Commission recommendation to deny the Virginia Lake Plaza 300 unit condominium project at the regular meeting held on July 9, 1979. A copy of the July 9, 1979 action by the Reno City Council is attached for reference.

VII

Continuing the direction provided by the Reno City Council, the owners modified the project to a four-story building with 208 condominium units and changed the name to Virginia Terrace. The revised tentative map for the Virginia Terrace 208 unit condominium project was received in the office of the Division of Water Resources on March 5, 1980, for review to water availability.

VIII

By letter dated February 27, 1980, the Sierra Pacific Power Company states that water service will be supplied to the Virginia Terrace 208 unit condominium project, formerly Virginia Lake Plaza, as the request is within the estimated demand of pending projects, as of September 21, 1979, of 10,500 acre-feet. A copy of the February 27, 1980 letter from the Sierra Pacific Power Company is attached for reference.

IX

Virginia Lake Plaza is included on the list (page 7, line 4) prepared by the Sierra Pacific Power Company for water service committed to subdivision and condominium projects prior to September 21, 1979, totaling 10,500 acre-feet. 1/

X

Review No. 1965T dated March 17, 1980, was prepared by the Division of Water Resources recommending disapproval to water quantity for the Virginia Terrace 208 unit condominium project on the grounds that the tentative map for the original Virginia Lake Plaza project had expired. A copy of Review No. 1965T is attached for reference.

XI

The Regional Planning Commission at a regular meeting on April 1, 1980, recommended approval of the Virginia Terrace 208 unit condominium project. A copy of the April 1, 1980 Regional Planning Commission recommendation is attached for reference.

XII

At a regular meeting held on May 27, 1980, the Reno City Council upheld the recommendations of the Regional Planning Commission to approve the tentative map of the Virginia Terrace 208 unit condominium project and the change of land use and granted the major project review, case No. MPR-31-80R. Copies of the Reno City Council action are attached for reference.

CONCLUSIONS

I

The State Engineer has jurisdiction of the parties and the subject matter of this action. 2/

II

It is noted that the project originally recommended for approval to water availability by the Division of Water Resources Review No. 1545T dated February 13, 1979, was for 300 condominium units. The modified project made no change in the manner of use but revised the number of units to reflect a reduction to 208 condominium units.

III

The letter of February 27, 1980, from the Sierra Pacific Power Company states that the proposed condominium project is within the estimated demand of pending projects as of September 21, 1979, of 10,500 acre-feet.

IV

The demand for water by the Virginia Terrace 208 unit condominium project is less than the prior approved Virginia Lake Plaza 300 unit project.

V

The original condominium project of 300 units, known as Virginia Lake Plaza, was denied by the Regional Planning Commission and the Reno City Council on grounds other than water availability. The owner then modified the project downward to a 208 unit condominium project known as Virginia Terrace, which has been approved by the Regional Planning Commission and the Reno City Council.

RULING

Based on the information and documentation received, Review No. 1965T, dated March 17, 1980, will be amended to recommend approval to water availability for the Virginia Terrace 208 unit condominium project.

Respectfully submitted,



William J. Newman
State Engineer

WJN/bc

Dated this 30th day of
SEPTEMBER, 1980.