



WOOD RODGERS

June 7, 2016

Public Notice

Participate in the Future of Your Neighborhood

Dear Property Owner:

A request has been made for a text amendment to the Southeast Truckee Meadows Area Plan to Policy SETM.2.13. The amendment is proposed to affect property located between Geiger Grade and Toll Road in the Toll Road Suburban Character Management Area. In most areas of Washoe County the density allowed in the MDS zone is 3 units per acre. The Southeast Truckee Meadows Area Plan limits the density in MDS to 2 units per acre. The proposed amendment is to allow the density in MDS only in the Toll Road Character Management Area between Geiger Grade and Toll Road where public services are available to 2.5 units per acre. The amendment would allow for lot size flexibility and a potential increase in the number of single family residential lots (approximately 31 if all vacant parcels were developed at 2.5 units per acre) that could be developed only in the Toll Road Suburban Character Management Area between Geiger Grade and Toll Road to serve population growth and housing needs.

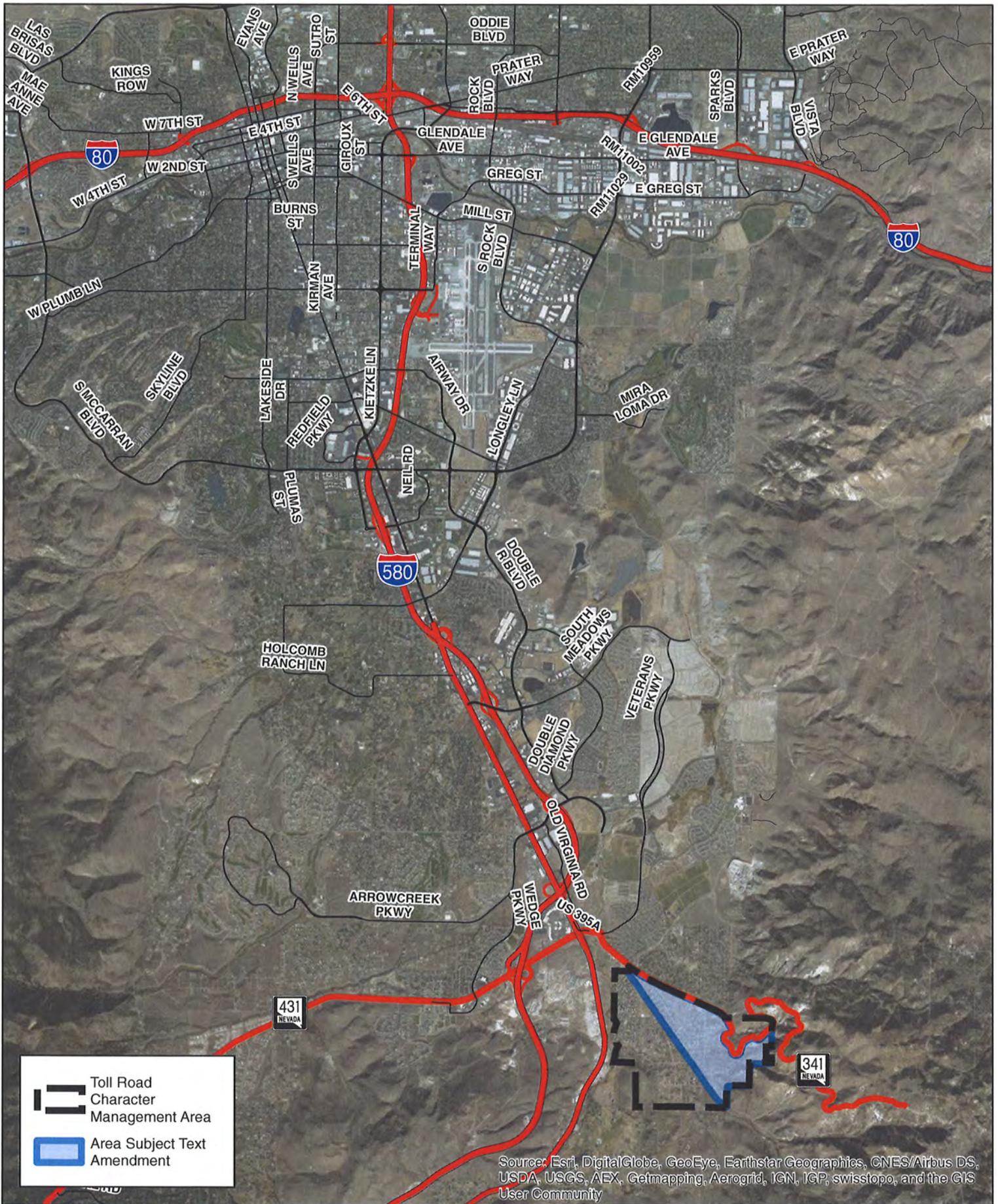
If you are interested in learning more about the proposed text amendment, please join us at the meeting on June 23, 2016. The meeting will take place from 5:00 p.m. to 6:30 p.m. in an open house format at the South Valleys Library, 15650 Wedge Pkwy, Reno, NV 89511.

You will receive an official notification from Washoe County when the request is set for a public hearing. For more information, please contact: Melissa Lindell, Wood Rodgers, Inc. (775) 823-5251 or mlindell@woodrogers.com.

Sincerely,

Wood Rodgers, Inc.

Melissa Lindell, AICP
Principal Planner

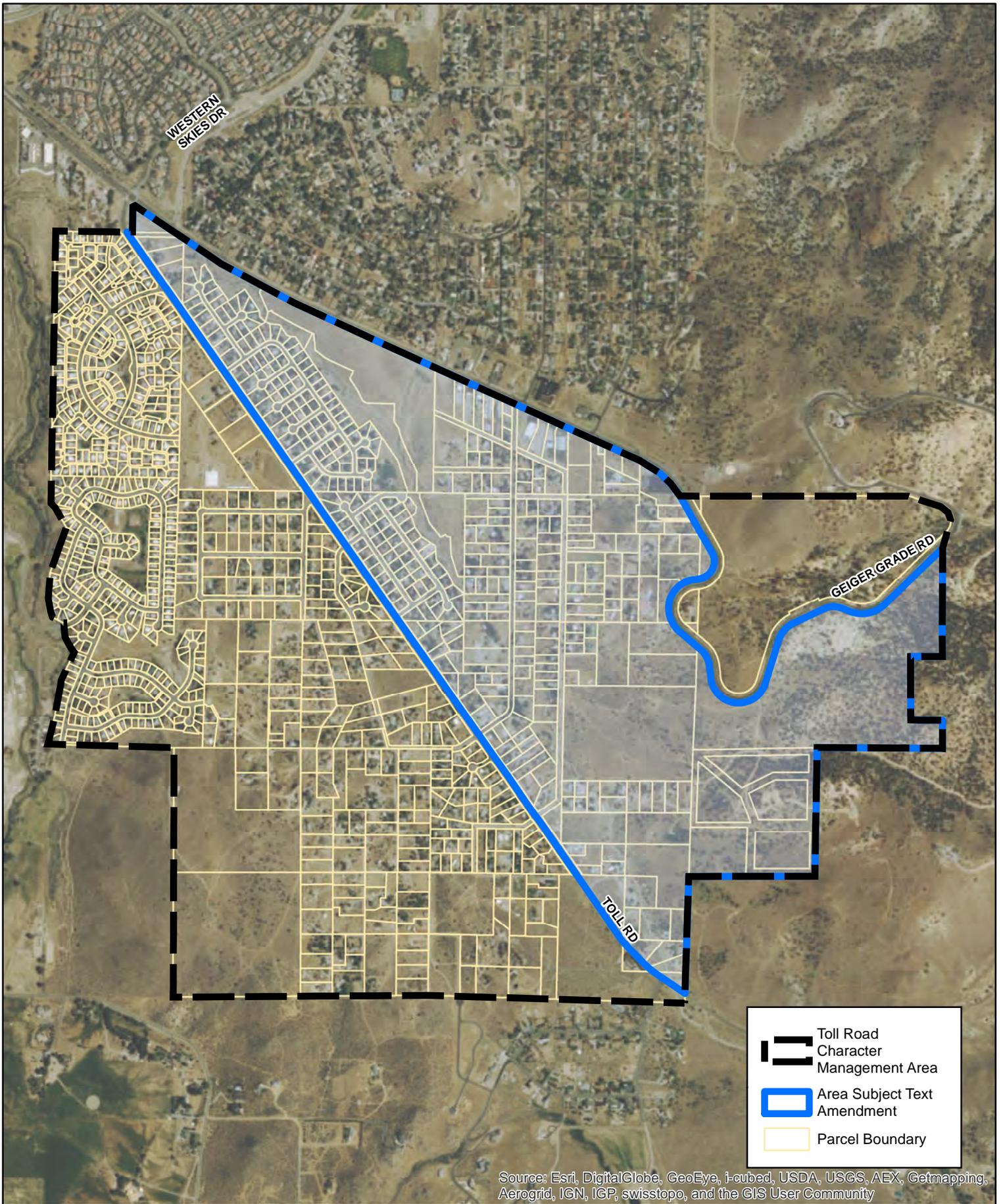


Vicinity Map

Southeast Truckee Meadows Area Plan/
 Toll Road Character Management Area Text Amendment
 May, 2016



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4068
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-  Toll Road Character Management Area
-  Area Subject Text Amendment
-  Parcel Boundary

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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FEET



Parcel Boundaries
 Southeast Truckee Meadows Area Plan/
 Toll Road Character Management Area Text Amendment
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