

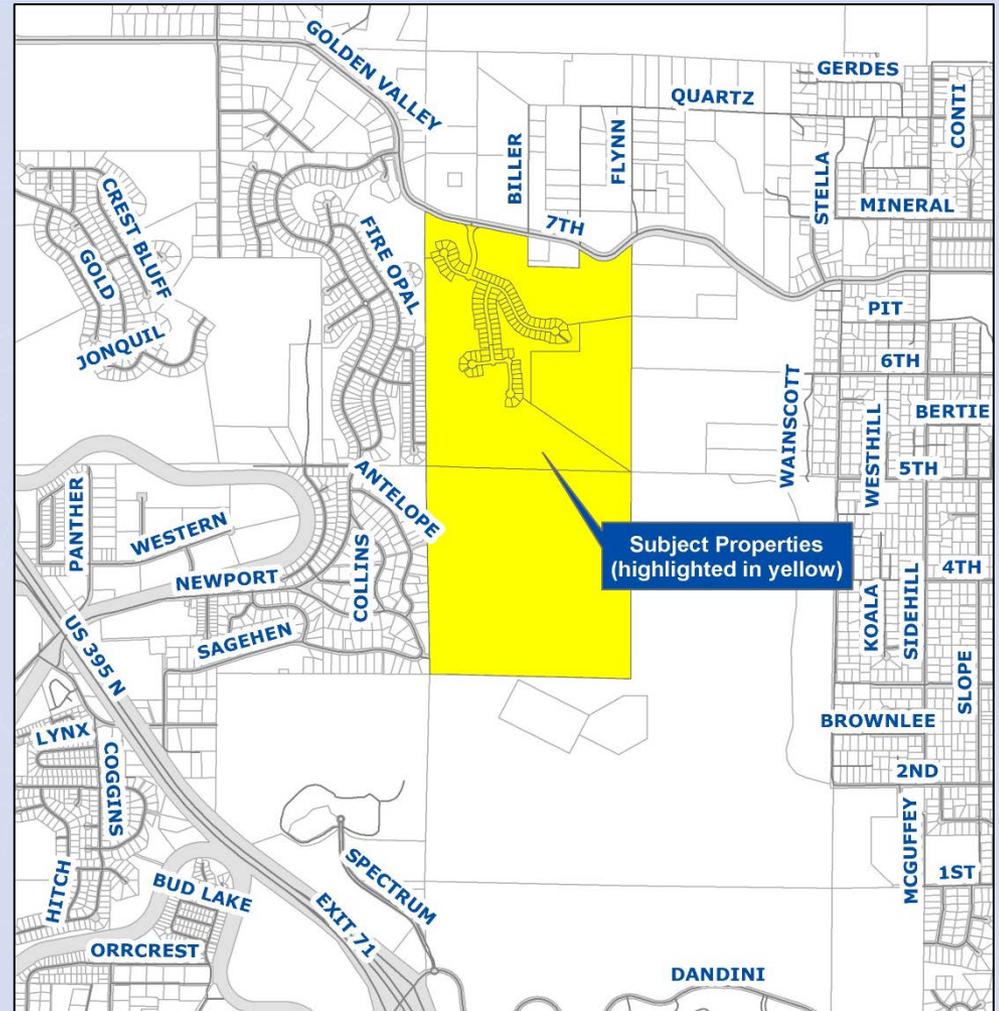


Amendment of Conditions WAC16-0001

Washoe County Planning Commission

February 7, 2017

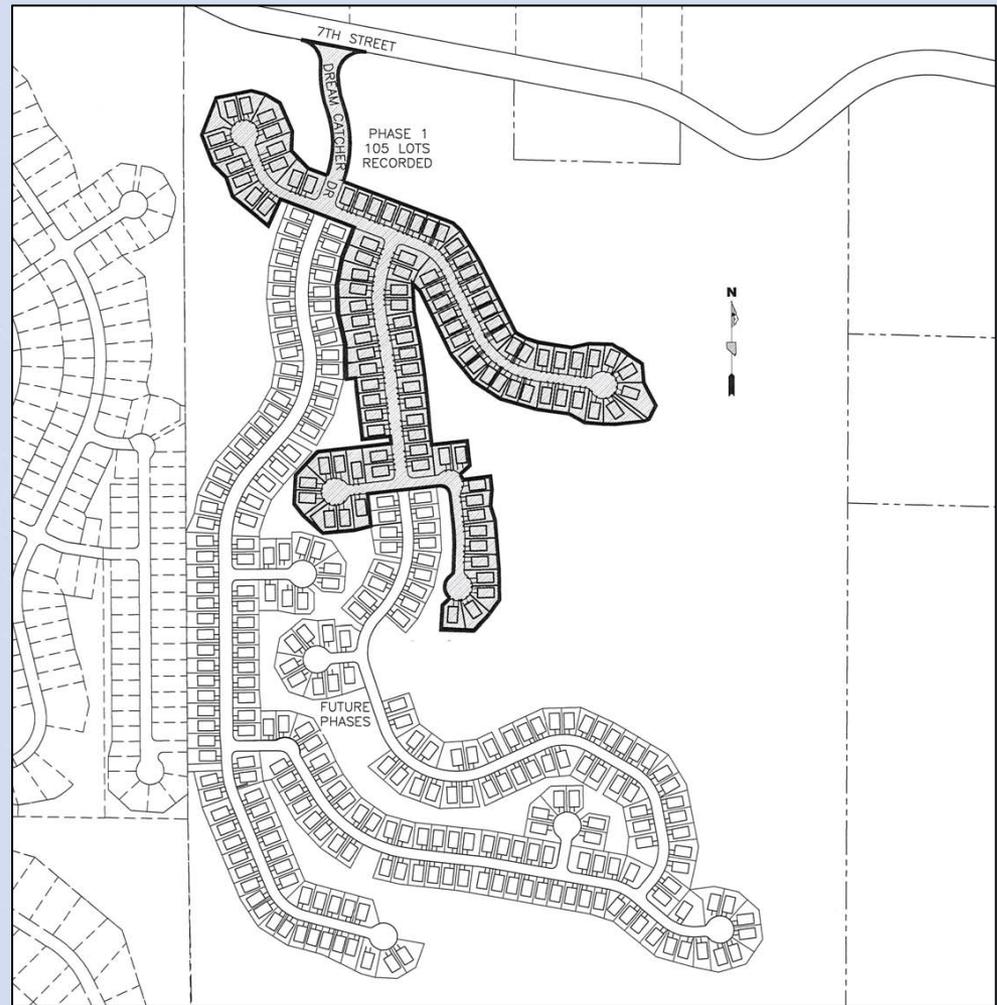
**LADERA RANCH
(TM05-011)**





History of Ladera Ranch

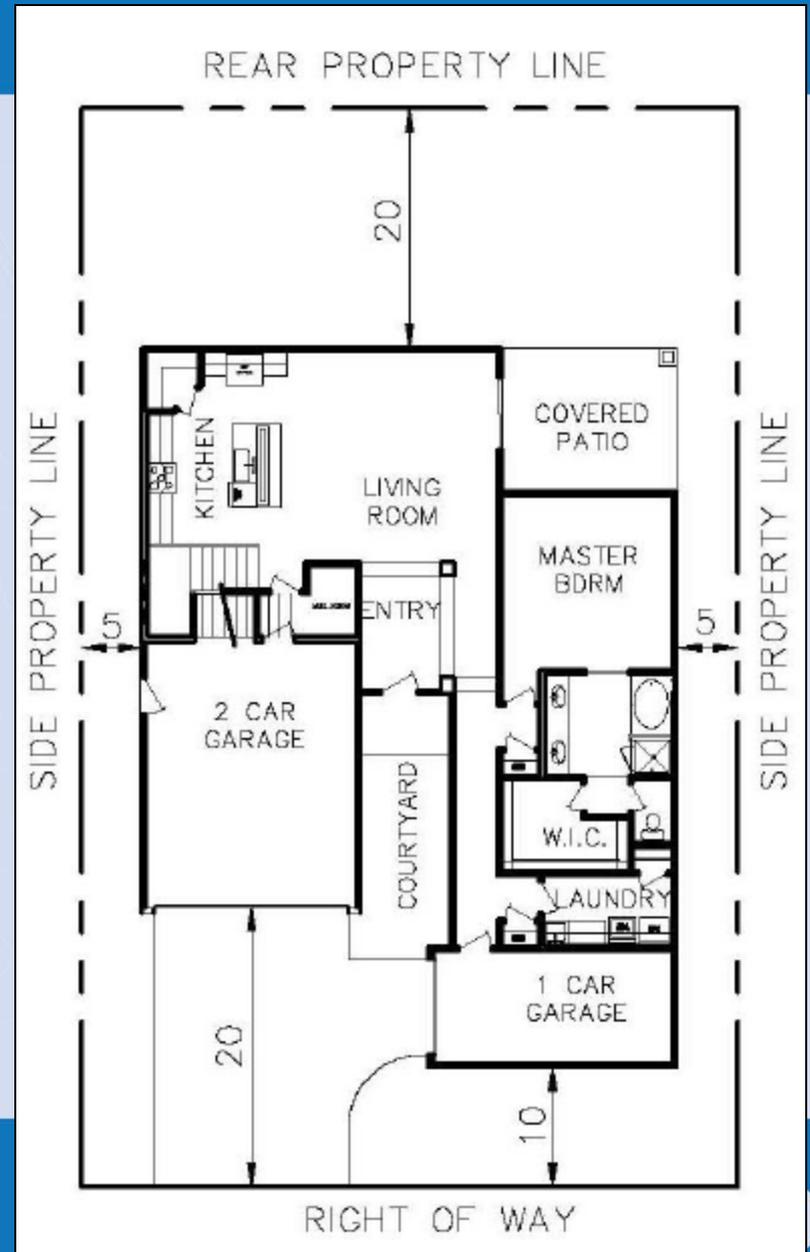
- 356-lot subdivision approved 2005
- 105 lots recorded
- Map extended to July 2017





Overview

- **Side yard setback:**
 - Reduce from 6' (existing) to 5' (proposed)
- **Front yard setback:**
 - Reduce from 20' (existing) to 10' (proposed) for home and side-turned garages
- **Rear yard setback:**
 - No change





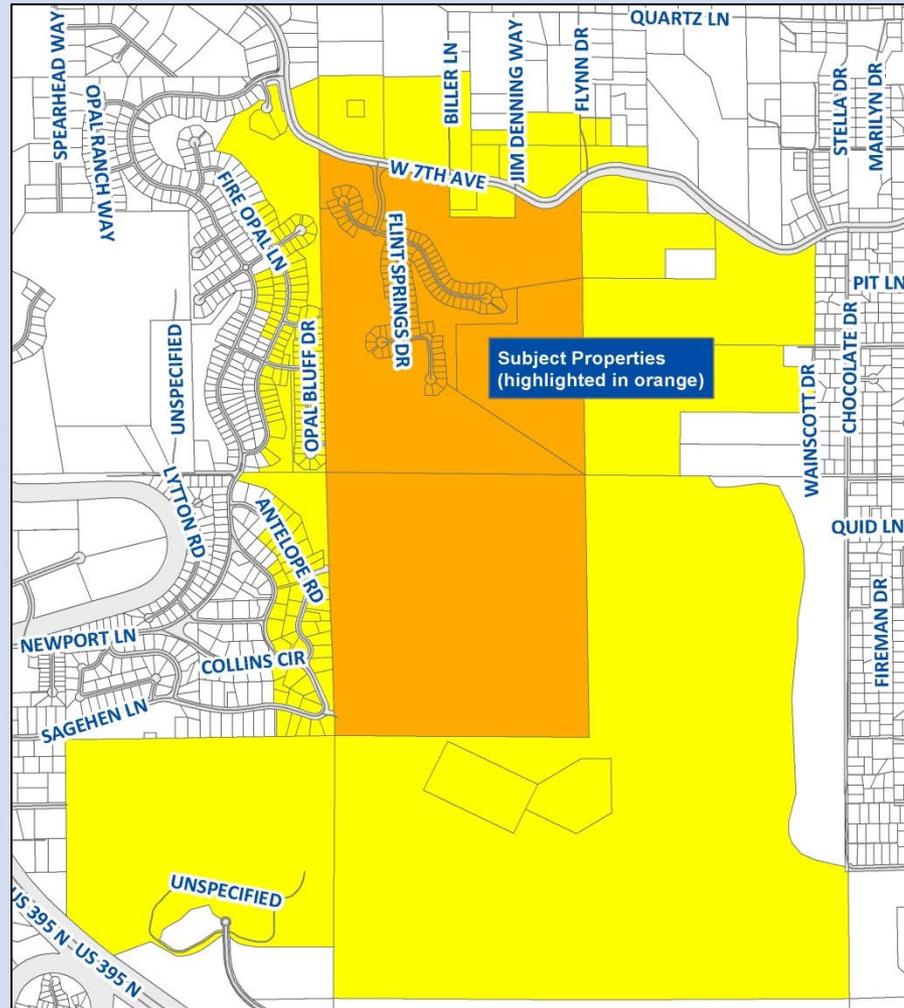
Commenting Agencies

- **Washoe County**
 - Planning & Development
 - Engineering & Capital Projects
- **Sun Valley General Improvement District**



Public Notice

Notice provided to property owners of 299 parcels within 500 feet of site





Citizen Advisory Board (CAB)

- **CAB: February 6, 2017**
- **Draft minutes provided**
- **CAB recommended approval 3-2**
- **Questions/concerns:**
 - Clarification on reasoning for request, home layouts, market value
 - Overall subdivision impacts (ex. traffic, drainage, access)



Tentative Map Findings

1. Plan Consistency
2. Design or Improvement
3. Type of Development
4. Availability of Services
5. Fish or Wildlife
6. Public Health
7. Easements
8. Access
9. Dedications
10. Energy



Possible Motion

I move that, after giving reasoned consideration to the information contained within the staff report and received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC16-0001 for D.R. Horton for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch), with the amended conditions of approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25.