

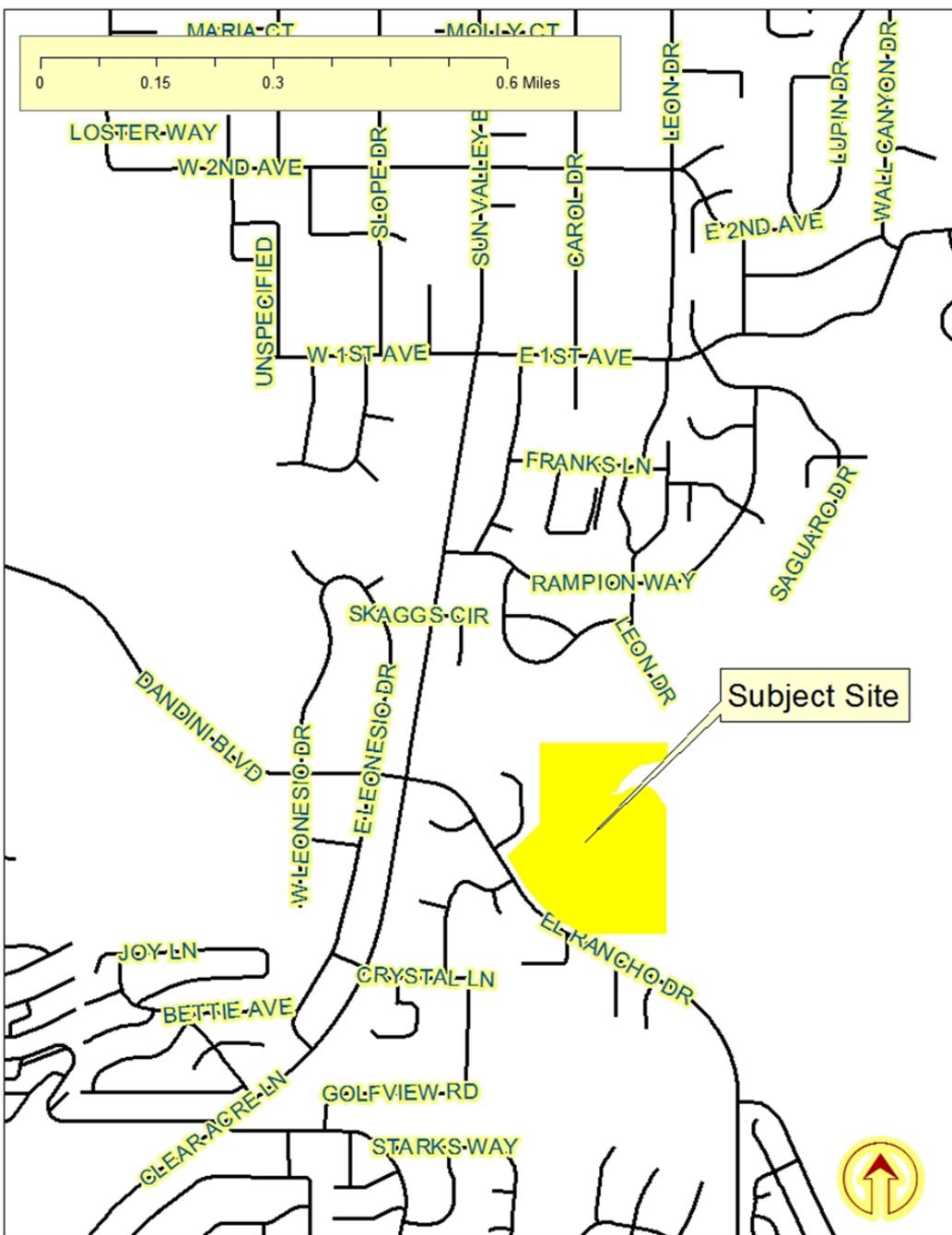


# WAC18-0001 Falcon Ridge



***Washoe County Planning Commission***  
***August 7, 2018***

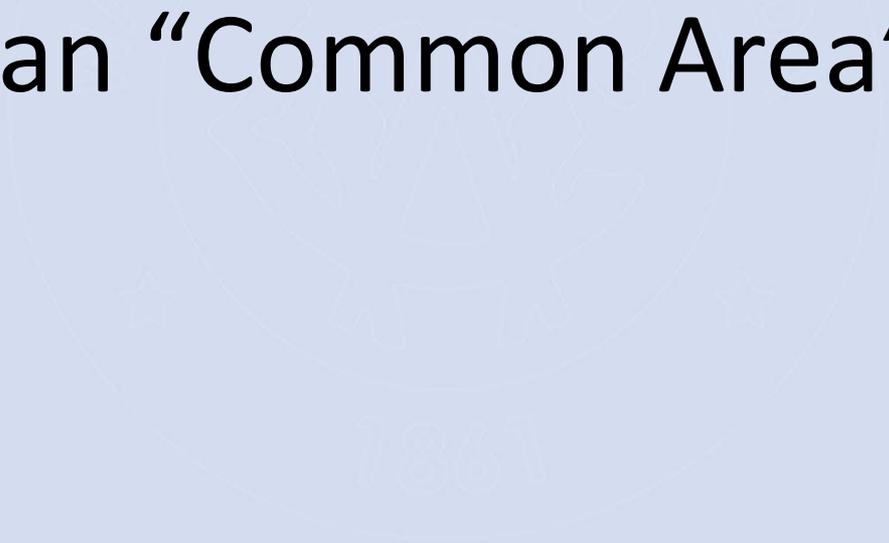
# Vicinity map





# Request

Reservation of two parcels (totaling  $\pm 6.36$  acres) of land as “Remainder” rather than “Common Area”





# Overview

- **Approved tentative subdivision map for 142 single-family attached townhomes**
- **Approximately 25.59 acres in size**
- **Specific Plan allows for “±10.6 dwelling unit per acre”**
- **Would possibly allow 67 dwellings at some point in the future**
- **Amendment conforms to the density allowed in the specific plan**





# Public Notice & CAB

- **Notice sent to 66 affected property owners**
- **Sun Valley CAB did not have a meeting during the review period for this request.**
- **No individual comments from CAB members were received.**



# Reviewing Agencies

- Washoe County Community Services Department
  - Engineering and Capital Projects
  - Planning and Building Division
  - Regional Parks and Open Spaces
  - Utilities/Water Rights
  - Geographic Information Systems
- Washoe County Health District
  - Air Quality Management Division
  - Emergency Medical Services Division
  - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Sun Valley General Improvement District
- City of Reno
- City of Sparks

**No  
recommendations  
for denial were  
received**



# Tentative Subdivision Map Findings

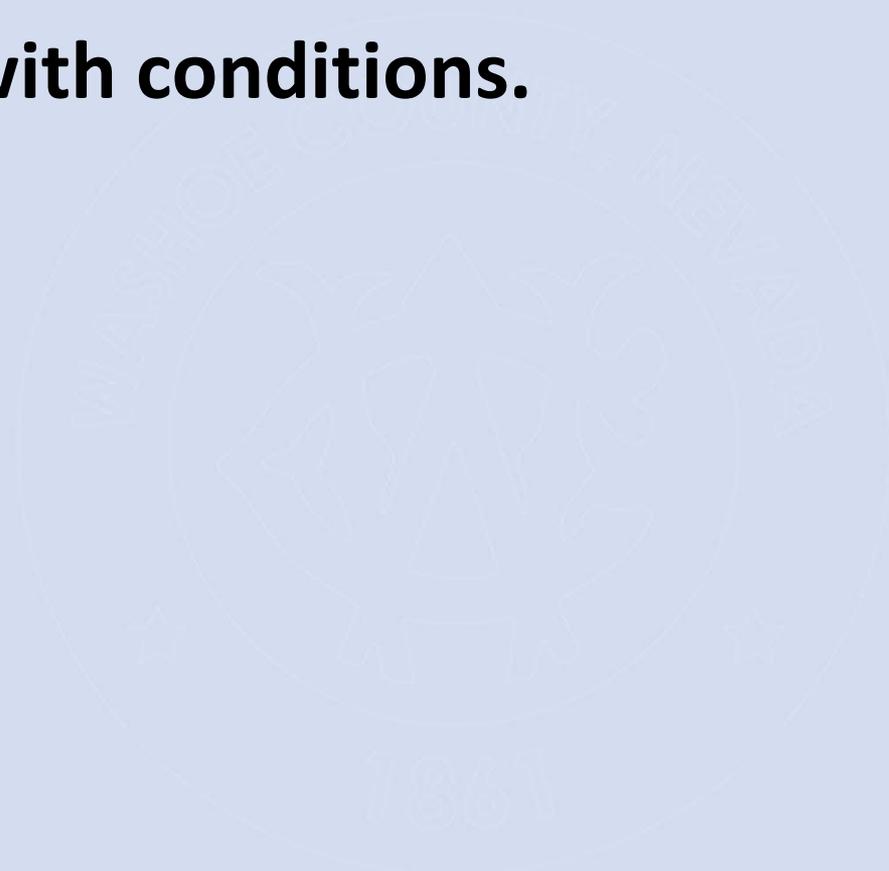
Staff Comments on each finding are on pages 8-9 of the staff report.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.



# Recommendation

**Approval with conditions.**





# Possible Motion

**I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC18-0001 to Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25**