

Ladera Ranch (Phases 2 thru 6) Washoe County Planning Commission Hearing (WTM20-001 & WPVAR20-0002) August 4th, 2020 at 6:30 P.M.

Project Summary:

- A Tentative Map for a 294 Single Family project including a Common Open Space Development on 266 acres; and
- A Variance to allow finish grades to exceed more than 10' in height from existing ground.
- This is a roughly a 266 acre site accessed from Dream Catcher and West 7th Street. It is zoned a mix of MDS, LDS, HDR, and Open Space

Project Team

Developer – Lansing Companies
Will Roberts, VP of Land Acquisition



Civil Engineer - Summit Engineering
Robert Gelu, P.E.



Traffic Engineer – Solaegui Engineers
Paul Solaegui, P.E.

Land Use & Community Planning - KLS Planning & Design
John Krmpotic, AICP



EN VALLEY RD

SPEARHEAD WY

OPAL STATION DR

BILLER LN

JIM DENNING WY

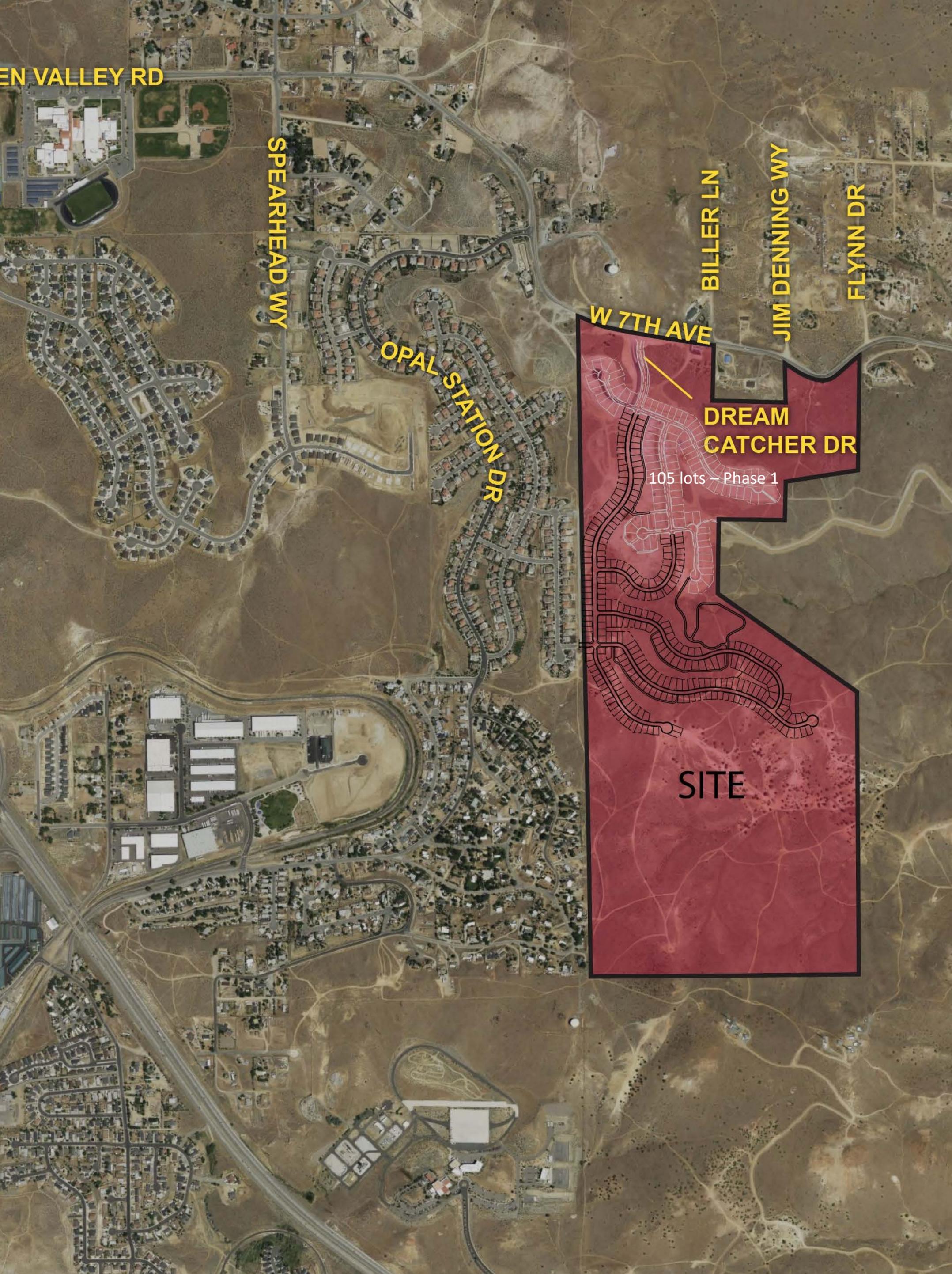
FLYNN DR

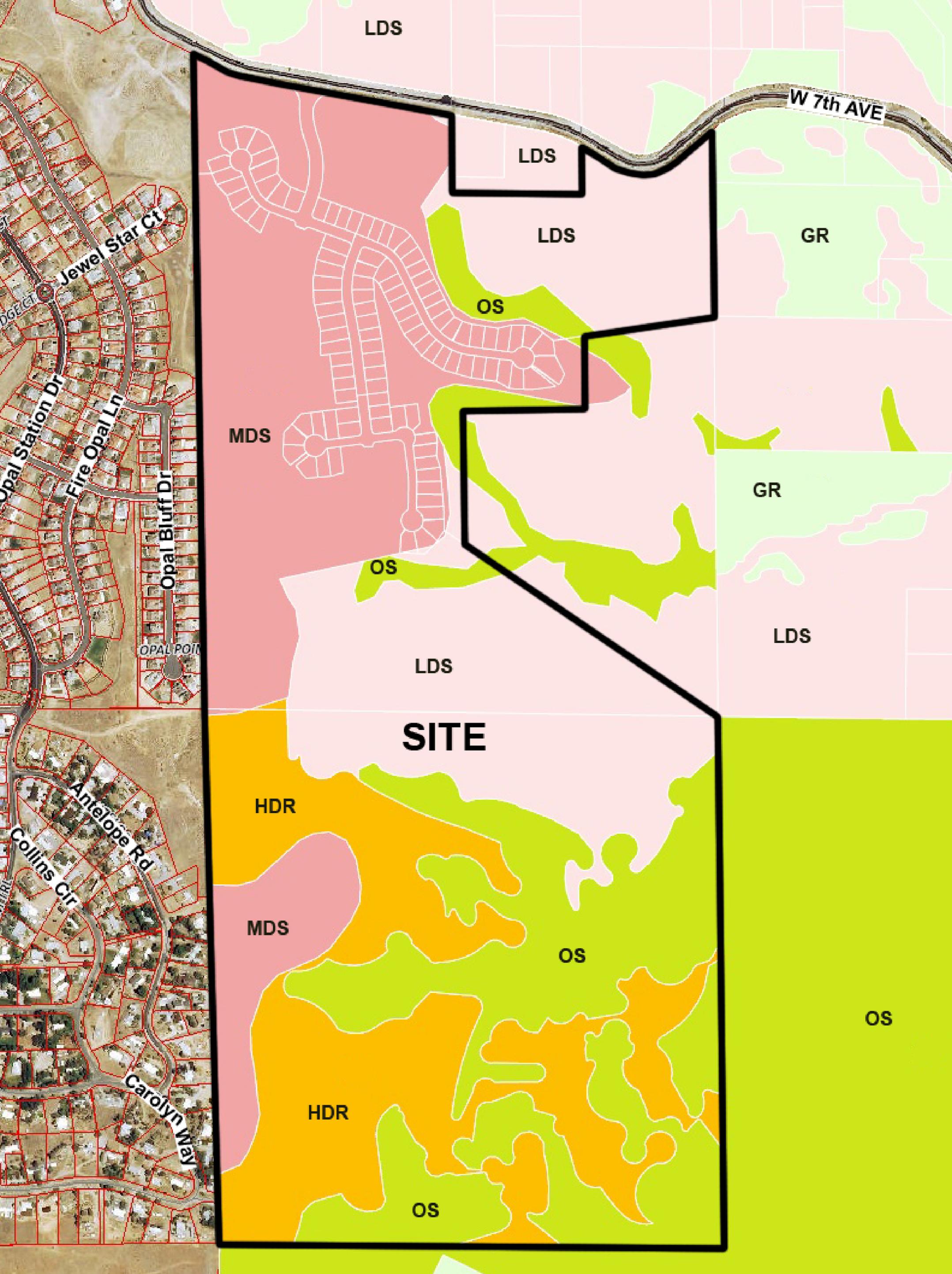
W 7TH AVE

DREAM
CATCHER DR

105 lots – Phase 1

SITE





LDS

W 7th AVE

LDS

LDS

GR

OS

MDS

GR

OS

LDS

LDS

SITE

HDR

MDS

OS

OS

HDR

OS

Jewel Star Ct

Opal Station Dr

Fire Opal Ln

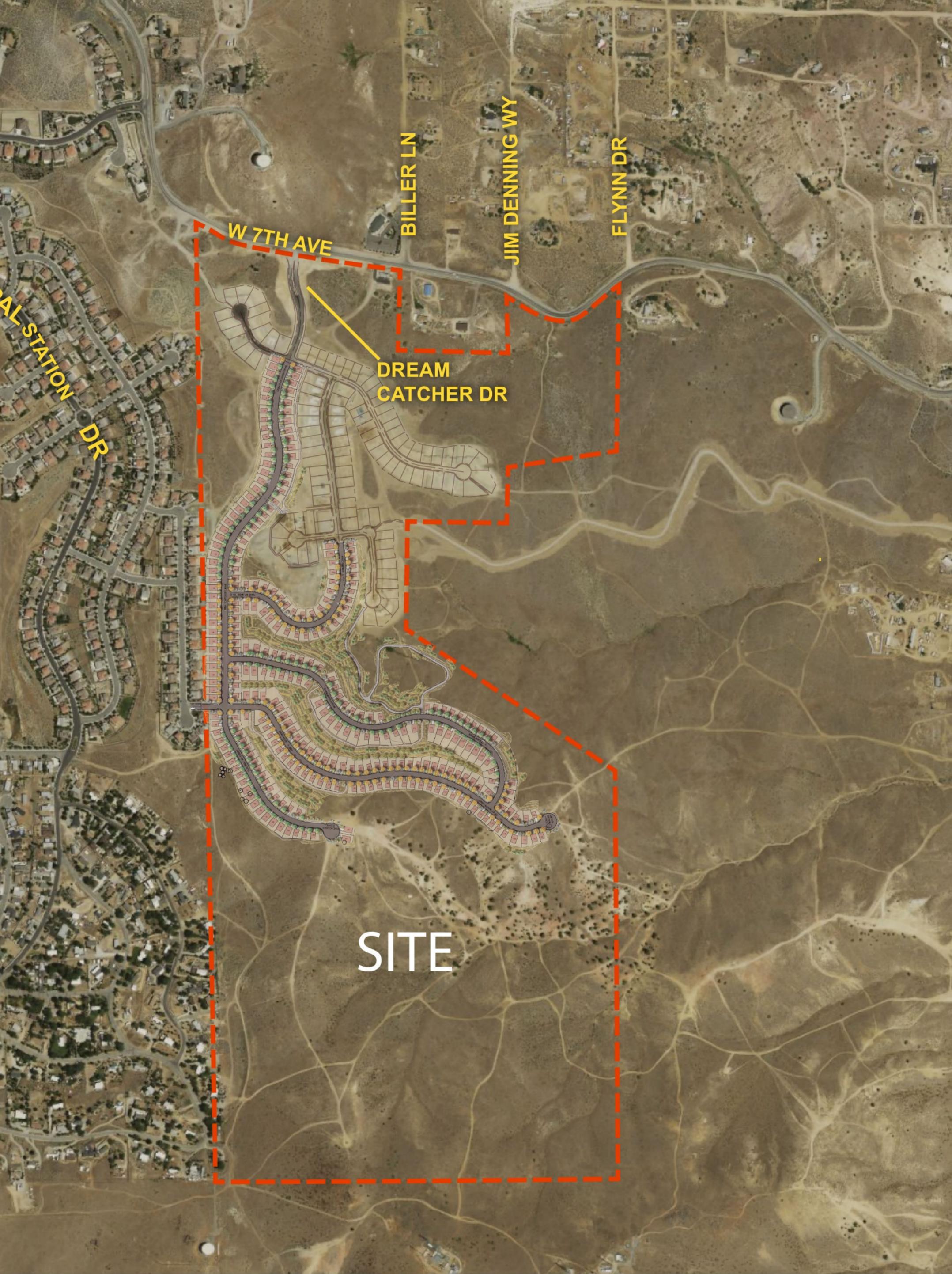
Opal Bluff Dr

OPAL POINT

Antelope Rd

Collins Cir

Carolyn Way



AL STATION DR

W 7TH AVE

BILLER LN

JIM DENNING WY

FLYNN DR

DREAM CATCHER DR

SITE

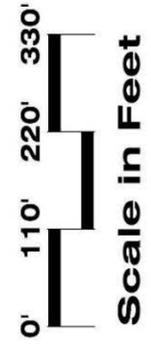


ALTERED ANDESITE BUCKWHEAT NOTE:
 A POPULATION OF ALTERED ANDESITE BUCKWHEAT MAY BE PRESENT AT THE DEVELOPMENT SITE. THE USFWS HAS IDENTIFIED IT AS A SPECIES OF CONCERN AND IT IS LISTED ON THE NEVADA NATURAL HERITAGE PROGRAM'S SENSITIVE LIST. IT IS NOT LISTED UNDER THE ENDANGERED SPECIES ACT, AND THE SPECIES DOES NOT HAVE ANY OTHER FORMAL PROTECTIONS.
 IF POSSIBLE DURING CONSTRUCTION, THE APPLICANT MAY HARVEST THE SEED OF ANY ALTERED ANDESITE BUCKWHEAT THAT MAY BE DISTURBED AND/OR REMOVED DURING DEVELOPMENT ACTIVITIES. THE APPLICANT WILL PROVIDE ANY HARVESTED SEED TO THE WASHOE COUNTY PARKS DEPARTMENT FOR ITS USE IN OFFSITE RESTORATION EFFORTS.

LADERA RANCH LLC
 APN 502-700-06
 COMMON O.S. 'B' SUB
 4790

APN
 502-700-03
 COMMON
 O.S. 'F'
 [7.29 AC]

WASHOE COUNTY
 APN 502-700-04
 PARCEL 'G' SUB 4790



LANDSCAPE LEGEND/REQUIREMENTS

- APPROX. 25 EXISTING TREES TO REMAIN - 403 CALIPER INCHES
- APPROX. 9 EXISTING TREES TO BE REMOVED - 95 CALIPER INCHES
- REQUIRED YARDS ADJOINING STREETS - ALL REQUIRED FRONT, REAR, AND SIDE YARDS WHICH ADJOIN A PUBLIC STREET SHALL BE LANDSCAPED AND SHALL INCLUDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET FRONTAGE, OR FRACTION THEREOF.
- FRONT YARD TREES 439+/-
- 53+/-
- 206+/-
- APPROX. 18.06 ACRES RE-VEGETATED BENCH AREAS/DISTURBED COMMON AREA
- APPROX. 18.06 ACRES RE-VEGETATED BENCH AREAS/DISTURBED COMMON AREA

- NOTES:**
- THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES AS FOLLOWS:
 - AT LEAST ONE-HALF (1/2) OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT, AND THE REMAINDER MUST BE AT LEAST FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.
 - AT LEAST ONE-HALF (1/2) OF THE REQUIRED NUMBER OF DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIPER PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING. THE REMAINING NUMBER OF REQUIRED DECIDUOUS TREES SHALL BE AT LEAST ONE (1) INCH CALIPER AT THE TIME OF PLANTING.
 - ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
 - FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. TREES SHALL BE STAKED SO AS TO REMAIN UPRIGHT AND PLANTING SHALL BE PER CURRENT EDITION OF THE AMERICAN NURSERY STOCK (ANSI Z60.1).
 - ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM WITH WEED CONTROL.
 - ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS OTHERWISE NOTED ON THE PLAN. CONTAINERS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-RETIRED IRRIGATION SYSTEM WILL BE PROVIDED ON THE IRRIGATION PER CODE.
 - TREES SHOWN GRAPHICALLY ON PLAN DO NOT REFLECT FINAL TREE QUANTITIES.

APN
 082-594-10
 [7.78 AC]

APPROX. LIMITS OF
 GRADING PER CIVIL DWGS.

COMMON
 AREA H
 [9.60 AC]

COMMON
 AREA E
 [4.72 AC]

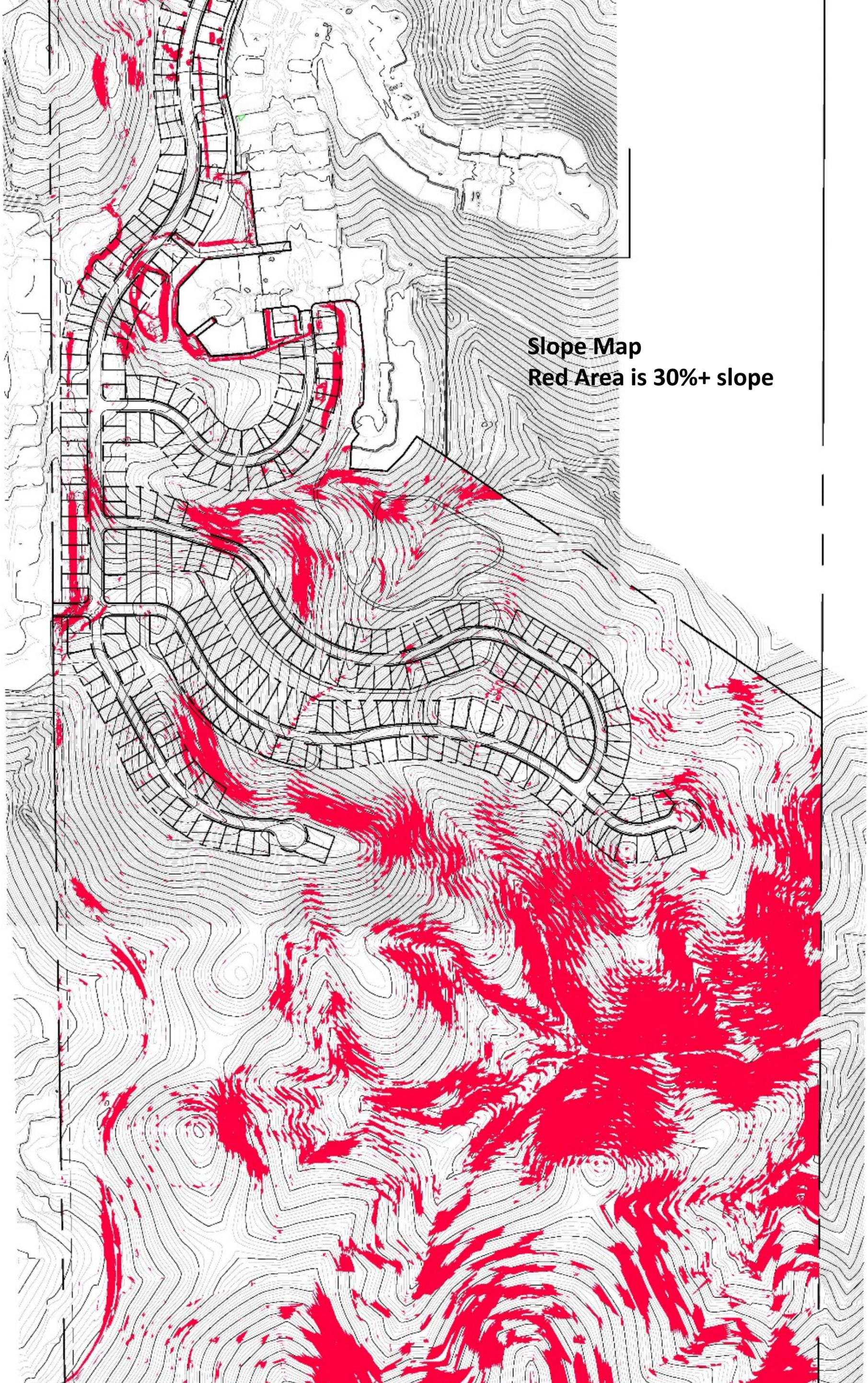
LADERA
 RANCH
 PHASE 1
 (EXISTING)

COMMON
 AREA E
 [4.72 AC]

COMMON
 AREA G
 [1163.99
 AC]

COMMON
 AREA G
 [1163.99]

WALLS PER
 CIVIL DWGS.



Slope Map
Red Area is 30%+ slope

Trail & Path Plan

LEGEND

- EXISTING TRAIL
- PROPOSED 10' TRAIL
- PROPOSED TRAIL ON 12' ACCESS ROAD
- PROPOSED TRAIL ON 4' SIDEWALK
- PROPOSED 6' TRAIL

