

Highland Village Tentative Map (WTM20-004)

Washoe County Planning Commission

Public Hearing

November 16th, 2020 at 6:30 P.M.

Project Summary:

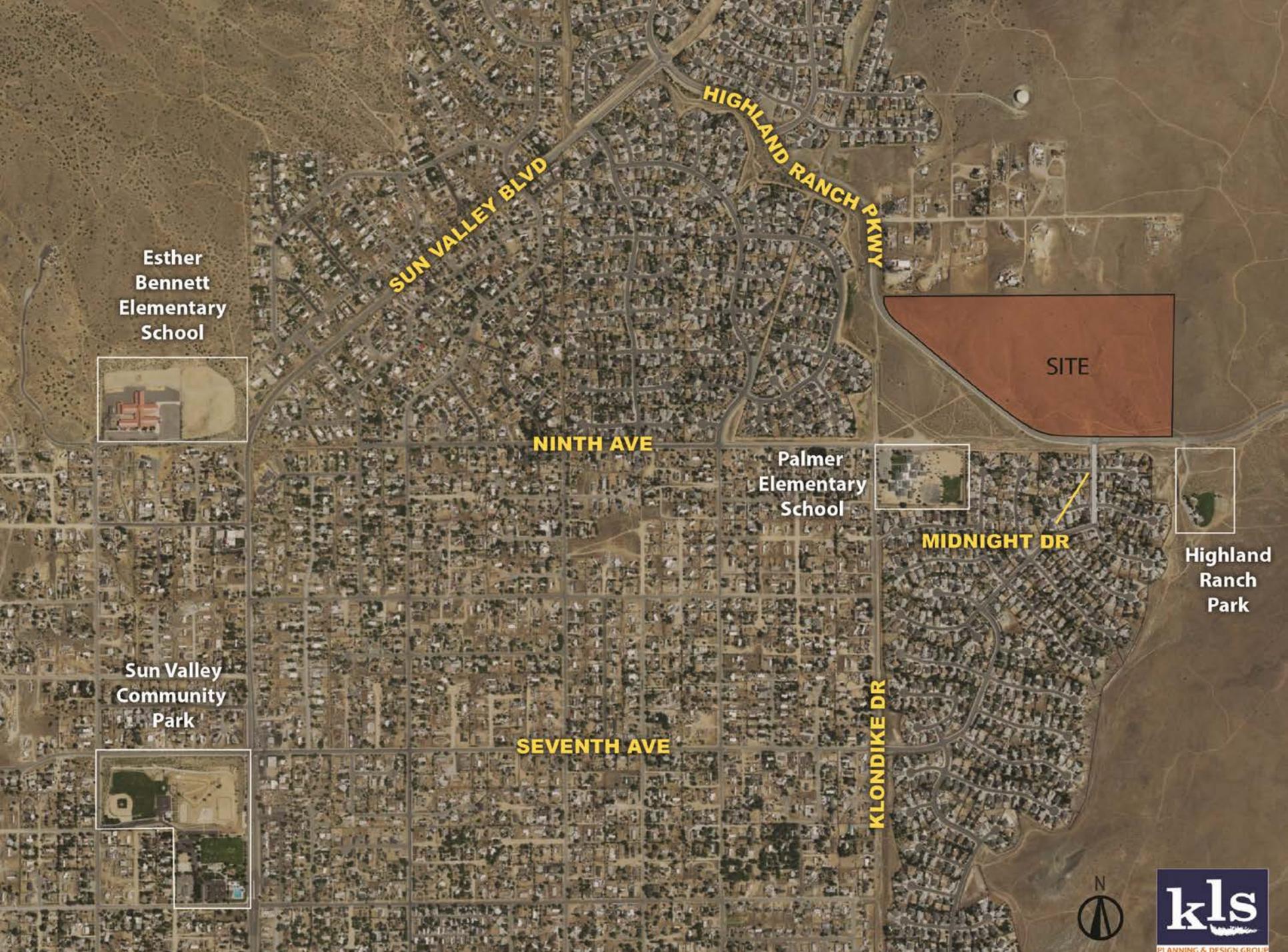
- A Tentative Map for a 215 Single Family project including a Common Open Space Development; and
- A Directors Modification to allow finish grades to vary more than 10' in height from existing ground.
- This is a 55.1 acre site is accessed from Highland Ranch Parkway. It is zoned a mix of HDS and Open Space. Proposed density is 3.9 homes per acre.

Project Team

Developer – Regal Holdings of Nevada
Ray Pezonella & Ron Bath

Civil Engineer - Odyssey Engineering
Frank Bidart, P.E.

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



Esther
Bennett
Elementary
School



NINTH AVE

Palmer
Elementary
School



MIDNIGHT DR

Highland
Ranch
Park



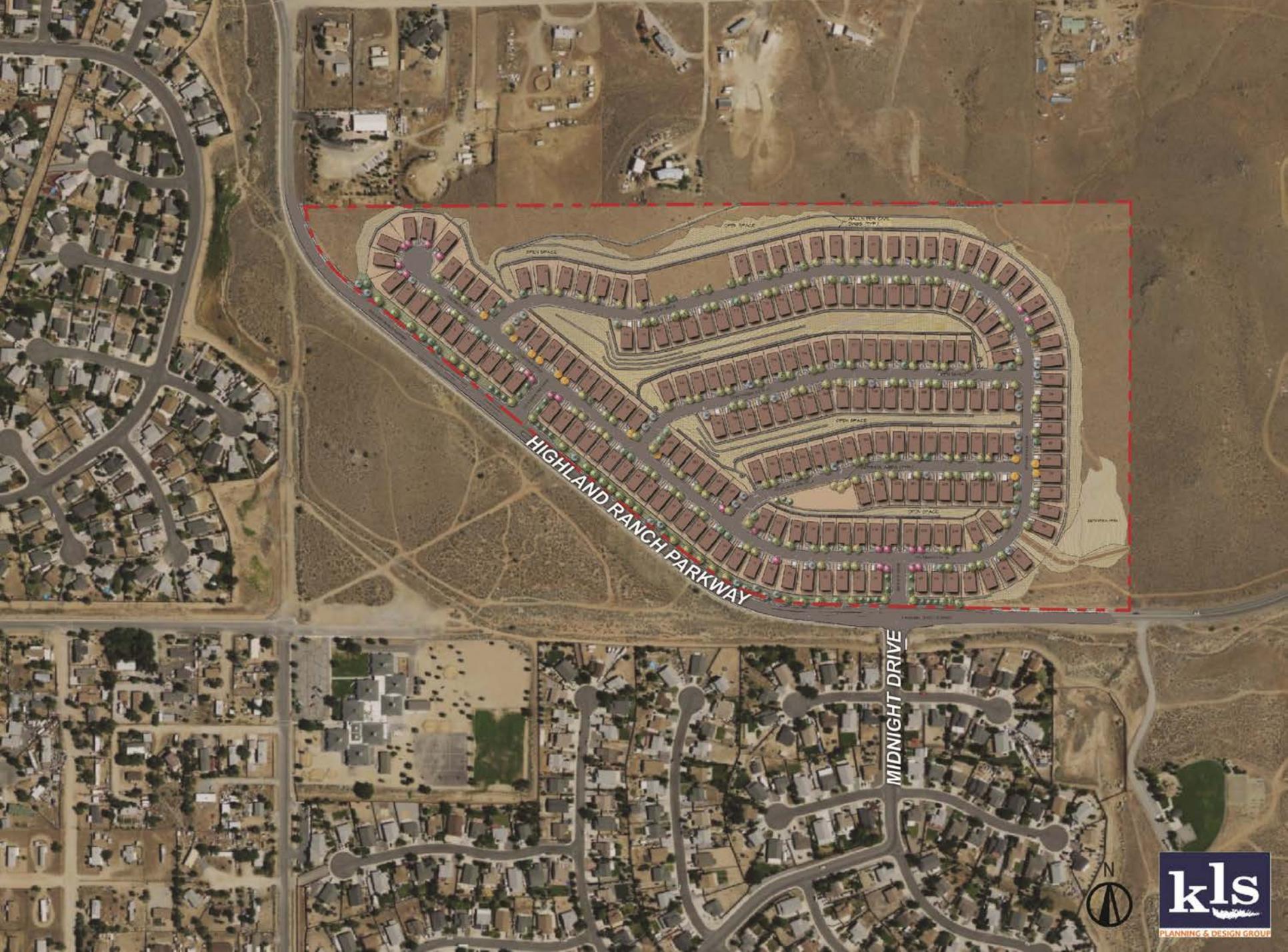
Sun Valley
Community
Park



SEVENTH AVE

KLONDIKE DR



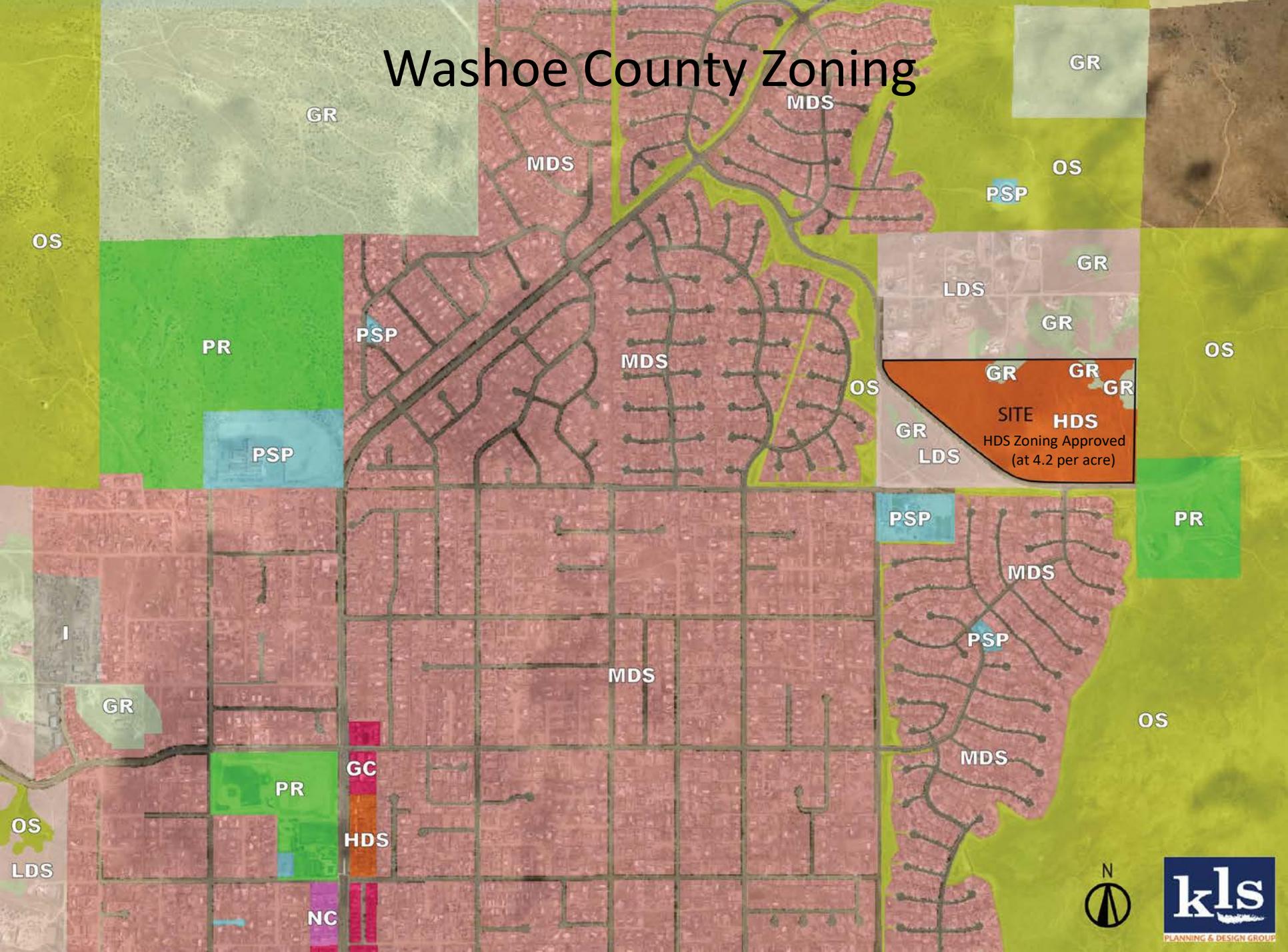


HIGHLAND RANCH PARKWAY

MIDNIGHT DRIVE



Washoe County Zoning



Safe Route to School Plan/Pedestrian Safety

Esther Bennett Elementary School



SUN VALLEY BLVD

HIGHLAND RANCH PKWY

NINTH AVE



BLM

Palmer Elementary School



MIDNIGHT DR



Highland Ranch Park

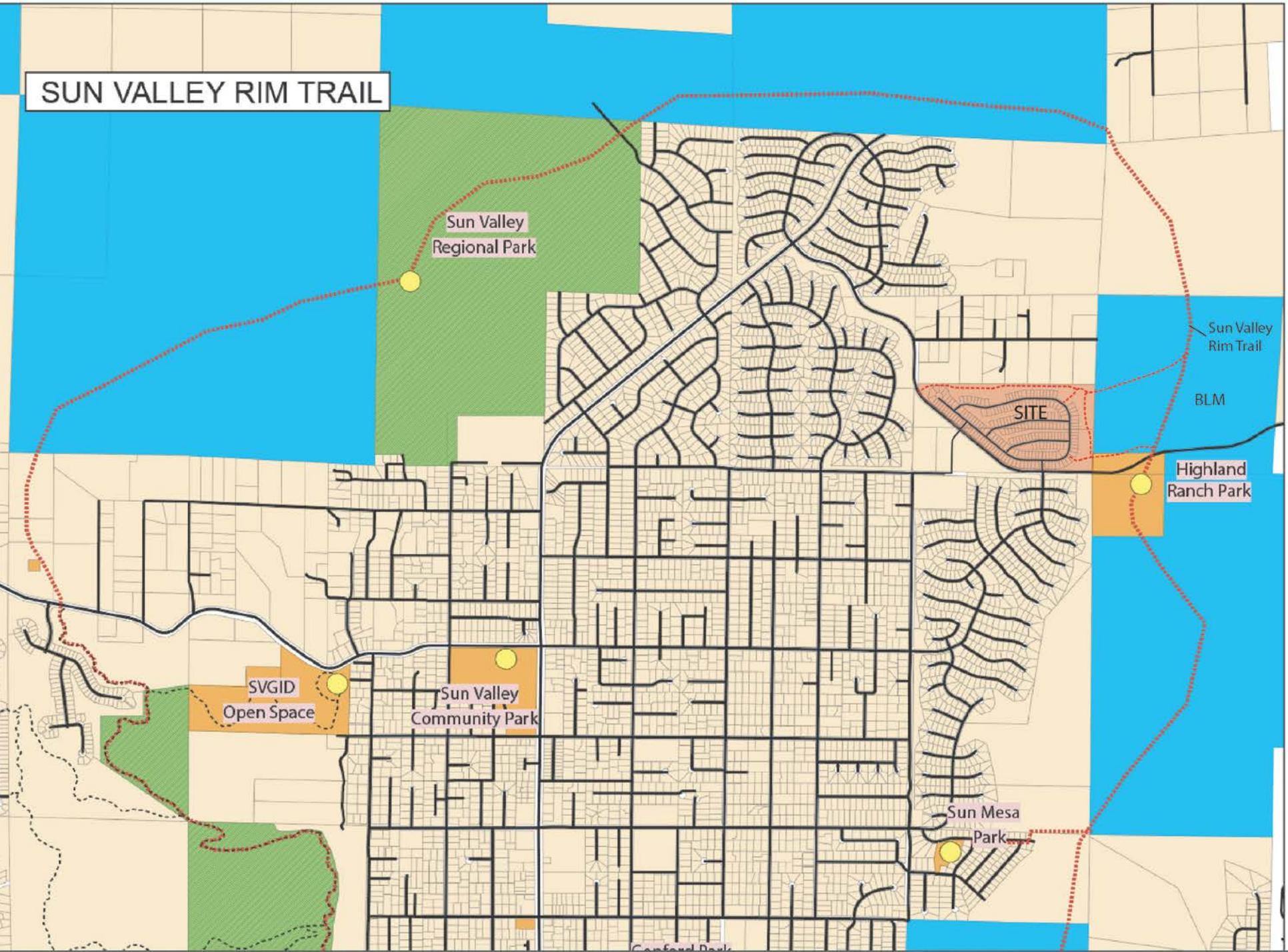
Sun Valley Community Park



SEVENTH AVE

KLONDIKE DR

SUN VALLEY RIM TRAIL



Sun Valley Regional Park

SITE

Sun Valley Rim Trail

BLM

Highland Ranch Park

SVGID Open Space

Sun Valley Community Park

Sun Mesa Park

Camford Park



2075 HIGHLAND RANCH PARKWAY
APN 508-020-37
PONDHOUSE DECORATIVE CONCRETE

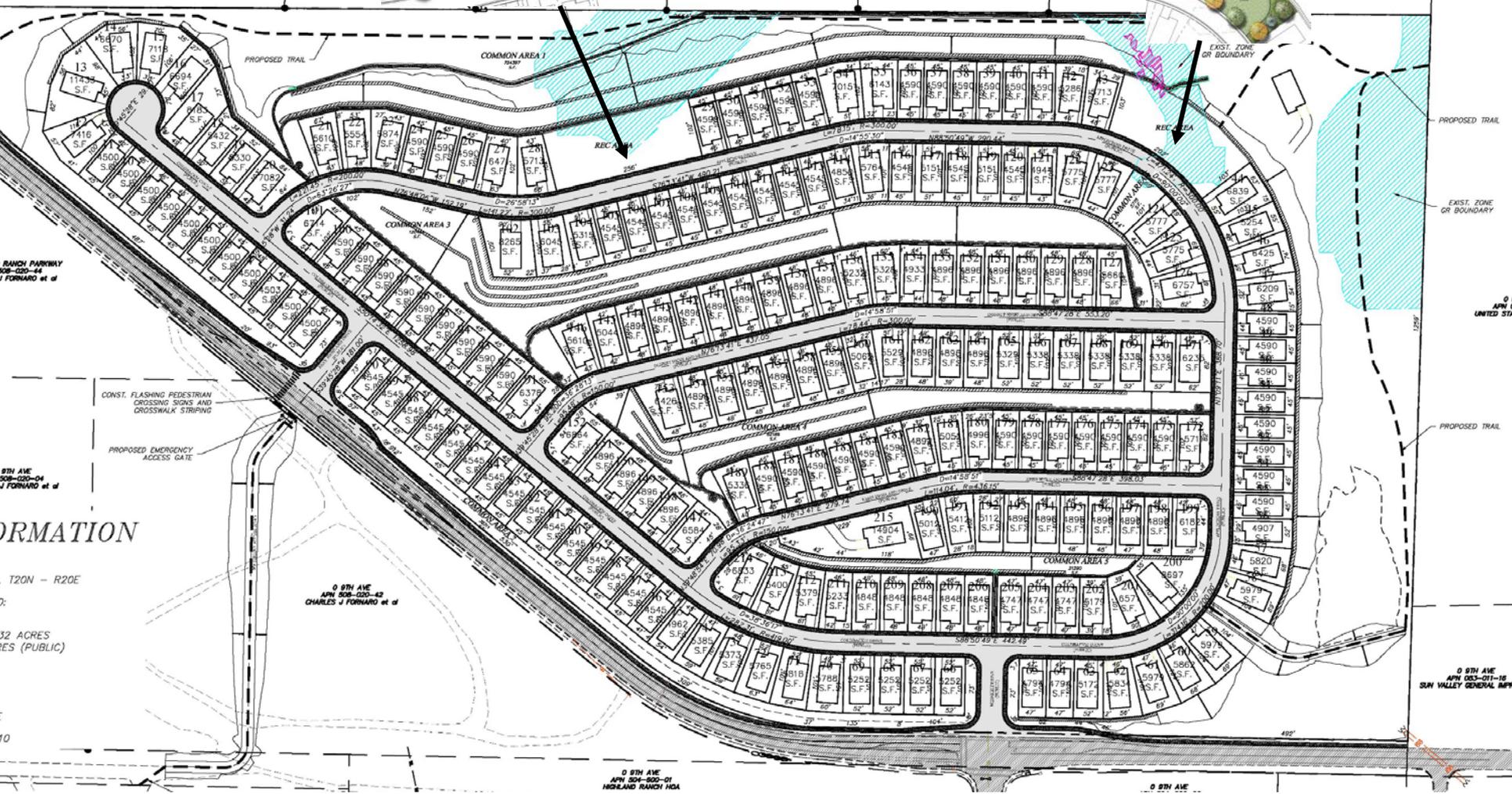
700 APPLE B
APN 508
ROBIN L & BAI

800 APPLE BLOSSOM DRIVE
APN 508-030-31
MATTHEW S & EMILY A ROLLINGS

800 APPLE BLOSSOM DRIVE
APN 508-030-32
ROBERT MITIAN

0 APPLE BL
APN 508
KHALID MAH

APPLE BLOSSOM DRIVE
APN 508-030-34
D LIVING TRUST



RANCH PARKWAY
APN 508-020-44
J FORWARD et al

CONST. FLASHING PEDESTRIAN
CROSSING SIGNS AND
CROSSWALK STRIPING

PROPOSED EMERGENCY
ACCESS GATE

0 9TH AVE
APN 508-020-04
J FORWARD et al

FORMATION

T20N - R20E

0

32 ACRES
ACRES (PUBLIC)

10

0 9TH AVE
APN 508-020-42
CHARLES J FORWARD et al

0 9TH AVE
APN 508-020-01
HIGHLAND RANCH HOA

0 9TH AVE

0 9TH AVE
APN 020-011-18
SUN VALLEY GENERAL IMP

COMMUNITY PARK CONCEPT

HIGHLAND VILLAGE - COMMON AREA #7

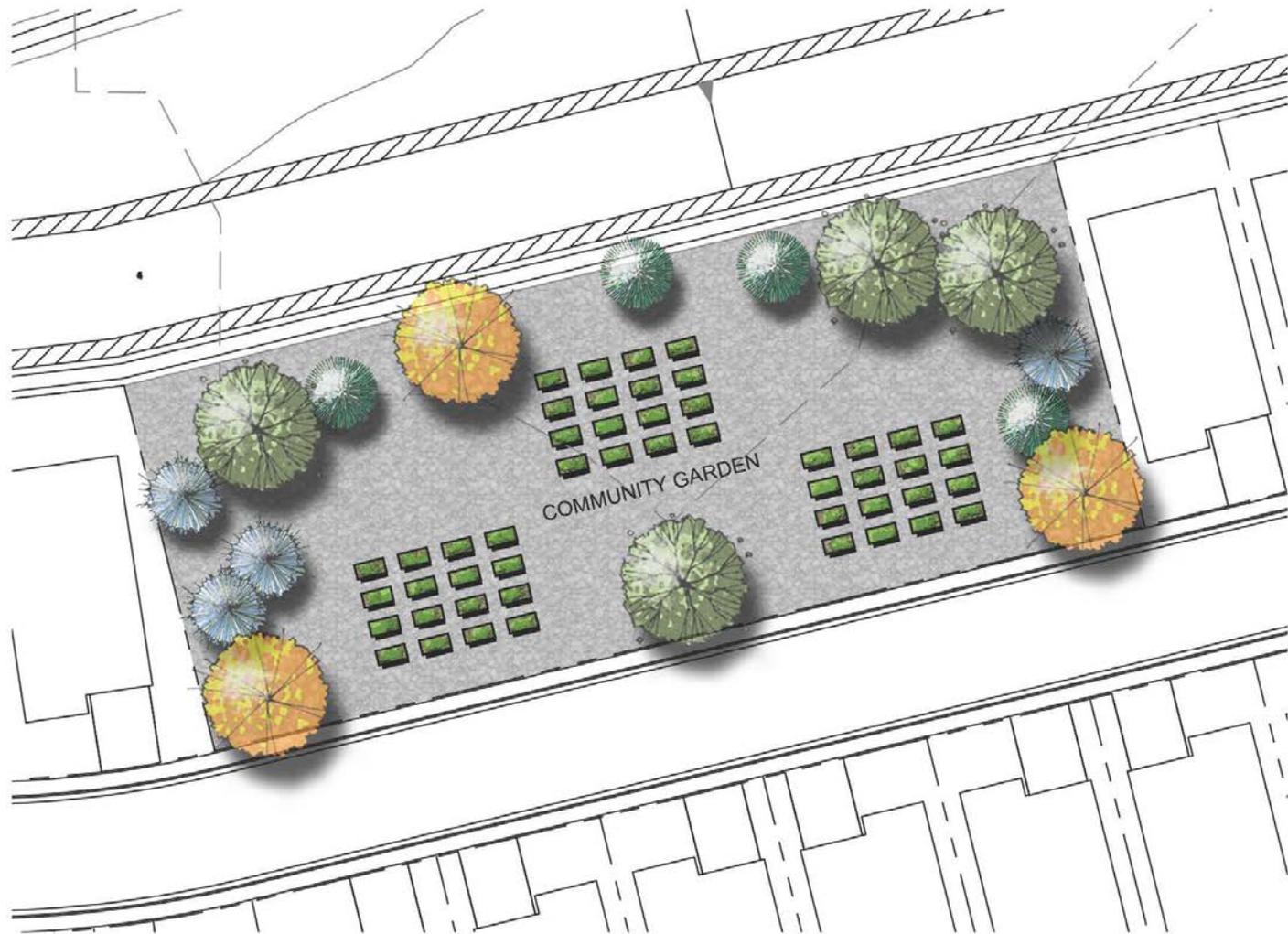
SCALE: 1" = 40'



COMMUNITY GARDEN CONCEPT

HIGHLAND VILLAGE - COMMON AREA #6

SCALE: 1" = 40'



Sun Valley Area Plan

