

Ladera Ranch – Tentative Map Condition Amendment (WAC21-0003)

Washoe County Planning Commission Hearing
July 6, 2021 at 6:00 p.m.

Amendment request summary:

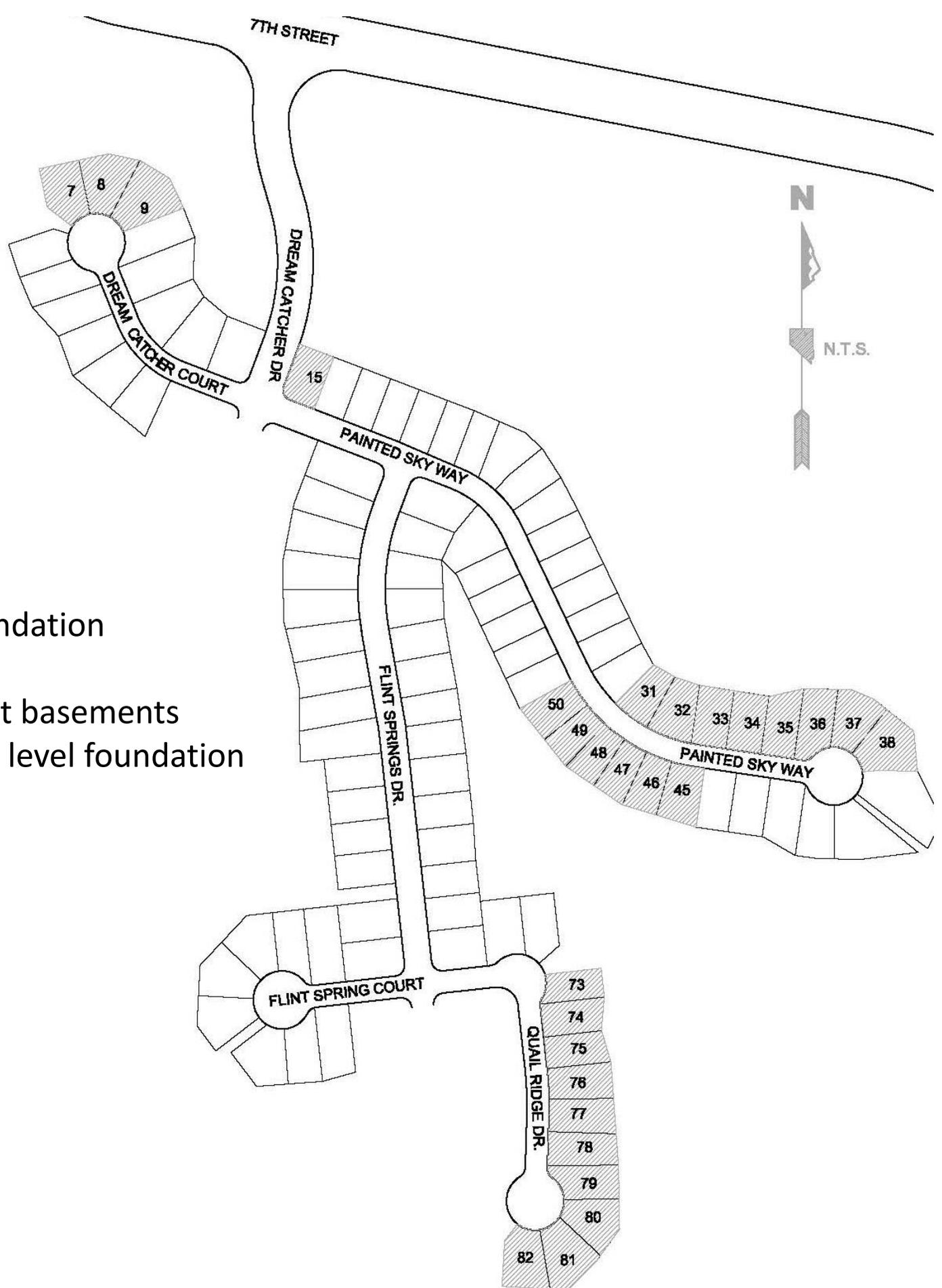
- This is a request to amend conditions of the previously approved Tentative Subdivision Map for Ladera Ranch.
- Specifically, there are 28 lots remaining that will change from daylight (walk-out) basements to single level foundations. There were 105 total lots in this phase, 77 of them constructed and 28 remaining lots.

Project Team

Builder – D.R. Horton
Max Haltom, V.P. of Operations

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

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

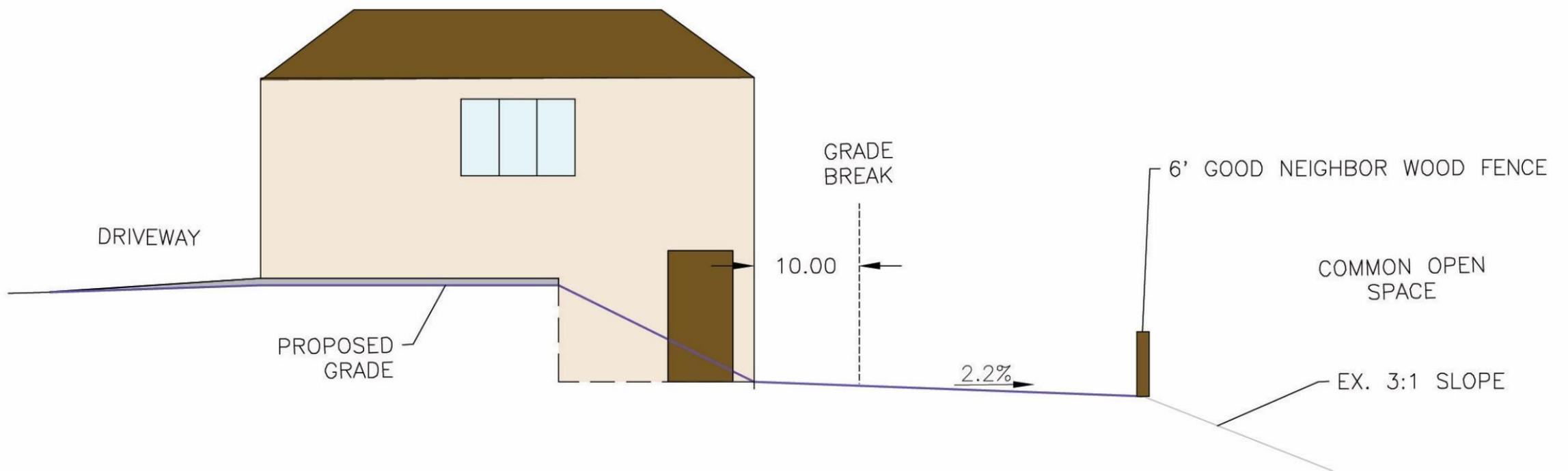


Ladera – Phase 1 (105 Total Lots)

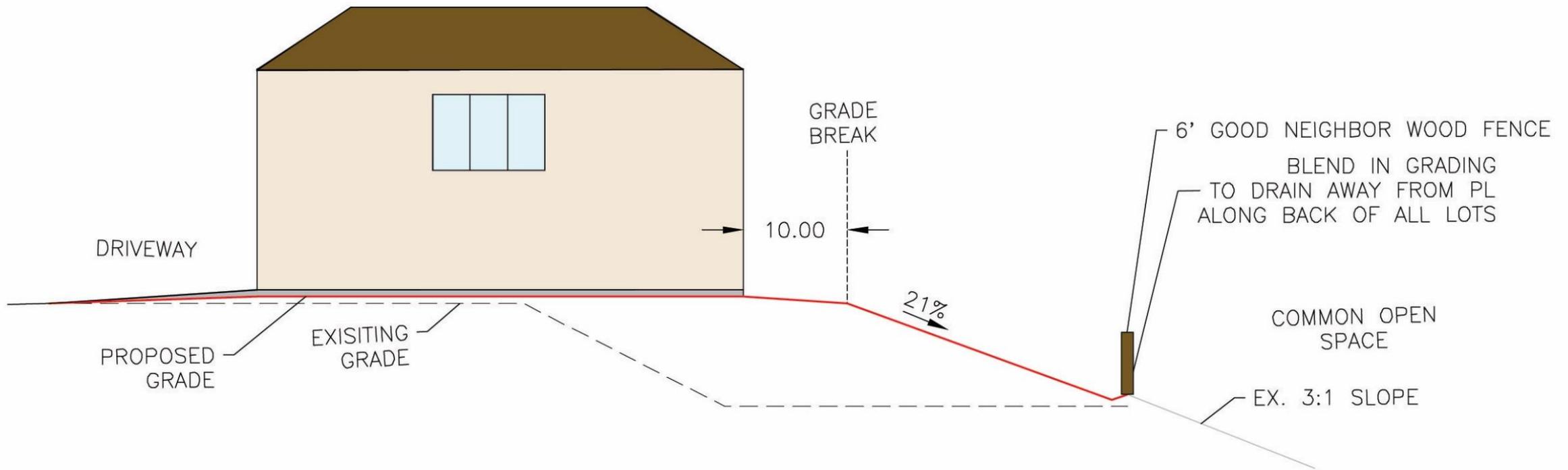
- 63 lots constructed with single level foundation
- 42 approved with daylight basements
 - 14 of the 42 constructed with daylight basements
 - 28 remaining lots proposed for single level foundation as shaded on this map



Existing Lot Grading for the Daylight Basement Product
(lots 73 thru 82 on prior slide)



Previously approved Daylight Basement Grading



Proposed Single Level Grading

Current Product Issues:

- **Intensely bulky**
- **Not really “hillside adaptive” (sometimes it’s a buzz word)**
- **No benefit to reducing visual grading impacts**

