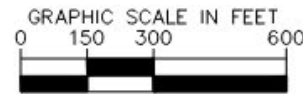


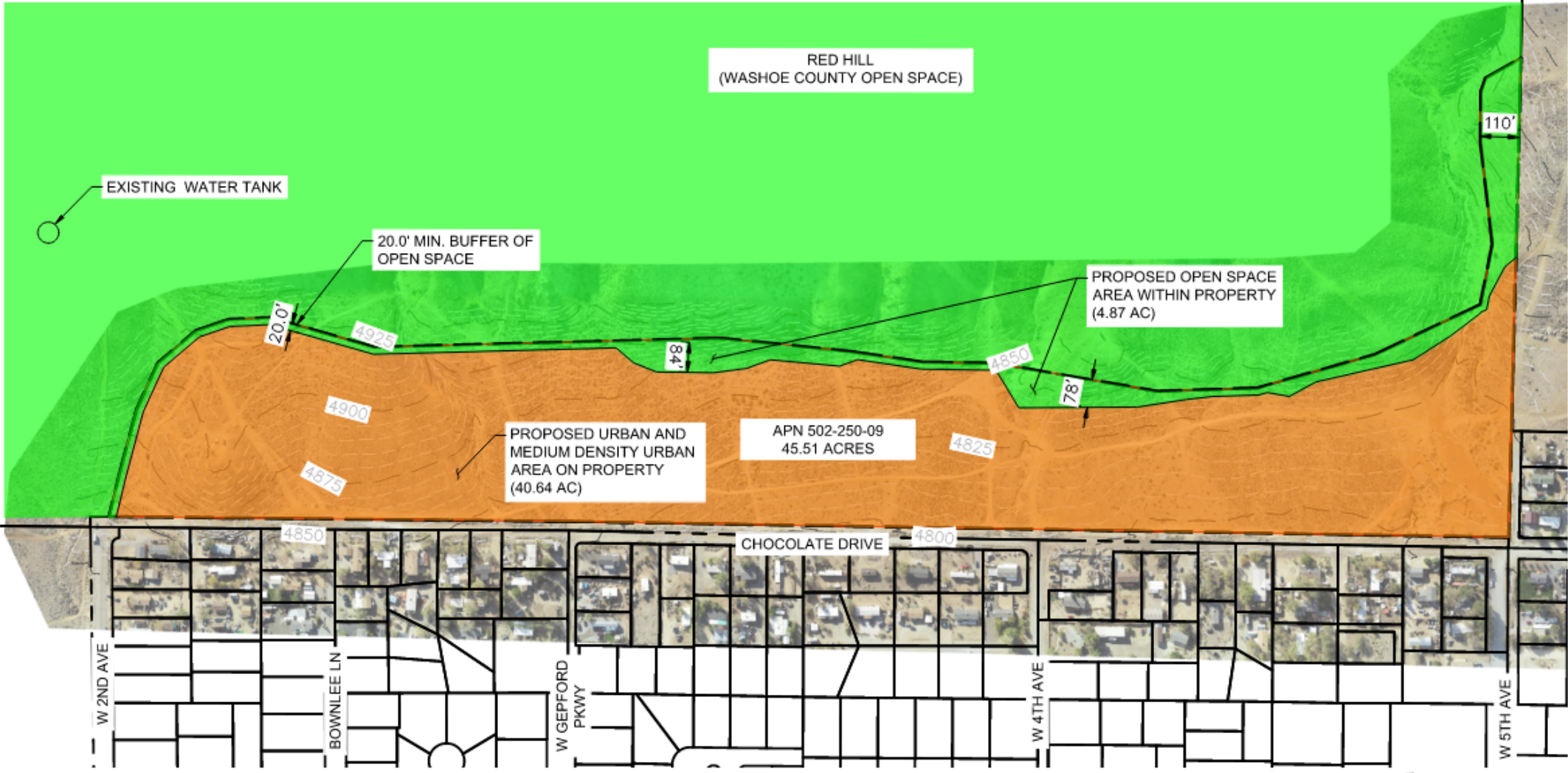
6400 CHOCOLATE DRIVE EXISTING CONDITION WASHOE COUNTY, NEVADA



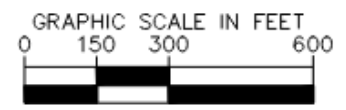
Kimley»Horn

7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.



6400 CHOCOLATE DRIVE
MPA/RZA DIAGRAM
WASHOE COUNTY, NEVADA



Kimley»Horn

7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1978

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Master Plan

Sun Valley Area Plan

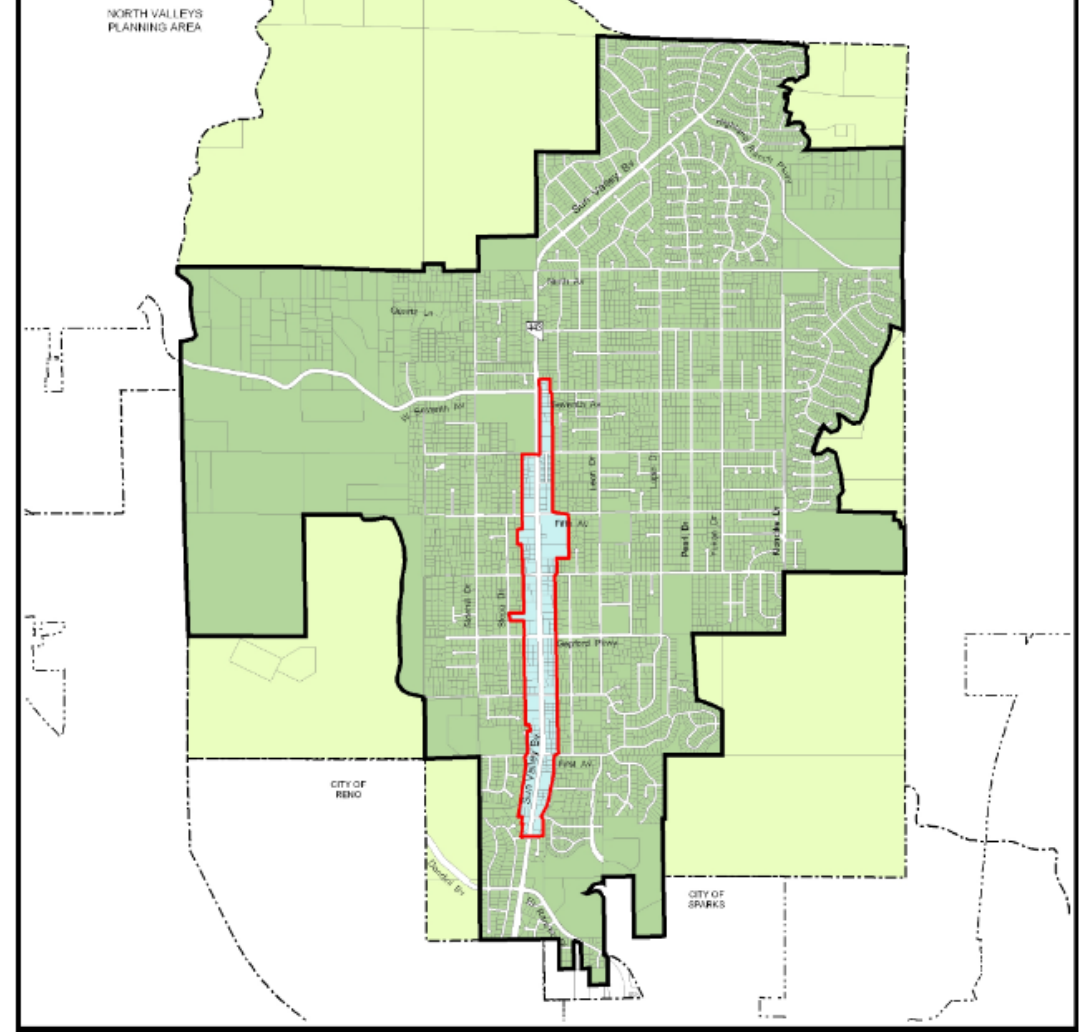
Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the Sun Valley Area Plan will implement and preserve the community character described in the Character Statement.

Policies

- SUN.1.1 The Sun Valley Character Management Plan map (CMP) shall identify the Sun Valley Suburban Character Management Area (SCMA), the Downtown Character Management Area (DCMA) and the Sun Valley Rural Character Management Area (RCMA).
- SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
- All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.
- SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:
- High Density Rural (HDR – One unit per 2.5 acres).
 - Low Density Suburban (LDS – One unit per acre).
 - Medium Density Suburban (MDS – Three units per acre).
 - High Density Suburban (HDS – Seven units per acre).
 - Medium Density Urban (MDU – Twenty-one units per acre).
 - Neighborhood Commercial/Office (NC).
 - General Commercial (GC).
 - Industrial (I).
 - Public/Semi-Public Facilities (PSP).
 - Parks and Recreation (PR).
 - General Rural (GR).
 - Open Space (OS).



SUN VALLEY


CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DOWNTOWN CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (SUN VALLEY AREA PLAN)

NOTE: THE SCALE AND CONTINUITIES OF ALL INFORMATION SHOWN HEREON ARE AT THE USER'S RISK AND WITHOUT WARRANTY. WASHOE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS CHARACTER MANAGEMENT PLAN.

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0 500 1000 2008
SCALE: 1" = 500'



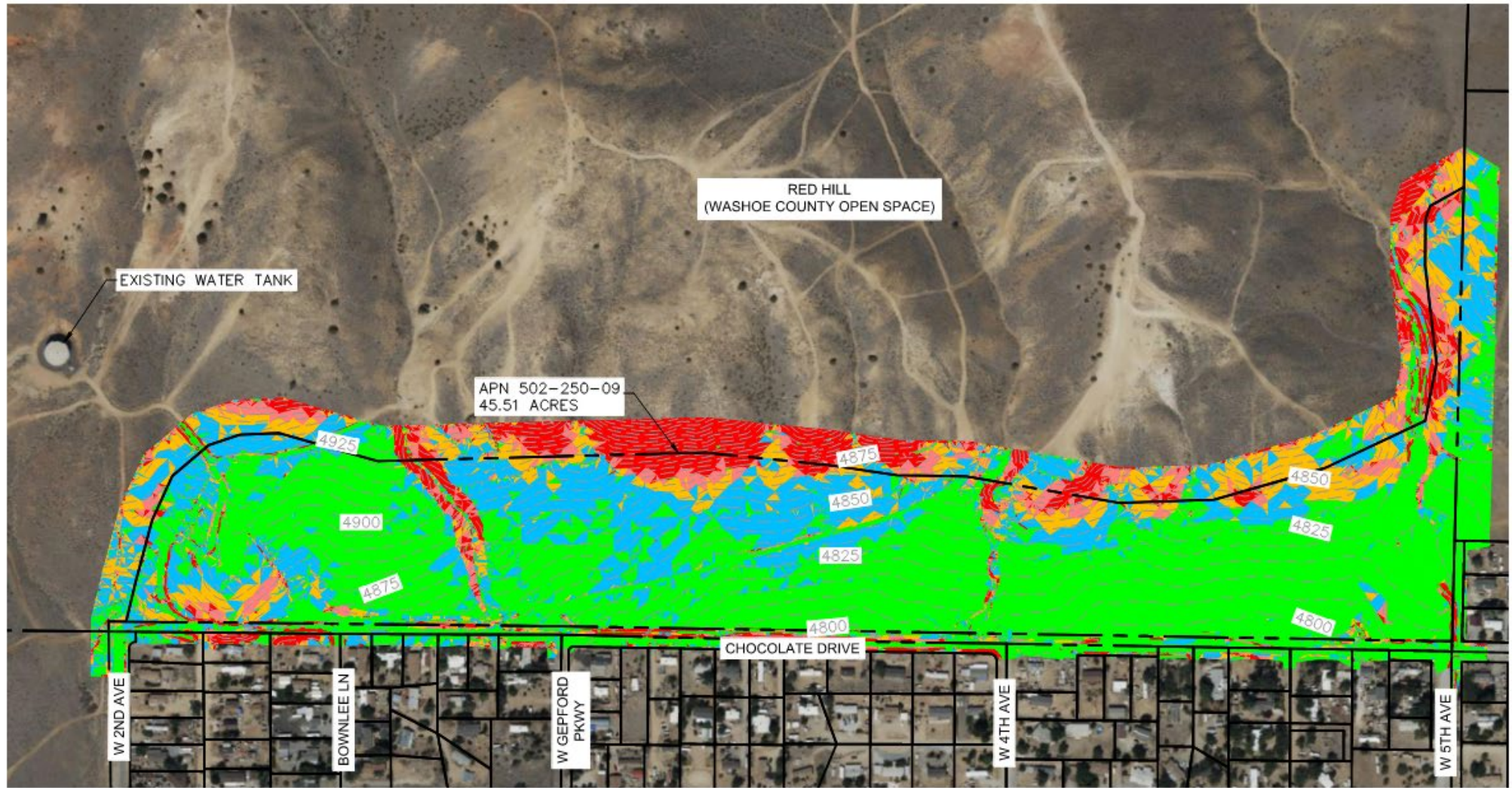
**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

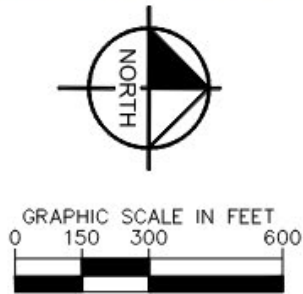
Post Office Box 11100
Reno, Nevada 89520
(775) 328-3000

HOPEON YEAR 2008

WCPA ADOPTED DATE: November 15, 2005
DCMA ADOPTED DATE: December 13, 2005



6400 CHOCOLATE DRIVE
SLOPE ANALYSIS
 WASHOE COUNTY, NEVADA



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.04%	15.00%	Green
2	15.00%	20.00%	Blue
3	20.00%	25.00%	Yellow
4	25.00%	30.00%	Pink
5	30.00%	57879.93%	Red

-APPROXIMATELY 43%± OF SITE IS
 OVER 15% IN SLOPE AND 8± ACRES
 OVER 30% IN SLOPE

Kimley»Horn

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 775-200-1978

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