



Planning Commission

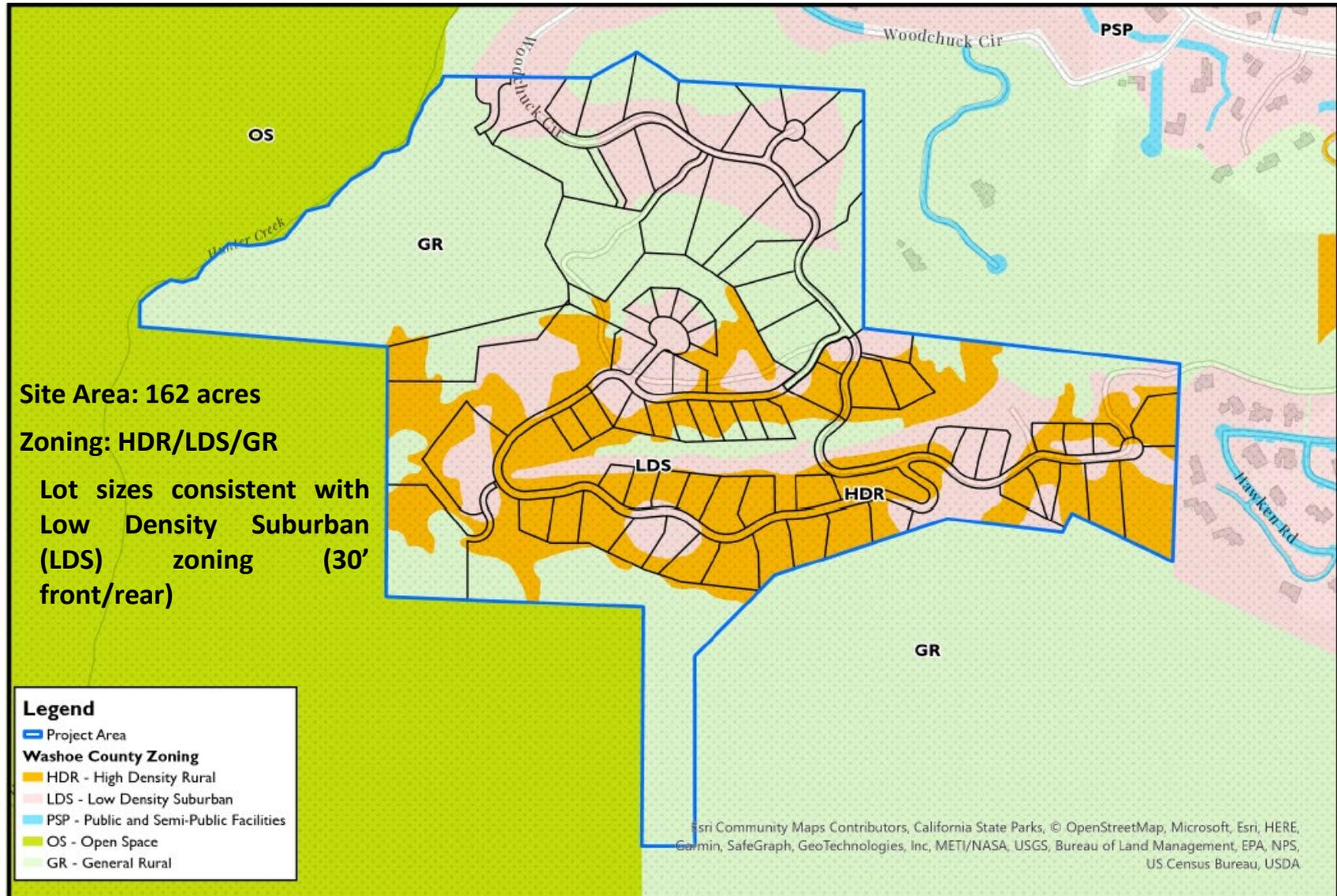
RIDGES AT HUNTER CREEK

JUNE 7, 2022

Vicinity Map



Zoning Map



Previous Approvals

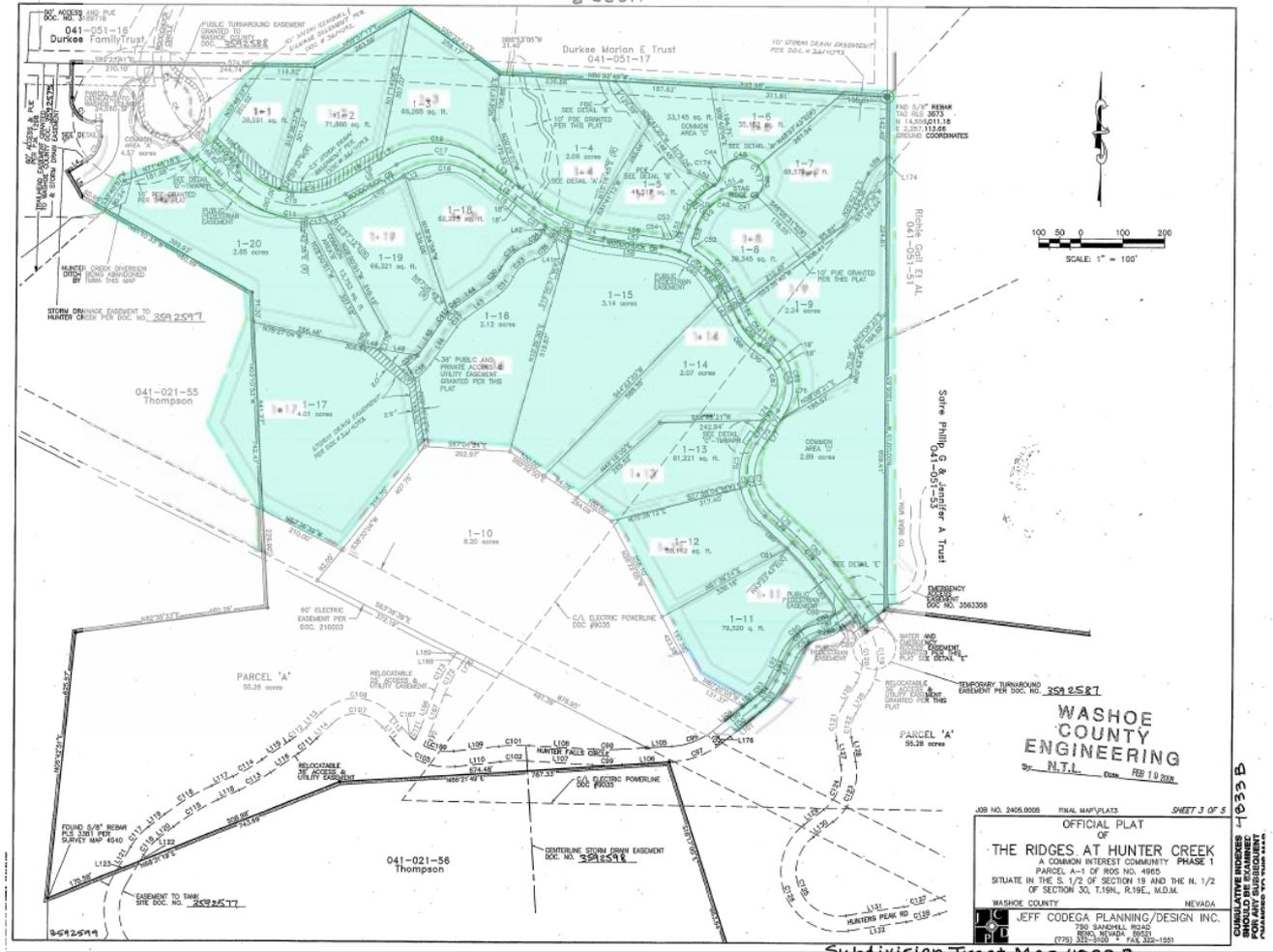
Phase I TM (TM05-013)

Approved: November 8, 2005

Lots: 53

Recorded: 19

** approval did not include individual lot grading; only roads and infrastructure



Previous Approvals

Phase II TM (TM16-005)

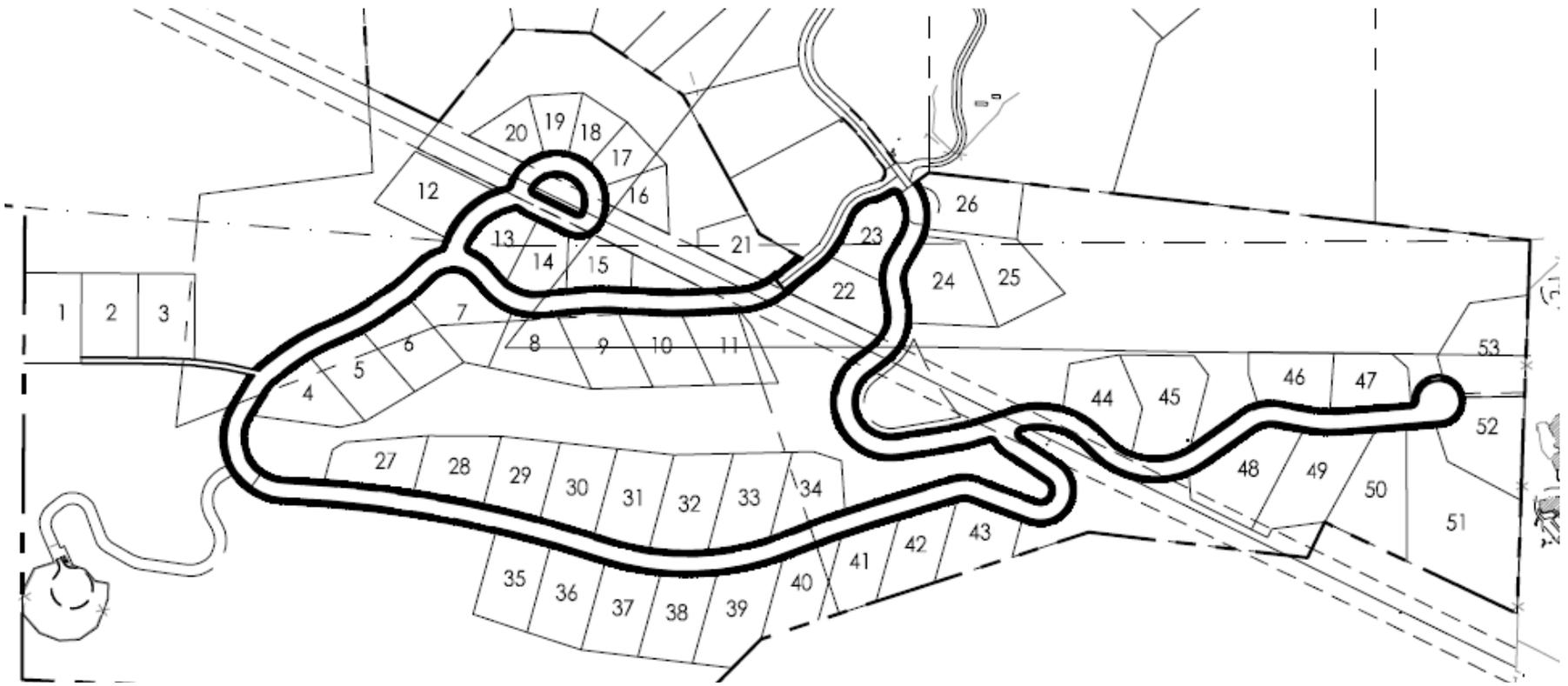
Approved: July 5, 2016

Lots: 53

Recorded: 21

* approval included grading for roads and infrastructure (as constructed today); did not include individual lot grading

** approval considered LDS lot standards (30' front/rear building setback)

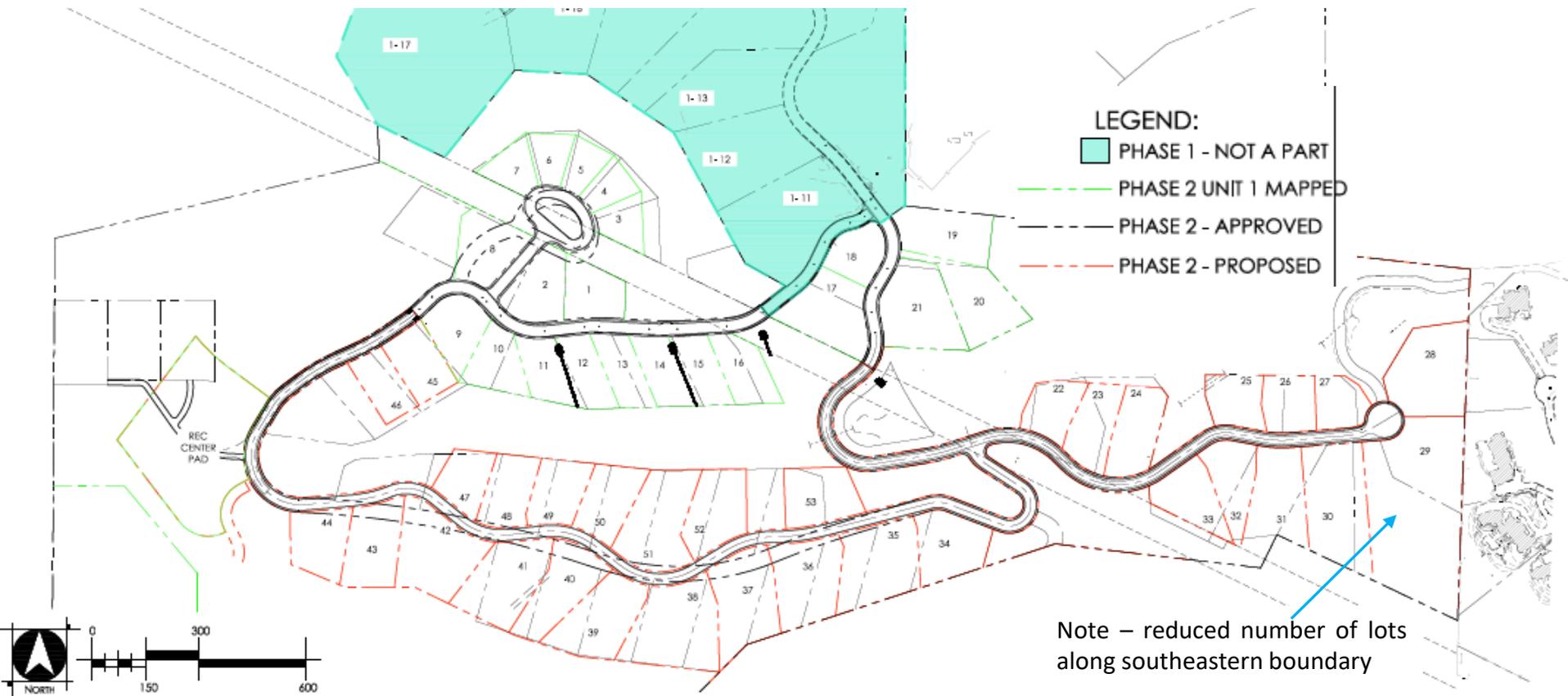


Current Request

1) Amendment of Condition #1a

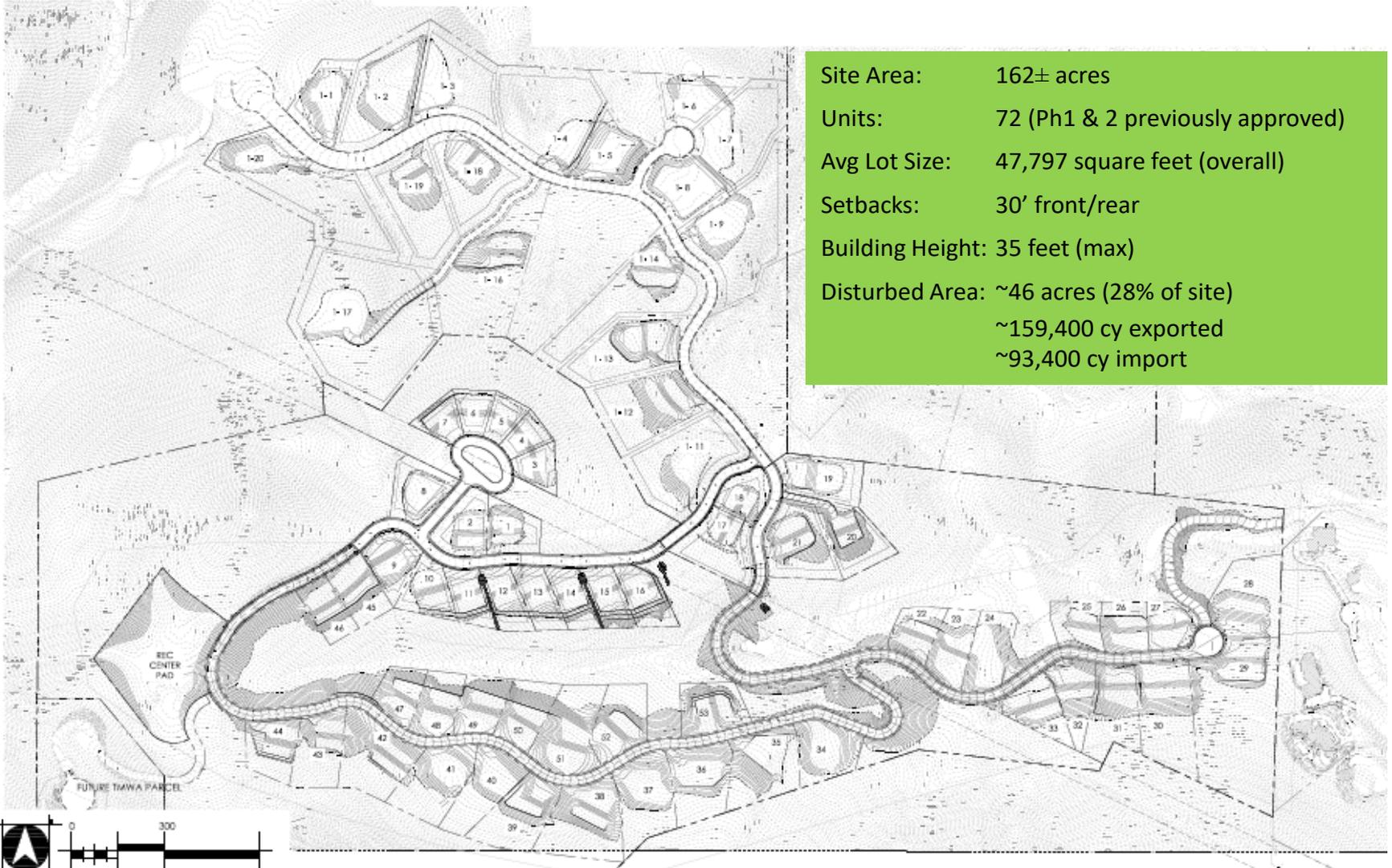
Original condition *“The applicant shall demonstrate substantial conformance with the plans approved as part of this special use permit”.*

**** Amendment allows Developer to adjust lot lines (phase 2 only) and add a clubhouse**



Current Request

1) Special Use Permit for mass grading of lots



Cuts & Fills

CUT/FILLS OVER 10 FEET RIDGES AT HUNTER CREEK

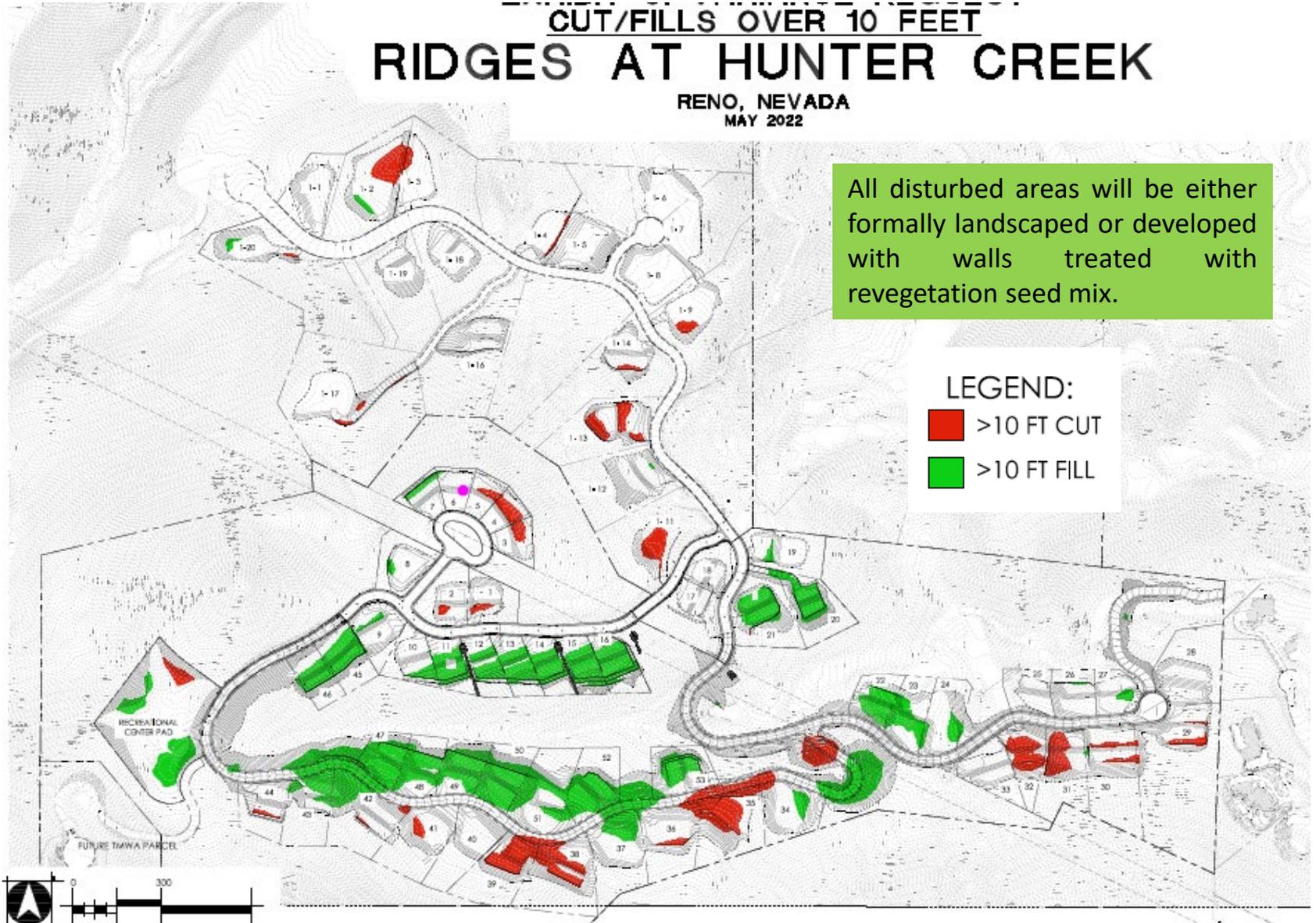
RENO, NEVADA
MAY 2022

All disturbed areas will be either formally landscaped or developed with walls treated with revegetation seed mix.

LEGEND:

 >10 FT CUT

 >10 FT FILL



CUT/FILLS OVER 10 FEET RIDGES AT HUNTER CREEK

RENO, NEVADA
MAY 2022

LEGEND:

-  >10 FT CUT
-  >10 FT FILL

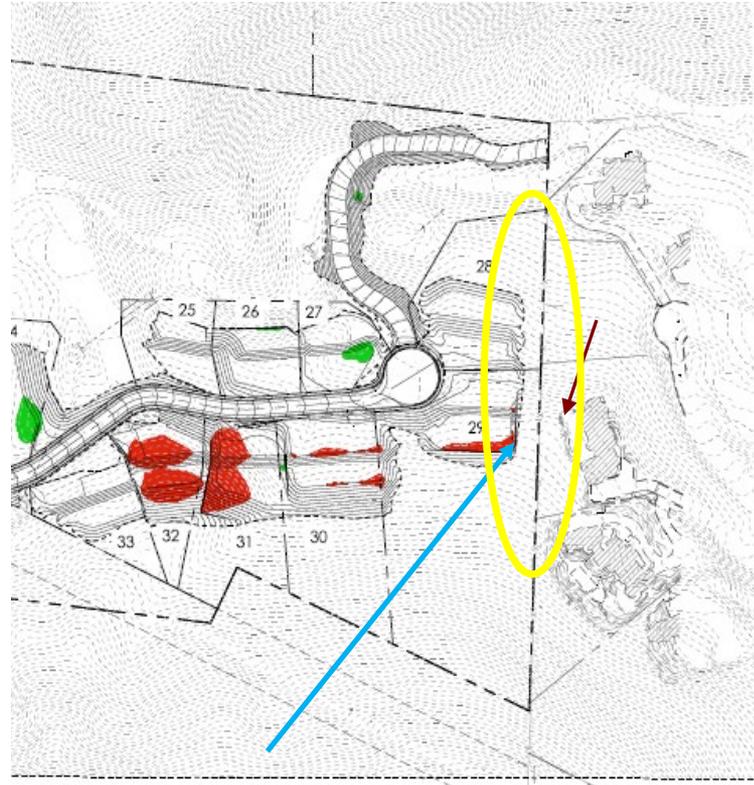
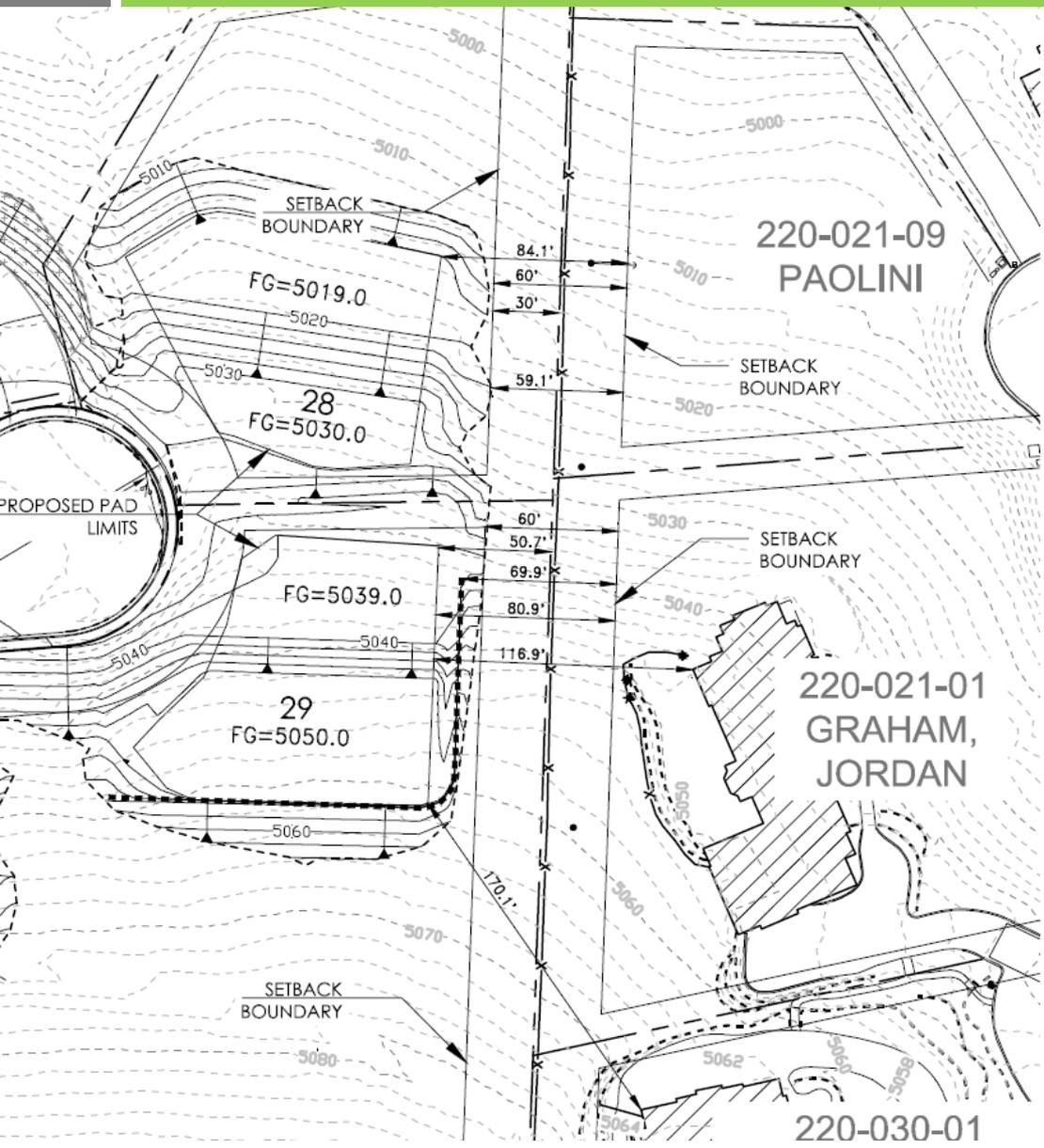
Based on existing topography, finish grades are anticipated to exceed 10 feet from existing ground in various locations.

To minimize finish grading, pads have been stepped and sloped to reduce cuts/fills.



Project Setbacks: 30' Edge of lot/grading setback from PL;
Building pad is min 40' setback

Setbacks



Slopes

2 TO 1 SLOPES RIDGES AT HUNTER CREEK

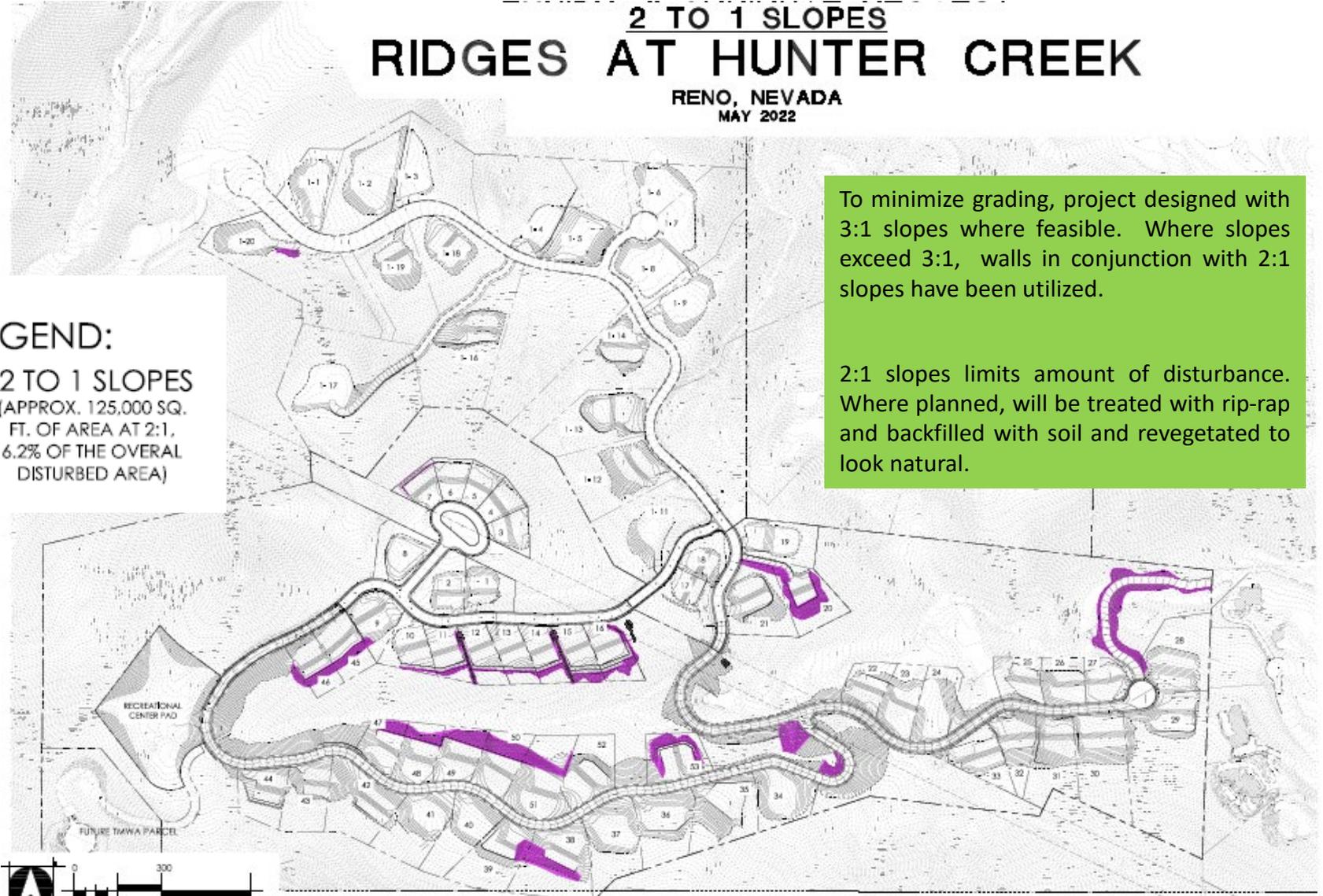
RENO, NEVADA
MAY 2022

LEGEND:

 2 TO 1 SLOPES
(APPROX. 125,000 SQ.
FT. OF AREA AT 2:1,
6.2% OF THE OVERAL
DISTURBED AREA)

To minimize grading, project designed with 3:1 slopes where feasible. Where slopes exceed 3:1, walls in conjunction with 2:1 slopes have been utilized.

2:1 slopes limits amount of disturbance. Where planned, will be treated with rip-rap and backfilled with soil and revegetated to look natural.



Project Illustrative



Photo Simulation - Locations



Photo Simulation – Location 1



Photo Simulation - Location 1 (Existing)



Photo Simulation - Location 1 (Proposed)



Photo Simulation – Location 2



Photo Simulation – Location 2 (Existing)



Photo Simulation – Location 2 (Proposed)



Photo Simulation – Location 3



Photo Simulation – Location 3 (Existing)



Photo Simulation – Location 3 (Proposed)



Staff Recommends Approval → All Findings Can Be Made

Per Staff Report...

- “After a thorough review and analysis, Amendment of Conditions case WAC22-0001 and Special Use Permit case WSUP22-0007 are recommended for approval with conditions.”
- ✓ ***Applicant agrees with all conditions as presented in Staff Report***

Questions?

