



Planning Commission Staff Report

Meeting Date: January 3, 2023

Agenda Item: 8A

AMENDMENT OF CONDITIONS CASE NUMBER: WAC22-0010 (Ladera Ranch Phase 2 and 3) for WTM20-001 (Ladera Ranch Phase 2-6)

BRIEF SUMMARY OF REQUEST: Amendment of conditions for setbacks

STAFF PLANNER: Chris Bronczyk, Senior Planner
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number WTM20-001. The request is to amend condition of approval 1(w) to vary the setbacks to allow for greater flexibility. The current approved setbacks are: Front – 10 feet, Garage – 20 feet, Rear – 10 feet, and Side – 13 and 0 feet. The applicant is proposing the following setbacks as part of the amendment of conditions: Front – 10 feet, Garage – 20 feet, Rear – 10 feet, and Side – 8 feet and 5 feet, with 13 feet between dwellings.

Applicant /Owner: Reno Sun, LLC

Location: 0 Quail Ridge Ct

APN: 502-700-08

Parcel Size: 43.8 Acres

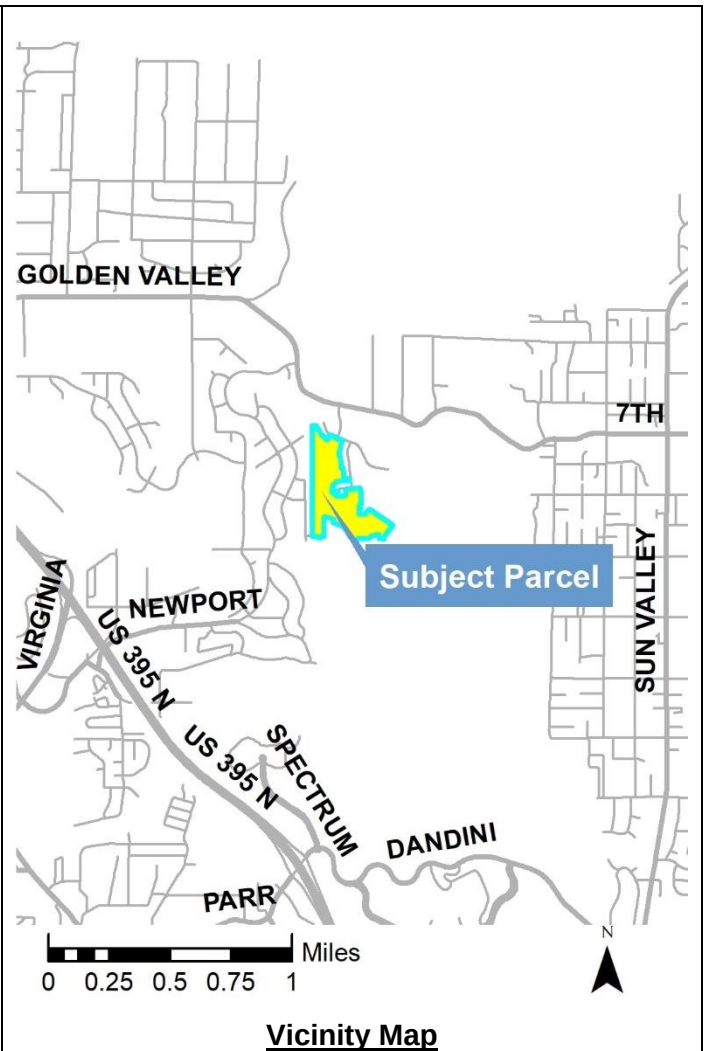
Master Plan: Suburban Residential (SR)

Regulatory Zones: 5% Open Space (OS);
74% Medium Density Suburban (MDS); and 21% Low Density Suburban (LDS)

Area Plan: Sun Valley

Development Code: Authorized in Article 608, Tentative Subdivision Maps

Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC22-0010 for Reno Sun LLC, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

(Motion with Findings on Page 7)

Staff Report Contents

Amendment of Conditions 3

Background and Evaluation of Amendment Request..... 5

Reviewing Agencies 6

Recommendation 7

Motion 7

Appeal Process 8

Exhibits Contents

Conditions of Approval..... Exhibit A

Agency Comments Exhibit B

Amendment of Conditions Phase Exhibit..... Exhibit C

Public Notice Exhibit D

Project Application..... Exhibit E

Amendment of Conditions

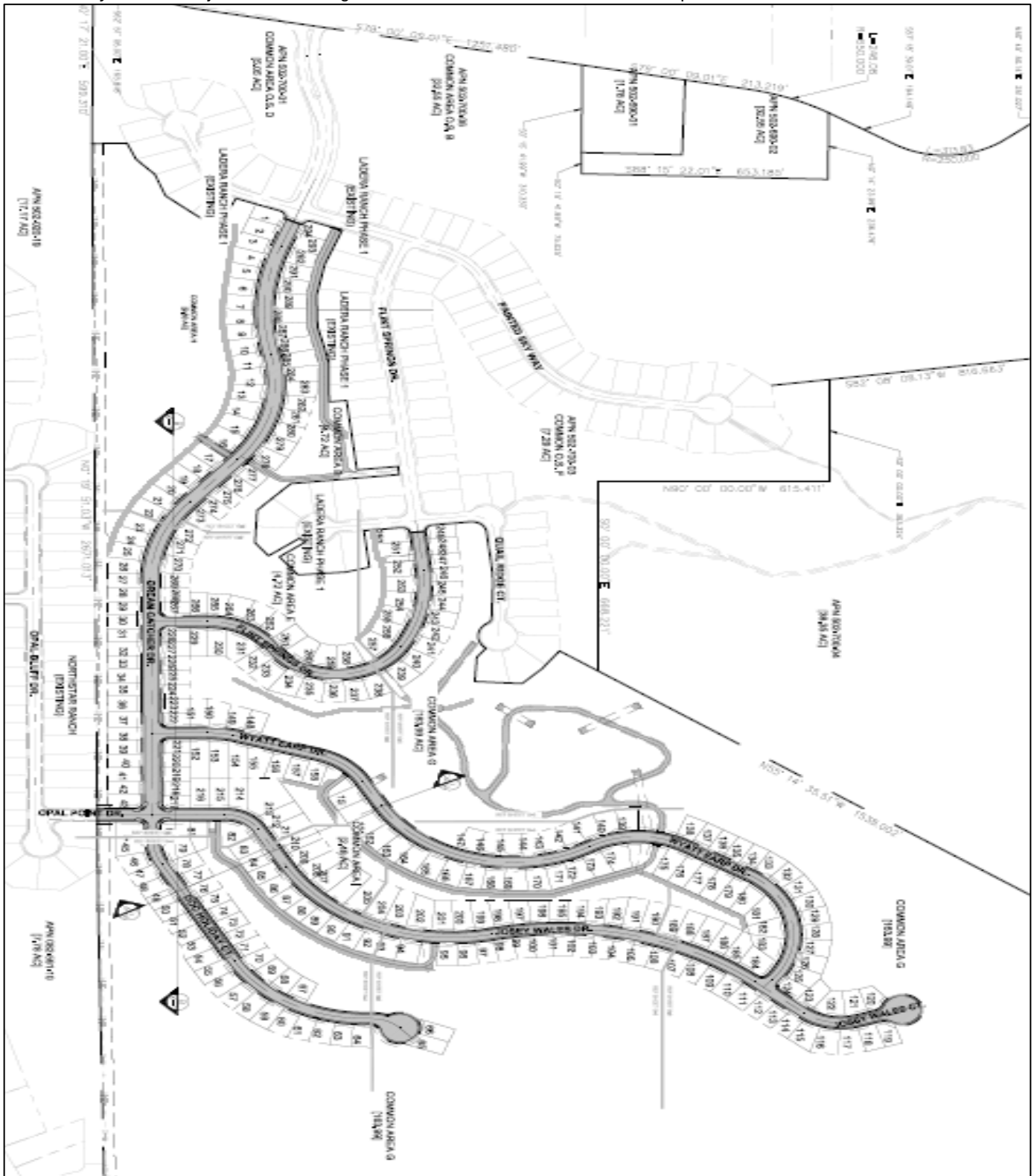
An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended action order is created along with amended conditions of approval.

The subject property has the following regulatory zones, medium density suburban (MDS), low density suburban (LDS), and open space (OS). The subject properties are within the approved tentative map which allowed a 294-lot, single-family residential, common open space subdivision that will serve as Phases 2 through 6 of the existing Ladera Ranch Subdivision.

The conditions of approval for Amendment of Conditions Case Number WAC22-0010 is attached to this staff report and will be included with the amended action order.



Site Plan from WTM20-001

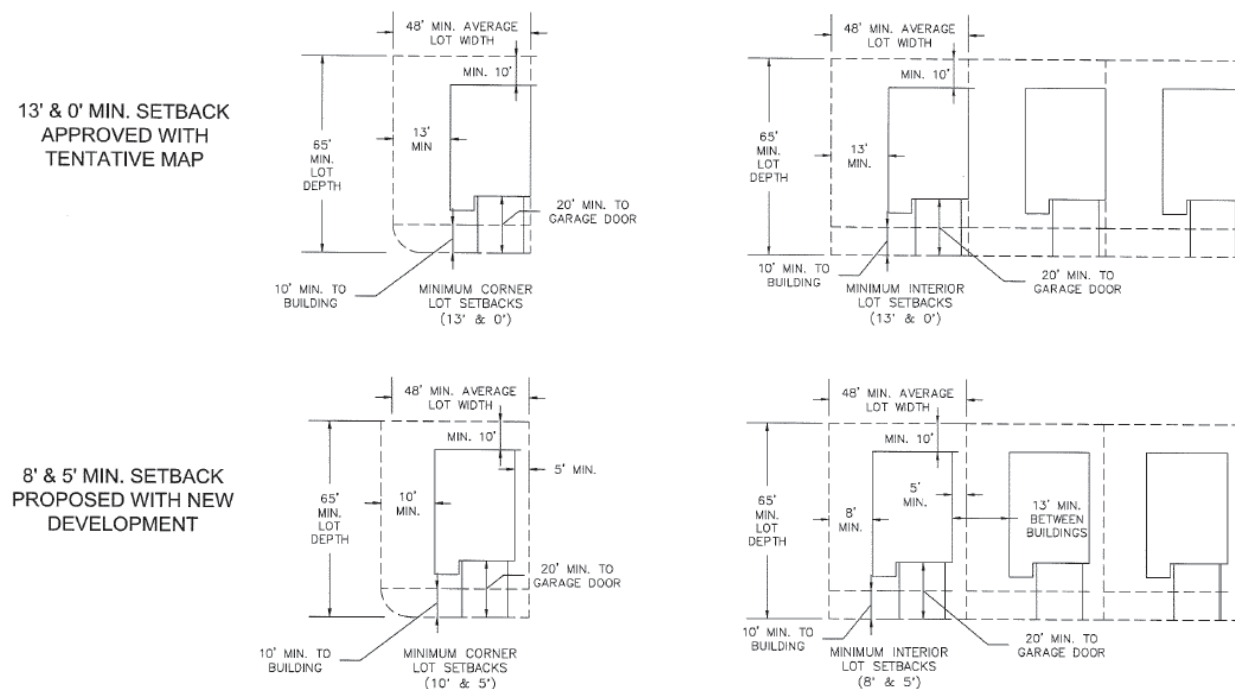
Background and Evaluation of Amendment Request

On August 4, 2020, the Planning Commission approved phase 2 through 6 for Ladera Ranch (WTM20-001 and WPVAR20-0002) for a 294-lot common open space residential subdivision that will serve as Phases 2 through 6 of the existing Ladera Ranch Subdivision, which was originally approved for 356 residential dwelling units under case number TM05-011 in 2005. The final map for Phase 1, which is separate from this proposal, was recorded on June 8, 2007. WTM20-001 was proposed as a common open space subdivision which allows, "variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community." Due to the common open space subdivision request, the applicant was able to modify the setbacks as part of the original submittal.

The applicant has submitted an amendment of conditions to Washoe County to amend the conditions of approval for WTM20-001 to revise the setbacks requested in the original approval for phases 2 and 3. The setbacks will impact 118 total lots within phases 2 and 3. Phase 2 consists of 80 lots and phase 3 consists of 38 lots. The setbacks that are approved under WTM20-001, and the newly proposed setbacks are outlined below:

	Existing Setbacks	Proposed Setbacks
Front	20' to garage, 10' to building	20' to garage, 10' to building
Side	13' on one side, 0' on other	8' on one side, 5' on other (With a minimum of 13' between dwellings)
Rear	10'	10'

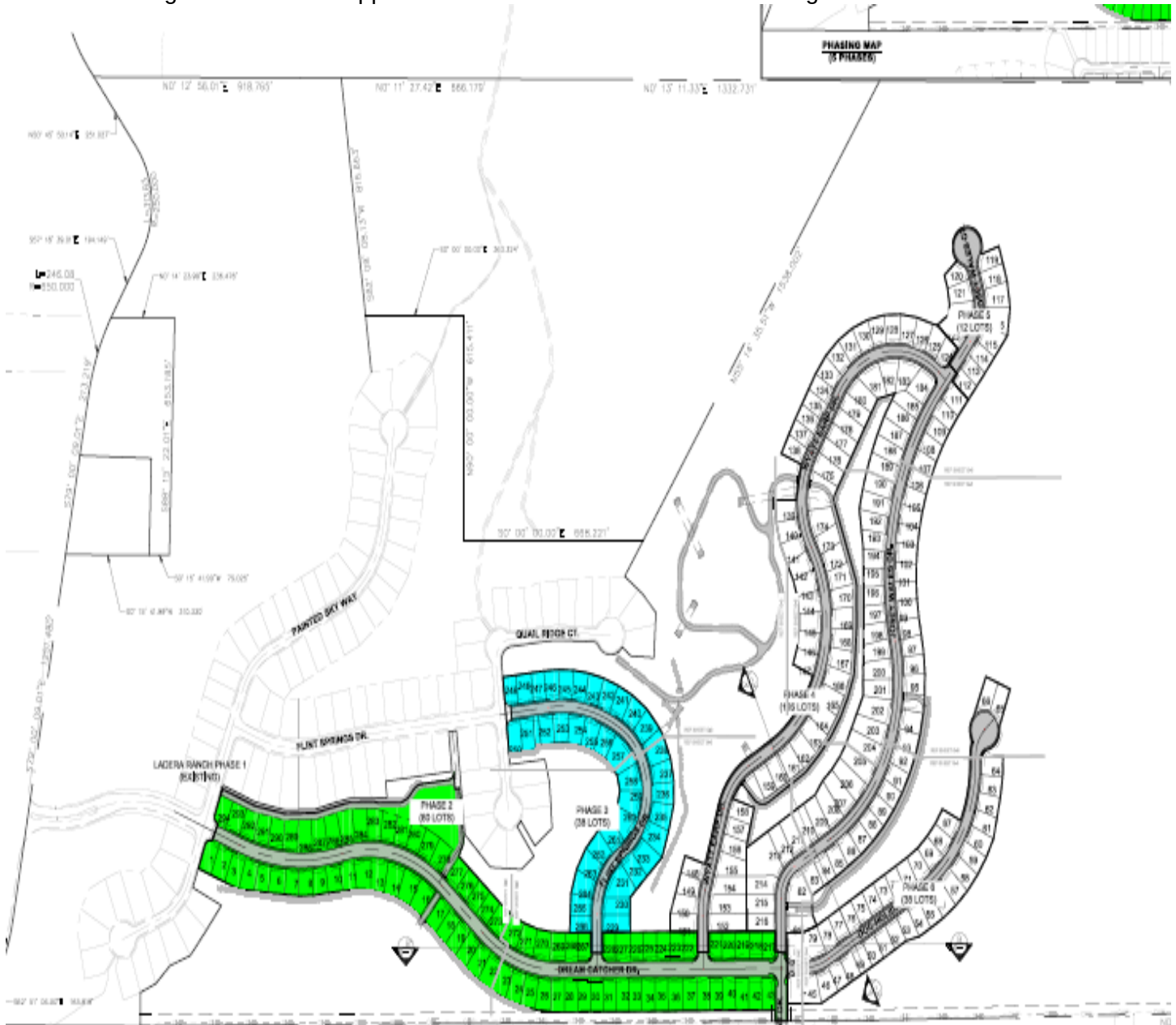
The applicants reasoning for requesting to amend the setbacks is to allow for better flexibility with housing placement and eliminate shared property lines. The proposed amended setbacks are also intended to assist with addressing the existing terrain as related to grading and drainage.



During the initial hearing for this project in 2020, there had been concerns related to the Altered Andesite Buckwheat located on the subject site. The proposed amendment of conditions for setbacks will not cause substantial environmental damage or harm to any endangered plants, wildlife, or their habitat. As part of the

original conditions of approval, the applicant is required to prepare a revegetation plan that includes provisions to mitigate any potential impacts taking place.

County staff supports this request to amend approved case number WTM20-001 in order to change the setbacks. The proposal is not anticipated to create any major impacts. Staff has reviewed the required findings that were made at the original subdivision approval and recommends that all ten findings can be made.



Phasing Map (Green = Phase 2 and Blue = Phase 3)

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies 	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Water Resources	X	X		
Washoe County Building & Safety	X			
Washoe County District Attorney, Civil Division	X			
Washoe County Engineering & Capital Projects	X			
Washoe County GIS	X			
Washoe County Land Development (All Apps)	X	X		
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All)	X	X		
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X		
TMFPD	X			
Regional Transportation Commission	X			
Sun Valley GID	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC22-0010 for Tentative Subdivision Map Case Number WTM20-0001 (Ladera Ranch) is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC22-0010 for Reno Sun LLC, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) **Plan Consistency**. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) **Design or Improvement**. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) **Type of Development**. That the site is physically suited for the type of development proposed;
- 4) **Availability of Services**. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant / Owner: Reno Sun, LLC
1701 W. March Lane, Suite D
Stockton, CA 95207
Attn: John Pronoitis
Email: jpronoitis@florsheimhomes.com

Representatives: Summit Engineering Corporation
5405 Mae Anne Ave
Reno, NV 89523
Attn: Robert Gelu
Email: robert@summitnv.com

Representatives: Robertson, Johnson, Miller and Williamson
50 West Liberty St, Suite 600
Reno, NV 89501
Attn: Patricia Lynch



Amended Conditions of Approval

Amendment of Conditions Case Number WAC22-0010

For Tentative Subdivision Map Case Number WTM20-001

The project approved under Amendment of Conditions Case Number WAC22-0010 for Tentative Subdivision Map Case Number WTM20-001 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on January 3, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval shall be met for WTM20-001 or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to Case Number WTM20-001 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved WTM20-001 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to the application should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk; Senior Planner; cbronczyk@washoecounty.gov; 775.328.3612

- a. The applicant shall attach a copy of the action orders approving this project for WAC22-0010 **AND** WTM20-001 to all permits and applications (including building permits) applied for as part of this approval.
- b. Building setbacks for phases 2 (80 lots) and 3 (38 lots) shall be as follows: Front - 10 feet, Garage - 20 feet, Rear - 10 feet, Side – 8 feet and 5 feet, with 13 feet separation between dwellings.
- c. All prior conditions of approval for this project (WTM20-001) that are not modified by this action shall remain in full force and effect.

*** End of Amended Conditions ***

Date: November 28, 2022

To: Chris Bronczyk, Senior Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit Case WAC22-0010 – Ladera Ranch Phase 2 and 3

APN: 502-700-08

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to adjust the side yard setbacks from 13 feet and 0 feet to 8 feet and 5 feet with a minimum of 13 feet between dwellings. The Engineering and Capital Projects Division recommends approval with no comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Summit Engineering Corporation.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

November 29, 2022

Washoe County Community Services
Planning and Development Division

RE: Ladera Ranch; 502-700-08
Amendment of Conditions; WAC22-0010

Dear Washoe County Staff:

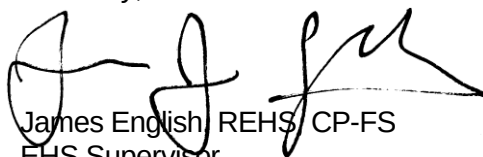
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The parcel where the project is proposed will be served by community water and sewerage systems.
- b) Condition #3: The WCHD has no concerns with the special use approval for reduction of setbacks as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,


James English, REHS/CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



From: [Weiss, Timber A.](#)
To: [Bronczyk, Christopher](#)
Cc: [Behmaram, Vahid](#)
Subject: Water Right Comments - Amendment of Conditions Case Number WAC22-0010 (Ladera Ranch) for WTM20-001 (Ladera Ranch Phase 2-6)
Date: Wednesday, November 16, 2022 9:12:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

No change in water right conditions from WTM20-001, amendment pertains to setbacks and has no impact on water right conditions.

Thank you,



Timber Weiss, PE | Professional Engineer

Engineering & Capital Projects Division | Community Services Department

1001 E. 9th Street, Bldg A Reno, NV 89512

tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769

Visit us first online: www.washoecounty.us/csd

For additional information, email engineering@washoecounty.us or call 775.328.2040



From: [Lowden, Joanne](#)
To: [Bronczyk, Christopher](#)
Subject: WAC22-0010 (Ladera Ranch) for WTM20-001 (Ladera Ranch Phase 2-6)
Date: Monday, November 28, 2022 10:04:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Chris,

I reviewed #1 WAC22-0010 (Ladera Ranch) for WTM20-001 (Ladera Ranch Phase 2-6) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planner
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.us | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512



From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Subject: FW: November Agency Review Memo I
Date: Wednesday, November 16, 2022 7:49:42 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[November Agency Review Memo I.pdf](#)
[image006.png](#)

Good morning,

The EMS Program has reviewed the November Agency Review Memo I - Amendment of Conditions Case Number WAC22-0010 (Ladera Ranch) for WTM20-001 (Ladera Ranch Phase 2-6) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Tuesday, November 15, 2022 3:37 PM

To: Holly, Dan <DHolly@washoecounty.gov>; Heeran, Jennifer <JHeeran@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Lowden, Joanne <JLowden@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>

Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; EHS Plan Review <EHSPlanReview@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Oakley, Katherine <KOakley@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Subject: November Agency Review Memo I

Good afternoon,

We had one last straggler come in. Please find the attached **Agency Review Memo I** with cases received in **November** by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. **Comments are due November 28, 2022.**

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

Dan (Building) – All Items

Jen (Legal) – Item 1

Dwayne / Jennifer (Engineering) – All Items

Chad (GIS) – Item 1

Rob (Land Dev.) – All Items

Joanne (Parks & OS) – Item 1

Wayne/Matt (Surveyor) – Item 1

Mitch (Traffic) – Item 1

Timber (Water Rights) – All Items

Genine/Josh (Air Quality) – All Items

EMS – All Items

Jim/Wes/David (Environmental Health) – All Items

Regards,



**Brandon Roman**  
**Office Support Specialist, Planning & Building Division | Community Services Department**  
[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606  
My working hours: Monday-Friday 7:00am to 3:30pm  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)

Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**From:** [Steve Shell](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: November Agency Review Memo I  
**Date:** Thursday, November 17, 2022 1:57:37 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[November Agency Review Memo I.pdf](#)

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Regarding #1, the Division of Water Resources has no comment.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

**Steve Shell**  
Nevada Division of Water Resources  
775-684-2836

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**From:** Roman, Brandon <BRoman@washoecounty.gov>  
**Sent:** Tuesday, November 15, 2022 3:35 PM  
**To:** Steve Shell <sshell@water.nv.gov>  
**Subject:** November Agency Review Memo I

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Please find the attached **Agency Review Memo I** with cases received in **November** by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. **Comments are due by November 28, 2022.**

**Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.**

~~~~~

Ladera Ranch - **Item 1**

Regards,



Brandon Roman

Office Support Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

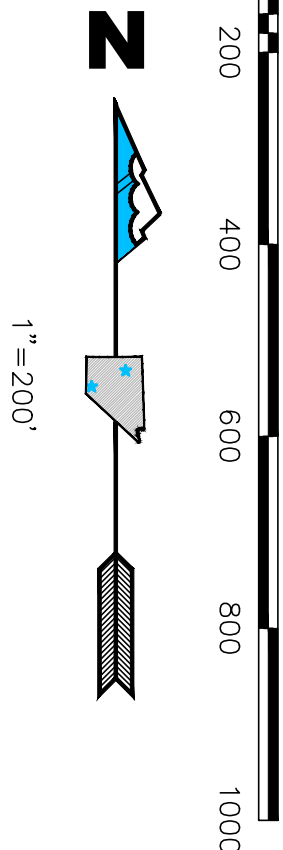
Diagram illustrating minimum setbacks for a building and garage door. The diagram is divided into two sections: MINIMUM CORNER LOT SETBACKS (13' & 0") and MINIMUM INTERIOR LOT SETBACKS (13' & 0").

MINIMUM CORNER LOT SETBACKS (13' & 0"):

- 48' MIN. AVERAGE LOT WIDTH
- 13' MIN. setback from building to corner
- 10' MIN. TO BUILDING
- 20' MIN. TO GARAGE DOOR
- MIN. 10' setback from building to garage door

MINIMUM INTERIOR LOT SETBACKS (13' & 0"):

- 48' MIN. AVERAGE LOT WIDTH
- 13' MIN. setback from building to corner
- 10' MIN. TO BUILDING
- 20' MIN. TO GARAGE DOOR
- MIN. 10' setback from building to garage door

[illegible]

WASHOE COUNTY

NEVADA

DESIGNED BY: SD
CHECKED BY: RG
SCALE
HORIZ: 1"=200'
VERT:
JOB NO: 30884

SHEET
S-0 OF 32

FLORSHEIM

HOMES

November 4, 2022

Julee Olander, Planner
Washoe County – Planning and Building Division
1001 East Ninth Street
Reno, NV 89512

Julee,

Please find the attached Amendment of Conditions Application. Within this application I have included the following: (i) check #8000065 in the amount of \$1,341.60; (ii) Amendment of Conditions Application; (iii) Vicinity Map; (iv) Site Map; and (v) Setback Display of the existing and proposed side yard setbacks being asked to be considered for amendment.

The current side yard setbacks call for 13' between dwellings, in keeping with the same concept, we are proposing an 8' minimum and a 5' minimum side yard (13' total between dwellings) to allow for better flexibility with the house placement, eliminating the nuances of shared property lines and to assist with addressing the existing terrain as related to lot grading and drainage. Please see the Setback Display exhibit for clarification on the side yard setbacks.

If you have any questions or concerns, please feel free to contact me directly at 209-595-1703 or via email at jpronoitis@florsheimhomes.com. Also, feel free to contact Patricia Lynch, Esq of Robertson, Johnson, Miller and Williamson, a local representative of Reno Sun, LLC, at 775-329-5600 or patricia@nvlawyers.com.

Thank you,



John Pronoitis
Forward Planning Manager
Reno Sun, LLC / Florsheim Homes

cc Patricia Lynch, Esq. Robertson, Johnson, Miller and Williamson

Craftsmanship. Dedication. Trust.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.:	
Project Name: LADERA RANCH (PHASE 2 AND 3)			
Project Description: WTM20-001 AMEND SETBACK CONDITION (BUILDING 1W) WITHIN PHASE 2 AND 3 OF TENTATIVE MAP PER PROPOSED SETBACK EXHIBIT AS PROVIDED IN THIS APPLICATION			
Project Address: 0 QUAIL RIDGE COURT WASHOE COUNTY, NV 89433			
Project Area (acres or square feet): 43.8 ACRES			
Project Location (with point of reference to major cross streets AND area locator): SOUTH OF EAST GOLDEN ROAD AND EXTENTION OF DREAM CATCHER DRIVE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
502-700-08	43.8		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM20-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: RENO SUN, LLC		Name: SUMMIT ENGINEERING CORPORATION	
Address: 1701 W MARCH LANE, STE D		Address: 5405 MAE ANNE AVENUE	
STOCKTON, CA Zip: 95207		RENO, NV Zip: 89523	
Phone: 209-473-1106 Fax:		Phone: 775-787-4331 Fax:	
Email: JPRONOITIS@FLORSHEIMHOMES.COM		Email: ROBERT@SUMMITNV.COM	
Cell: 209-595-1703 Other:		Cell: Other:	
Contact Person: JOHN PRONOITIS		Contact Person: ROBERT GELU, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS PROPERTY OWNER		Name: ROBERTSON, JOHNSON, MILLER AND WILLIAMSON	
Address:		Address: 50 WEST LIBERTY STREET, SUITE 600	
Zip:		RENO, NV Zip: 89501	
Phone: Fax:		Phone: 775-329-5600 Fax:	
Email:		Email: PATRICIA@NVLAWYERS.COM	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: PATRICIA LYNCH	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

Existing Condition (Building 1w): Building setbacks for this subdivision shall be as follows: Front - 10 feet, Garage - 20 feet, Rear - 10 feet, Side - 13 feet and 0 feet.

Proposed Condition: Building setbacks for Phases 2 and 3 of this subdivision shall be as follows: Front - 10 feet, Garage - 20 feet, Rear - 10 feet, Side - 8 feet min. and 5 feet min., with 13 feet min. between dwellings.

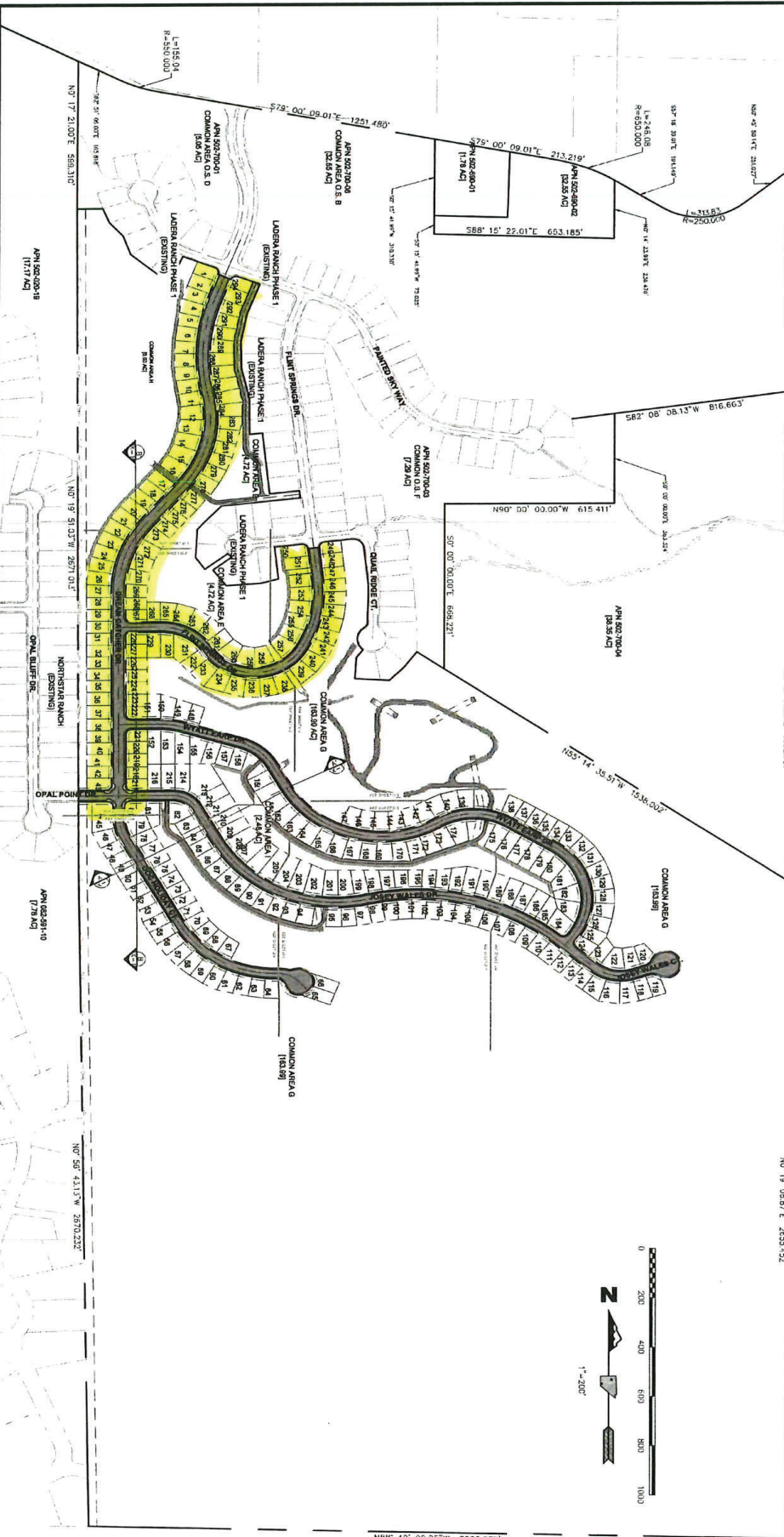
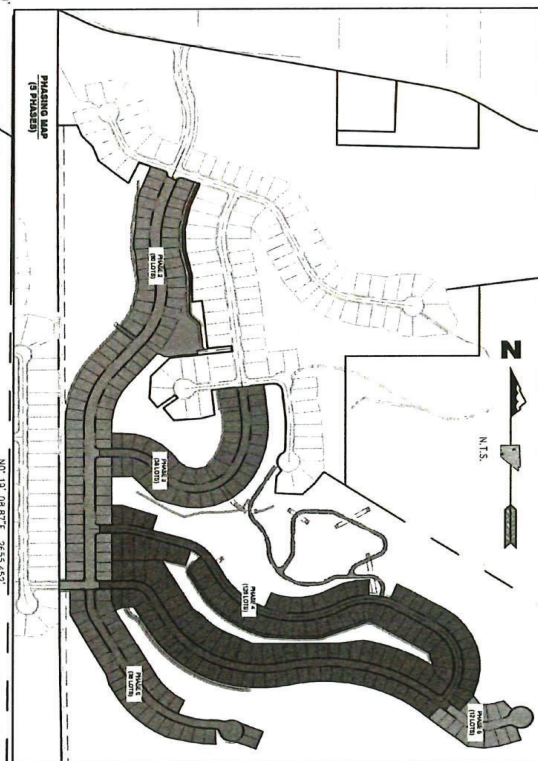
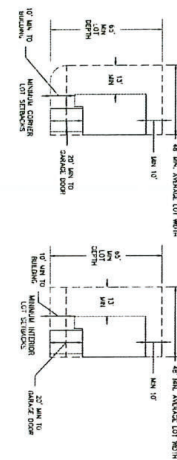
2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

None



VICINITY MAP

REF SHEET X-1 FOR STREET CROSS SECTIONS
REF SHEET T-1 FOR PROJECT DATA



**TENTATIVE MAP AND VARIANCE PLANS FOR
LADERA RANCH PHASES 2-6
OVERALL SITE PLAN**

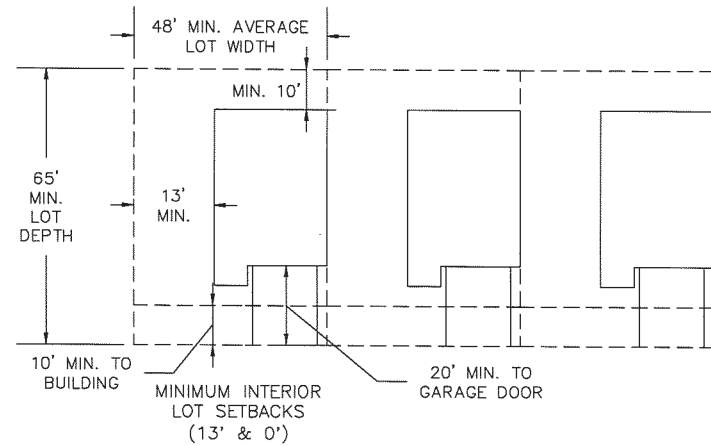
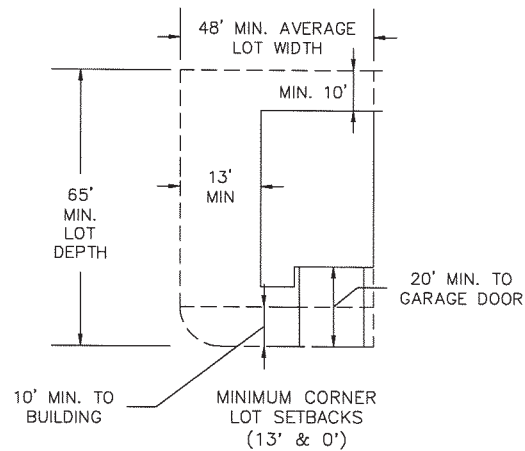
WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION	BY	APP'D

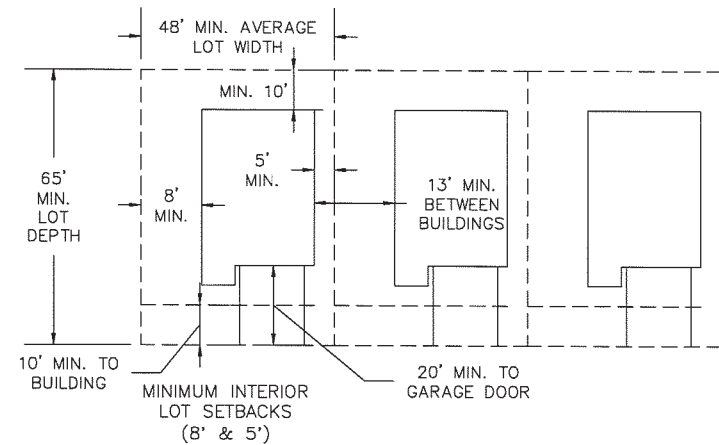
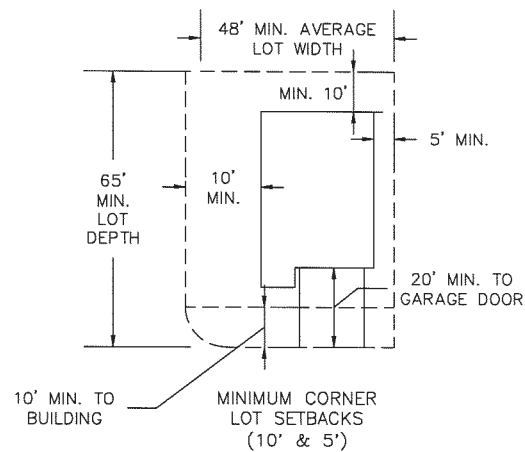
DESIGNED BY: SD
CHECKED BY: RG
SCALE: 1"=200'
HORIZ: 1"=200'
VERT: 1"=200'
JOB NO: 3084

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV. 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

13' & 0' MIN. SETBACK
APPROVED WITH
TENTATIVE MAP



8' & 5' MIN. SETBACK
PROPOSED WITH NEW
DEVELOPMENT



SCALE: 1"=30'	DESIGNED BY: KB
JOB #: 31173	CHECKED BY: RG
Copyright SUMMIT ENG 2022	DRAWN BY: kbowman
N:\DWGS\J30884_Lansing_LaderaNewTM\Civil\LaderaTM-Base.DWG ~ 1:47 PM * 11-OCT-2022	

LADERA
PHASES 2 & 3
SETBACK DISPLAY

SHEET
1
OF
1