

# SIERRA VISTA

Planning Commission- June 3, 2025

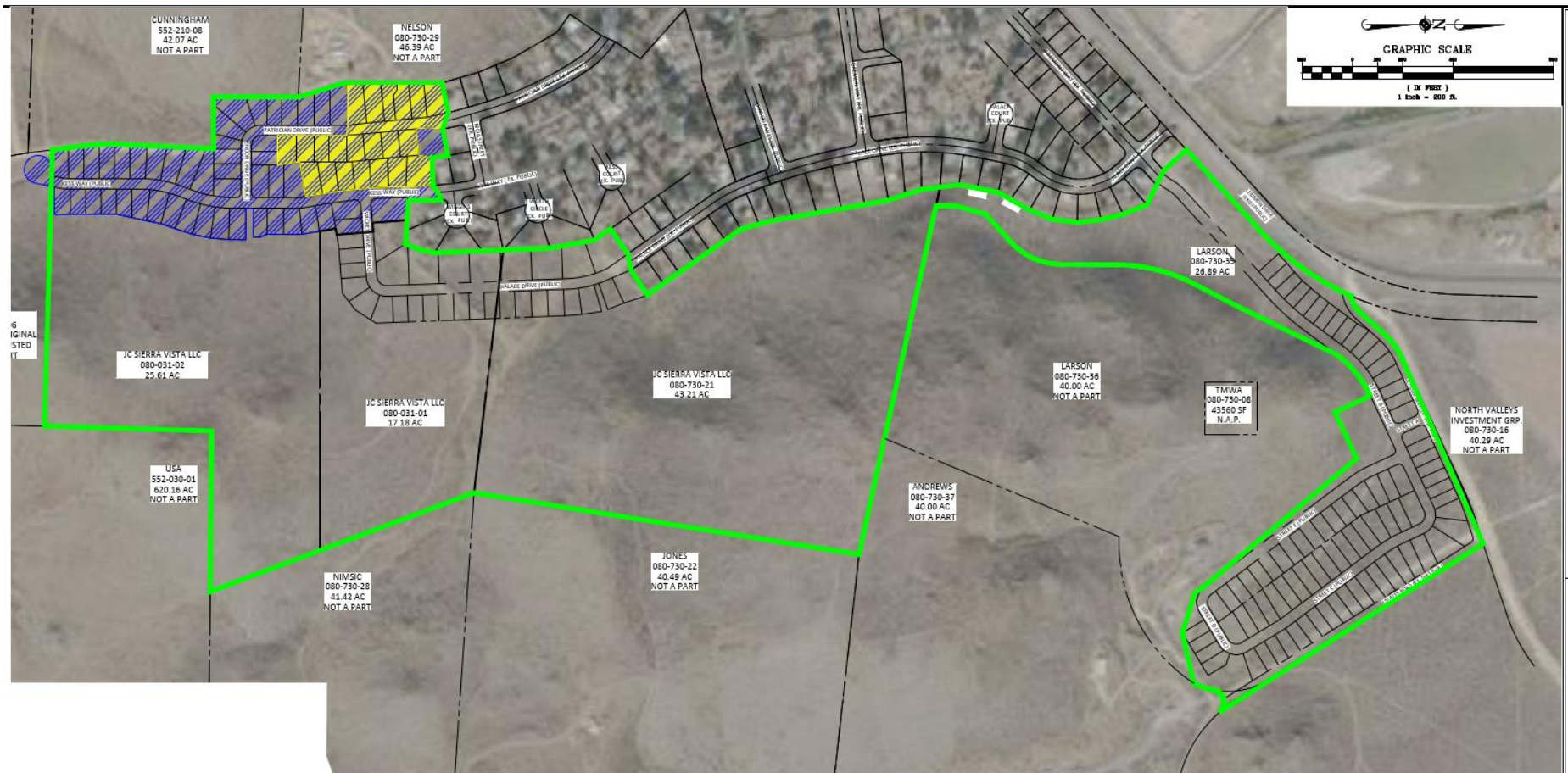




# PROJECT LOCATION



E. Patrician Drive, southeast of Lemmon Drive







# HISTORY

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- The Tentative Map was approved by Washoe County on March 6, 2018, for a 206-lot single family residential, common open space subdivision.
- Pursuant to Washoe County Code, Common Open Space Developments may vary lot and yard standards below the minimum standard.
- 67 lots within phase 1 have been recorded to date.





# APPLICATION REQUEST

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## Amendment of Conditions

An amendment to Condition 1j to reduce the front setback from 20 feet to **10 feet to house and 20 ft. to garage**, to allow for varied front setbacks which accommodate house-forward designs.





# KEY POINTS

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- Directly supports Condition 1r, which calls for variation in setbacks and driveway design to avoid uniformity and enhance neighborhood character.
- Furthers the intent by moving away from a uniform garage-forward streetscape and encouraging more diverse architectural outcomes.
- Supports a broader range of housing options to meet the needs of the community.





# Q&A