



Master Plan

Sun Valley Area Plan



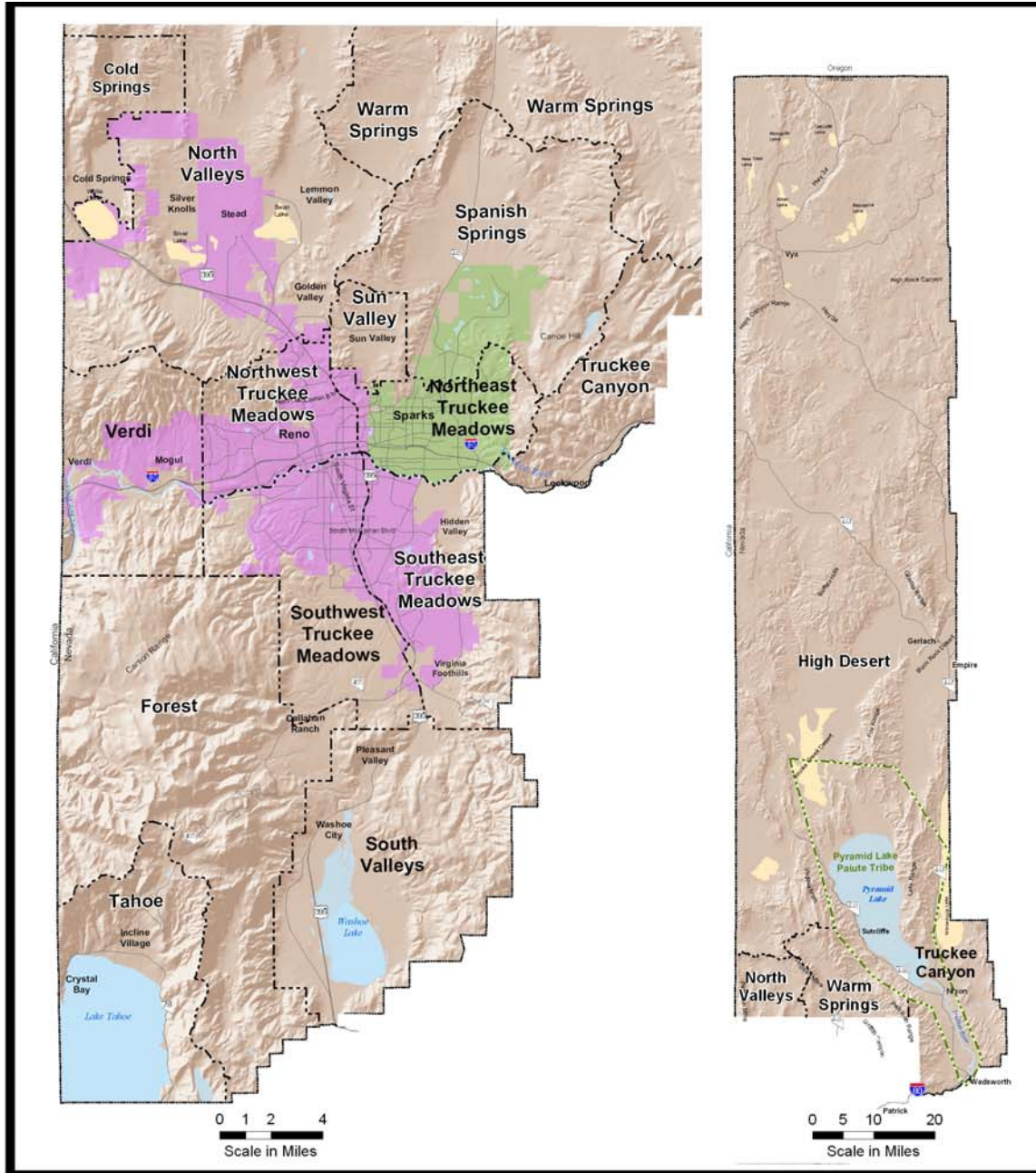
**Washoe County
Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512
Tel: 775.328.6100
Fax: 775.328.6133**

Master Plan Sun Valley Area Plan

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. If you have a copy of the Washoe County Master Plan notebook, please place this behind the Sun Valley Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the Sun Valley Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

SIXTH PRINTING, DECEMBER 2018



WASHOE COUNTY PLANNING AREAS

--- Planning Area boundary	☐ Dry Lakes
--- Washoe County boundary	☐ Water Bodies
--- Pyramid Lake Paiute Tribe boundary	☐ Hillshade, 10 meter elevations
☐ City of Reno	
☐ City of Sparks	

Source: Community Services Date: June 2006

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale Bars are shown below each map

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520 Post Office Box 11130
(775) 328-3600

Contents

	Page
Acknowledgments	v
Introduction	1
Vision	1
Character Statement	1
Vision and Character Management	3
Land Use	3
Goal One	3
Policies	3
Transportation	4
Goal Two	4
Policies	5
Scenic/Recreational/Cultural Resources	6
Goal Three	6
Policies	6
Goal Four	6
Policies	6
Goal Five	7
Policies	7
Natural Resources	8
Air Resources	8
Goal Six	8
Policies	8
Land Resources	8
Goal Seven	8
Policies	8
Land Resources – Mining	8
Goal Eight	8
Policies	8
Water Resources – Flooding	9
Goal Nine	9
Policies	9
Water Resources – Supply and Service	9
Goal Ten	9
Policies	9
Water Resources – Quality	9

	Page
Goal Eleven	9
Policies	9
Water Resources – Wastewater	10
Goal Twelve	10
Policies	10
Plan Maintenance	10
Goal Thirteen	10
Policies	10
Appendix A –Downtown Sun Valley Design Guidelines	A-1
Appendix B –Falcon Ridge Specific Plan	B-1
Appendix C –Maps	C-1
Character Management Plan	C-3
Development Suitability	C-5
Master Plan	C-7
Public Services and Facilities Plan	C-9
Recreational Opportunities Plan	C-11
Streets and Highways System Plan	C-13

Acknowledgments

Washoe County Board of County Commissioners

David E. Humke, Chair
Bonnie Weber, Vice Chair
John Breternitz
Kitty Jung
Robert M. Larkin

Office of the County Manager

Katy Simon, County Manager
John Berkich, Assistant County Manager
David Childs, Assistant County Manager

Washoe County Planning Commission

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore

Sun Valley Citizen Advisory Board (Area Plan update)

Charles Woodland, Chair
John Jackson, Sr., Vice Chair
Angela Dazey, Secretary/Treasurer
Garth Elliott
Jeffrey Miller
Frances Short
Bob Villeneuve

Update Subcommittee (Area Plan update)

Garth Elliott
Linda Elliott
James Georges
Marjorie Cutler
James Ross
Esperanza Dufer
Diana Langs
Bob Fink
Molly Hofmann
Greg Evangelatos
John Jackson, Sr

Washoe County Department of Community Development

Adrian P. Freund, FAICP, Community Development Director

Project Staff (Area Plan update)

Bill Whitney, Senior Planner

Grace Sannazzaro, Planner

Moni J. Fox, Technology Systems Developer II

Advanced Planning Program Staff

Sara DeLozier, Office Support Specialist

Introduction

The Sun Valley Area Plan responds to a citizen-based desire to identify, enhance and implement the community character of Sun Valley and to successfully manage the social, economic and environmental health and sustainability of the community.

Upon recommendation of the Washoe County Planning Commission, the Washoe County Board of County Commissioners directed the Department of Community Development to conduct a communitywide public workshop to identify the distinguishing characteristics of the Sun Valley community. The Sun Valley Citizens Advisory Board appointed an "Area Plan Update Subcommittee" that met regularly and assisted staff and other interested residents and stakeholders in developing a draft plan.

The result of the workshop and subcommittee meetings has been the development of a comprehensive vision for the Sun Valley community that identifies an existing and desired community character. The Sun Valley Area Plan implements and preserves this community vision and character.

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the Sun Valley community will maintain and apply objective standards and criteria that serve to manage growth and development in Sun Valley in a manner that:

- Respects the desire of the Sun Valley community to be a safe place to live, work, recreate, raise a family and retire;
- Respects private property rights;
- Promotes mixed-use development along a designated portion of Sun Valley Boulevard;
- Provides a range of low, medium and high density housing opportunities;
- Provides open space and recreational opportunities;
- Provides local services and employment opportunities; and
- Ensures that growth is kept in balance with resources and infrastructure.

Vision

Manage growth and its associated impacts in Sun Valley, focusing on preserving the surrounding public lands and upgrading the quality of the built environment while respecting private property rights.

Character Statement

The Sun Valley community is located in a geographically separated valley, between the City of Sparks on the east and the City of Reno on the west. Over time, the community has evolved from a primarily affordable place to live to a diverse community with a growing sense of civic pride. Over the next 20 years, the community will provide additional employment opportunities, connected with local serving office, commercial and tourist commercial businesses, and a mixed range of residential opportunities. Over this period, the distribution of land uses and the provision of public facilities and infrastructure will enhance and facilitate a community character that focuses on Sun Valley being a safe and healthy place to live, raise a family, work, run a business, recreate and retire. The community expresses a strong desire to manage growth levels and traffic patterns so that traffic congestion and related air quality do not reach undesirable levels. The community supports mixed-use development adjacent to Sun Valley Boulevard that will improve the appearance of existing and future commercial development and also provide for concentrating multi-family residential on this major arterial. The community would also like to achieve an upgrade of public infrastructure, such as curb and gutter, to existing Development

Code standards. Sun Valley's community identity is growing in strength and its residents are concerned that the future growth in Sun Valley be sustainable. Important factors of a sustainable Sun Valley include clean water to drink and clean air to breath, pedestrian safety, an adequate public transit system, manageable traffic, accessible public services, open space, trails, good elementary, middle and high schools and affordable housing.

The existing and desired land use pattern in the Sun Valley planning area is comprised of a suburban core that includes a mix of residential densities, the majority being at three dwelling units per acre, with higher densities along Sun Valley Boulevard and north of El Rancho Drive. These suburban land uses are located throughout the central portion of the valley. The desired land use pattern includes a mixed-use district that will be concentrated along both sides of Sun Valley Boulevard from approximately Rampion Way in the south to 7th Avenue in the north. This area is referred to as the Downtown Character Management Area (DCMA) and will provide opportunities for property owners to develop utilizing a mixed use of office, commercial and multi-family residential land uses within the same structure. Future commercial developments will be aimed at providing services and employment opportunities to the local community and not the greater region. Grocery stores excepted, single retailer establishments larger than 50,000 square feet are not seen as being a part of the local community character. A small industrial area will continue to function north of 7th Avenue along Stella Drive, with no plans for expansion of the existing industrial land use designation. Immediately adjacent to the suburban core, on the edges of the valley, are a few dispersed transition areas that are predominantly residential densities at one unit per acre that are not connected to community sewer or water. The area outside the suburban core and transition areas is predominately of a rural character and comprised of some private property with the General Rural land use designation, public lands with the Open Space land use designation and some Parks and Recreation land use.

The majority of Sun Valley will be known as the Suburban Character Management Area (SCMA). This area will contain residential densities of one unit per acre or greater. Both sides of Sun Valley Boulevard from approximately Rampion Way in the south to 7th Avenue in the north will be known as the Downtown Character Management Area (DCMA). This area will provide development and redevelopment opportunities for a mix of multi-family residential, office, commercial and tourist commercial land uses. The SCMA and the DCMA will be the designated growth areas in Sun Valley. The area outside the SCMA will be known as the Rural Character Management Area (RCMA). The land use designations for private property in this area will remain unchanged. The RCMA will be predominantly an area for the preservation of the community's open space. Residential densities on private lands in the RCMA will remain at one dwelling unit per forty acres.

Open vistas of the surrounding ridges and the public lands managed by the Bureau of Land Management and Washoe County are an important identifying characteristic of the Sun Valley planning area. Retaining these lands as Open Space and continued access to these lands is paramount to the valley's character. The existing open space contributes significantly to a community desire to develop and maintain an integrated non-motorized trail system that provides access to regional trails and public lands. Community support exists for connecting existing trails, along with new ones, in order to develop a Sun Valley Rim Trail.

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).
- a. 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:
- a. High Density Rural (HDR – One unit per 2.5 acres).
 - b. Low Density Suburban (LDS – One unit per acre).
 - c. Medium Density Suburban (MDS – Three units per acre).
 - d. High Density Suburban (HDS – Seven units per acre).
 - e. Medium Density Urban (MDU – Twenty-one units per acre).
 - f. Neighborhood Commercial/Office (NC).
 - g. General Commercial (GC).
 - h. Industrial (I).
 - i. Public/Semi-Public Facilities (PSP).
 - j. Parks and Recreation (PR).
 - k. General Rural (GR).
 - l. Open Space (OS).
- SUN.1.4 The following Regulatory Zones are permitted within the Sun Valley Downtown Character Management Area:
- a. High Density Suburban (HDS – Seven units per acre).
 - b. Low Density Urban (LDU – Fourteen units per acre).
 - c. Neighborhood Commercial/Office (NC).
 - d. General Commercial (GC).
 - e. Tourist Commercial (TC).
 - f. Public/Semi-Public Facilities (PSP).
 - g. Parks and Recreation (PR).

- SUN.1.5 The following Regulatory Zones are permitted within the Sun Valley Rural Character Management Area:
- General Rural (GR – One unit per 40 acres).
 - Public/Semi-Public Facilities (PSP).
 - Parks and Recreation (PR).
 - Open Space (OS).
- SUN.1.6 Staff will review any proposed Master Plan Amendment against the findings, criteria and thresholds identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of the findings in order to recommend approval of the amendment to the Board of County Commissioners.
- SUN.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in the Sun Valley General Improvement District's water resources facilities plan.
- SUN.1.8 The Washoe County Planning Commission will review any application to expand the Suburban Character Management Area into the Rural Character Management Area against the findings, criteria and thresholds in the Plan Maintenance section of this plan. At a minimum, the Planning Commission must make each of the applicable findings in order to recommend approval of the amendment to the Board of County Commissioners.
- SUN.1.9 New or redeveloped commercial and office development will be constructed to front (main entrance) on Sun Valley Boulevard. Buildings that have no other option than to front on a side street will have the same or similar architectural features on the side and rear of building that faces Sun Valley Boulevard.
- SUN.1.10 The Washoe County Capital Improvements Program shall identify needed sidewalk and open drainage structure improvements (location, costs and funding) based on a study conducted by the County and the Sun Valley General Improvement District.
- SUN.1.11 Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the Sun Valley Area Plan.
- SUN.1.12 Prior to any approval of proposed land use intensification that will result in existing school facilities exceeding design capacity and which may compromise the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, the school district will identify improvements in their capital improvements plan or school rezoning plan that will enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

Transportation

Goal Two: The regional and local transportation system in the Sun Valley planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and public services available in the community. The system will contribute to the preservation and implementation of the community character as described in the Sun Valley Vision and Character Statement.

Policies

- SUN.2.1 Level of service “C” or above is the desired level for all regional roads in the Sun Valley planning area.
- SUN.2.2 The Regional Transportation Commission is urged to fund and construct, at the earliest possible opportunity, the construction of the Sun Valley Arterial with a grade-separated interchange at 7th Avenue. Sun Valley Boulevard shall not be extended north to connect to the Spanish Springs area until the arterial is constructed.
- SUN.2.3 New construction or redevelopment of commercial properties along Sun Valley Boulevard shall combine vehicle entrances with adjacent properties to provide combined parking and landscaping. If contiguous commercial properties are not developed at the same time, then the vehicle access point to Sun Valley Boulevard will be located close to the property line between adjacent parcels.
- SUN.2.4 Remaining right-of-way along Sun Valley Boulevard should be utilized to establish an “edge” that includes covered ditches, public transit improvements, bike/pedestrian paths and landscaping.
- SUN.2.5 The number of traffic signals on Sun Valley Boulevard shall be kept to the minimum number required to provide for safe and efficient traffic flow.
- SUN.2.6 The Washoe County Department of Public Works shall initiate a study and subsequent action program aimed at improving traffic flow from residential streets onto collectors and arterials, to include consideration of “cut-through” traffic issues.
- SUN.2.7 The Nevada Department of Transportation, Regional Transportation Commission and Washoe County shall jointly seek funding to construct sidewalks or paved paths along both sides of Sun Valley Boulevard and main streets such as: 4th, 5th, 6th and 7th Avenues when the safety of pedestrians and children walking to and from schools requires such facilities.
- SUN.2.8 Washoe County will include in their Capital Improvements Program the improvement and paving of dirt roads under their jurisdiction.
- SUN.2.9 The owners of private roads or driveways are required to adequately sign them to allow for better emergency response.
- SUN.2.10 The Nevada Department of Transportation, Regional Transportation Commission, Sun Valley General Improvement District and Washoe County shall continue to work with the local community to implement traffic/pedestrian safety improvements within Sun Valley.
- SUN.2.11 Needed infrastructure improvements to streets and drainage ditches that are required for improved pedestrian safety, transit stops and expanded bus service within the entire valley, shall be included in the Washoe County Capital Improvements Program following the completion of a joint study between the Washoe County Public Works Department and the Regional Transportation Commission.
- SUN.2.12 Weed abatement along Sun Valley roadways with open ditches shall occur annually.
- SUN.2.13 The Regional Transportation Commission is urged to locate a multi-modal transit stop (parking, bike racks, shelters, concessions) on Sun Valley Boulevard.
- SUN.2.14 The necessary right-of-way and intersection requirements for future roadways identified in the Regional Transportation Commission Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

- SUN.2.15 Washoe County will advocate for the expansion of transit services to and within the Sun Valley planning area pursuant to the Regional Transportation Commissions updated 2030 Plan.
- SUN.2.16 Improvements listed in the Regional Transportation Commission’s Sun Valley Bikeway Plan shall be incorporated into the Washoe County Capital Improvements Program. The bikeway plan will be integrated with the local and regional trails system and provide access to commercial and public services (See Recreational Opportunities Plan map).
- SUN.2.17 The Department of Community Development will provide an annual status report to the Planning Commission regarding the implementation of all transportation related policies in this plan.

Scenic/Recreational/Cultural Resources

Goal Three: Maintain the natural, scenic and recreational values of the public lands surrounding Sun Valley.

Policies

- SUN.3.1 Retain all public lands within and adjacent to the Sun Valley Area Plan boundaries. In the event that public land does become private property, that land would automatically be included in the Sun Valley SCMA.
- SUN.3.2 The planning of all future roadways, subdivisions or other development will maintain adequate access (vehicular and/or pedestrian) to surrounding public land. Existing and/or needed public access easements will be depicted on all development applications and on the initial right-of-way design for new roadways.
- SUN.3.3 Washoe County and Sun Valley residents shall work with the Bureau of Land Management to develop and implement an appropriate plan for the education, management and enforcement of off-highway vehicle (OHV) use on surrounding public lands.
- SUN.3.4 Unneeded dirt roads and other disturbed areas on the public lands surrounding Sun Valley should be obliterated and revegetated by the appropriate land management agency.
- SUN.3.5 The Washoe County Sheriff’s Office shall cooperate with the Bureau of Land Management to increase education and enforcement efforts in order to reduce the incidents of illegal shooting and dumping on public and private lands in Sun Valley.
- SUN.3.6 The Washoe County Department of Regional Parks and Open Space will continue to work with all interested organizations and individuals to reduce illegal dumping and other resource damage to Red Hill and take appropriate steps to eliminate off-highway vehicle use on Red Hill.

Goal Four: Maintain open vistas of the surrounding ridges and hills and minimize the visual impact of hillside development.

Policies

- SUN.4.1 Washoe County will require the underground placement of new electrical power transmission lines within the Suburban Character Management Area and the Downtown Character Management Area. In considering whether to grant the required special use permit for transmission lines or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information

including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal. Underground placement of public utilities in general, including electrical power distribution lines, is dictated by Section 110.604.30 of the Washoe County Development Code.

- SUN.4.2 Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state.
- SUN.4.3 Significant ridgelines in the Sun Valley planning area are to be protected from future development.
- SUN.4.4 Structures shall be located to eliminate or minimize silhouettes against the skyline.
- SUN.4.5 Disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope; hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.
- SUN.4.6 Soils disturbed through the development process shall be revegetated no later than the next spring and, during the winter, shall be treated to prevent the blowing of soil from the site by wind or the movement of soil by precipitation. Drought tolerant/fire resistant plant species should be used where appropriate (refer to the "Recommended Plant List" in Appendix A).

Goal Five: The Sun Valley planning area will contain a system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the regional trail system, public lands and schools; and contributes to the enhancement and implementation of the community character.

Policies

- SUN.5.1 Updates to the Parks District Master Plan for the Sun Valley planning area (District 2D) will look to Goal Five for direction. The Parks District 2D Master Plan will seek to enhance and implement the community character.
- SUN.5.2 The Washoe County Department of Regional Parks and Open Space shall support and schedule the construction of a multi-purpose trail system within the valley (see Recreational Opportunities Plan map). The ultimate goal is the connection of existing and new trails required to complete a Sun Valley Rim Trail.
- SUN.5.3 New trails will be designed to accommodate equestrian, pedestrian and mountain bike traffic, unless technical or severe economic hardships warrant consideration of a more limited use.
- SUN.5.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities.
- SUN.5.5 Washoe County will work collaboratively with the Cities of Sparks and Reno to determine appropriate trail alignments and connections between unincorporated Washoe County and properties within the cities corporate limits and the spheres of influence.
- SUN.5.6 Access to existing and future trails will be protected and improved whenever possible. During the process of development review, the Washoe County Department of Community Development and Washoe County Department of Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Sun Valley planning area or connect existing or planned trails.

- SUN.5.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Regional Parks and Open Space will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- SUN.5.8 The Regional Transportation Commission is urged to designate and construct a "Bike Path" along the entire length of Sun Valley Boulevard (See Recreational Opportunities Plan map).

Natural Resources

Air Resources

Goal Six: The Sun Valley planning area will maintain or exceed federal, state and local air quality standards for carbon monoxide, nitrogen dioxide, ambient particulates (pm10 & 2.5) and ozone. The vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

Policies

- SUN.6.1 Commercial and/or industrial uses that qualify as a major source of air pollutants are prohibited within the Sun Valley planning area.
- SUN.6.2 Encourage pavement of dirt roads and parking lots in the Sun Valley planning area. The application of dust reduction material for unpaved parking lots in commercial and industrial areas shall be required.

Land Resources

Goal Seven: The built environment will minimize the destructive potential of any identified geological hazard.

Policies

- SUN.7.1 Development proposals within the Sun Valley planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
 - Provide adequate setbacks from potentially active faults.
 - Minimize erosion potential.
- SUN.7.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SUN.7.1.

Land Resources – Mining

Goal Eight: Mining operations do not presently exist in the Sun Valley planning area and are not compatible with the compact development and visually prominent hillsides found in the valley.

Policies

- SUN.8.1 Proposed mining operations, including aggregate pits, on private or public lands will not be approved within the Sun Valley Area Plan boundaries.

Water Resources – Flooding

Goal Nine: Personal and economic loses associated with flooding will be minimized. Restrict development within the 100-year Flood Hazard area in the Sun Valley planning area that would increase the 100-year floodwater levels.

Policies

- SUN.9.1 The Washoe County Department of Public Works shall initiate an annual drainageway inspection program. Private property owners will be required to keep drainage facilities, located on their property, clear of debris and obstructions to maintain the existing carrying capacity of stormwater runoff and reduce flooding potential.
- SUN.9.2 The Washoe County Department of Public Works will ensure that new developments in FEMA mapped flood areas that do not provide for flood control alternatives (e.g. channelization or detention) follow applicable regulations and ordinances for construction and maintenance.
- SUN.9.3 The Washoe County Department of Public Works will require new developments to provide such on-site detention and drainage facilities as are needed to ensure that development of the site does not adversely impact downstream properties.
- SUN.9.4 The Washoe County Department of Public Works shall require all new development to conform to any low impact development (LID) guidelines adopted by Washoe County.
- SUN.9.5 Washoe County, in coordination with the City of Sparks, will study the adequacy of flood detention facilities for the entire Sun Valley Hydrographic Basin and implement study recommendations to assure combined stormwater runoff from the basin will not adversely impact development downstream of Sun Valley.

Water Resources – Supply and Service

Goal Ten: Water resources will be supplied to land uses in the Sun Valley planning area according to the best principles/practices of sustainable resource development.

Policies

- SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.
- SUN.10.2 Surface water features using groundwater are not allowed in the Sun Valley planning area. Surface water features using reclaimed water may be created provided applicable health regulations are followed.
- SUN.10.3 To the extent that reclaimed water is available to meet a new proposed non-potable water demand; potable water shall not be supplied to meet the demand.

Water Resources – Quality

Goal Eleven: The quality of water in the Sun Valley Hydrographic Basin will be protected from degradation resulting from human activities.

Policies

- SUN.11.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for the Sun Valley Hydrographic Basin.

Water Resources – Wastewater

Goal Twelve: Wastewater treatment and disposal will be provided to land uses in the Sun Valley planning area according to the best principles/practices of sustainable resource development.

Policies

- SUN.12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.
- SUN.12.2 Conversion of existing septic systems in the Sun Valley planning area to community sewer shall be a priority.

Plan Maintenance

Goal Thirteen: Amendments to the Sun Valley Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Sun Valley Vision and Character Statement.

Policies

- SUN.13.1 In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:
 - a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.
- SUN.13.2 Amendments will be reviewed by the Department of Community Development against the following set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement:
 - a. A feasibility study has been conducted and paid for by the applicant, relative to municipal water, sewer and storm water, that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Sun Valley by the Sun Valley General Improvement District in conjunction with the Department of Water Resources. This may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
 - b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Sun Valley planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
 - c. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional

Transportation Commission and Washoe County) within the Sun Valley planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Commission Capital Improvements Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

- d. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional Transportation Commission transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Commission Capital Improvements Program within three years of approval of the intensification.
- e. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the Sun Valley Area Plan.
- f. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvements plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

- SUN.13.3 For proposals to establish new commercial land uses outside of the Downtown Character Management Area, a market analysis has been conducted that clearly establishes a community serving trade area and provides convincing evidence of a need to increase the inventory of community-serving commercial land use opportunities.
- SUN.13.4 For any amendment that proposes to alter the Sun Valley Vision or Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Sun Valley Citizen Advisory Board (CAB), and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment.
- SUN.13.5 For any amendment that proposes to expand the Suburban Character Management Area into the Rural Character Management Area and/or to revise the Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Sun Valley Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment; and a proposed land use change accompanies the boundary change proposal, and the land use proposal meets all of the applicable policies of the Sun Valley Area Plan.
- SUN.13.6 The Department of Community Development will provide an annual status report to the Planning Commission regarding the implementation of this plan.

This page intentionally left blank.

Appendix A – Downtown Sun Valley Design Guidelines

Contents

	Page
Purpose	A-3
Applicability.....	A-3
Design Review Process	A-3
Site Development Guidelines	A-3
Building Heights	A-5
Setbacks	A-5
Signs	A-5
Pedestrian Realm/Pathways	A-6
Pedestrian Orientation	A-6
Parking Requirements	A-6
Refuse Collection Areas	A-7
Screening of Exterior Mechanical Equipment and Communication Devices	A-7
Fences and Walls	A-9
Landscape Design Guidelines	A-9
General Requirements	A-9
Parking Lot Landscaping	A-9
Slopes	A-10
Irrigation	A-10
Architectural Standards	A-10
General Guidelines	A-10
Building Massing and Form	A-11
Materials	A-11
Color and Texture	A-12
Lighting Guidelines	A-12
Personal Storage Guidelines	A-13
General Requirements	A-13
Personal Storage Setbacks	A-13
Personal Storage Fencing and Walls	A-13
Personal Storage Landscape Guidelines	A-15
Personal Storage Architectural Guidelines	A-15
Personal Storage Lighting Guidelines	A-15

	Page
List of Photos	
Photo A-1: Desirable Design Characteristics for Mixed-Use Development	A-4
Photo A-2: Pedestrian Walkways within Parking Lots	A-8
Photo A-3: Desirable Design Characteristics for Personal Storage Facilities	A-14
List of Tables	
Table A-1: Recommended Plants	A-16

Purpose

These design guidelines set forth development standards for uses within the Sun Valley Downtown Character Management Area (DCMA). The design guidelines are intended to provide assurances that the Downtown Character Management Area portion of Sun Valley Boulevard will develop in accordance with the community's desire to see quality projects along Sun Valley Boulevard with a "mixed-use" design theme. "Mixed-use" is defined as commercial or office use combined with residential use in a single structure. "Mixed-use" commercial or office uses will be located on the ground floor, with residential on the second floor. Refer to Photo A-1 on the following page for photographic examples. The guidelines establish specific site planning, architectural, landscape, pedestrian realm, signage and lighting criteria by which each proposal shall be evaluated for compliance and approval.

Applicability

The Sun Valley Character Management Plan map depicts the geographic area of applicability wherein these guidelines will be enforced. With the exception of land uses associated with public facilities, parks and recreation and mobile home parks, these guidelines will be applied to all new Tourist Commercial, General Commercial, Neighborhood Commercial/Office, High Density Suburban and Low Density Urban land uses within the Sun Valley Downtown Character Management Area.

Design Review Process

It is anticipated that these guidelines will be incorporated into Article 218 of the Washoe County Development Code as development standard modifiers for Sun Valley. Prior to the necessary amendments to the Development Code, this appendix will supplement the regulatory framework for development standards found in Sections 110.218.00 through 110.218.35 of the Washoe County Development Code in the specific geographic area identified as the Sun Valley Downtown Character Management Area. Where these guidelines are silent, the provisions of the Washoe County Development Code will be in effect.

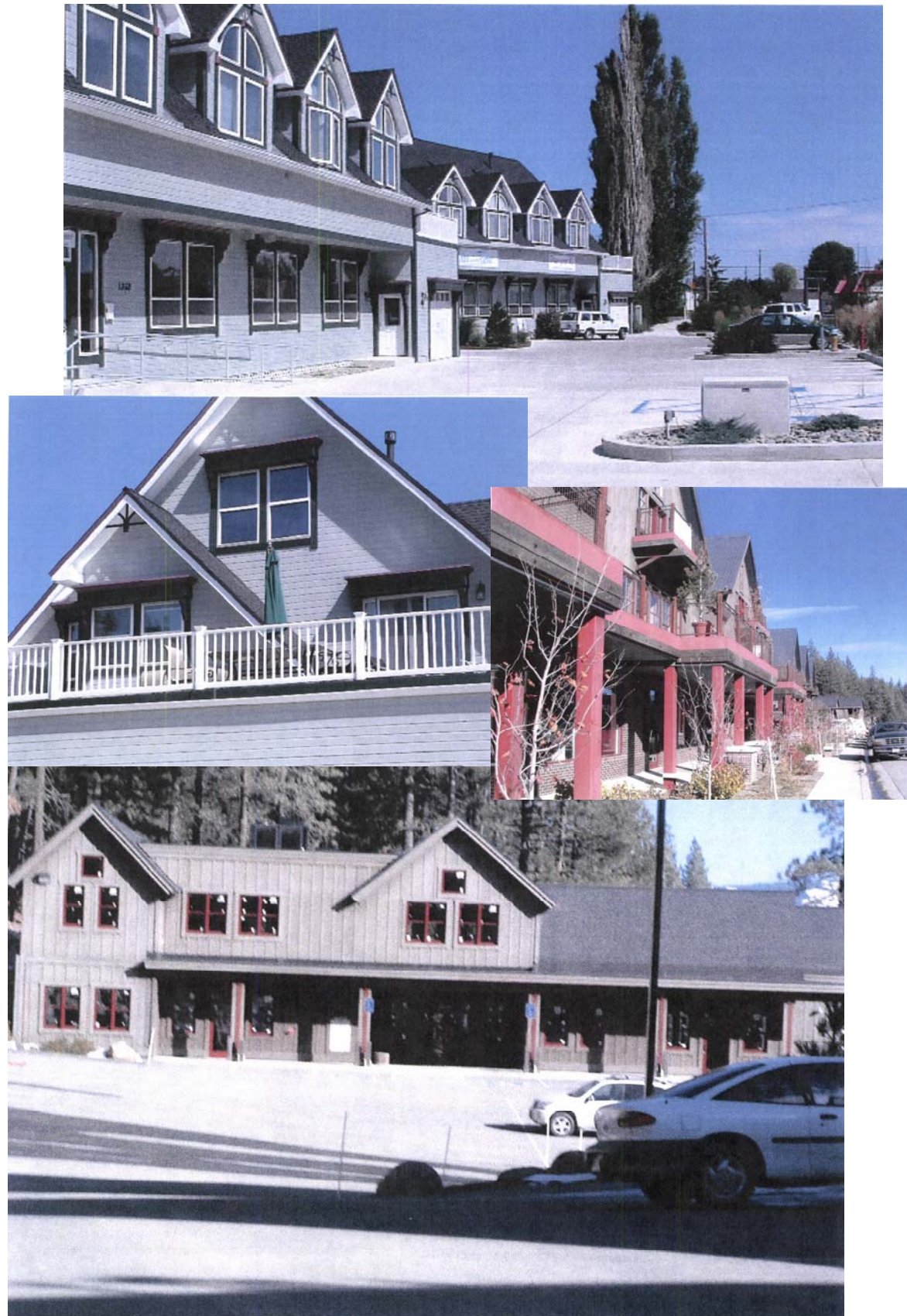
These guidelines are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these guidelines may be permitted at the applicant's request, provided the Director of Community Development has made a determination that the deviation is in substantial conformance with the intent of these guidelines. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.

Site Development Guidelines

The following site planning guidelines are established to help implement the "mixed-use" community character described in the Sun Valley Area Plan Character Statement. The use of such tools as landscaping and pedestrian amenities mitigate the impact of development on adjacent and nearby parcels while helping to implement and preserve the desired character. Personal storage has a separate set of design criteria and is addressed in the section entitled Personal Storage Guidelines on page A-13.

Before any site is designed, the designer shall meet with County staff at a pre-application meeting. At the pre-application meeting, the designer shall have the following documents prepared at a conceptual level.

Photo A-1: Desirable Design Characteristics for Mixed-Use Development



1. Narrative that clearly describes the character of the proposed site along with a description of how proposed development would relate to, and physically connect with, the adjacent development and community.
2. Location of property boundary and setbacks.
3. Floor plans.
4. Location of existing or abandoned buildings, adjacent driveways, off-street vehicular connections, pedestrian ways, access points and public easements.
5. Major utility easements.
6. Climatic factors such as wind, sun angles, solar exposure and shade pattern.
7. Preliminary traffic impact analysis and traffic circulation diagram.
8. Other features of the site and/or surrounding area that may be impacted by, or may impact, the proposed development, including data for adjoining properties that are within 100 feet of the boundary of the proposed development.

Building Heights

The maximum building height is limited to two stories, and interpreted by the Washoe County Development Code. The maximum height standards do not apply to elements such as parapet walls, roof-mounted equipment, elevator towers, belfries, cupolas, water towers, silos, windmills, water tanks, etc., provided that the aggregate floor area of such structures is not greater than one-half of the total roof area.

Setbacks

At a minimum, building setbacks shall be those established in Article 406 of the Washoe County Development Code. Varied setbacks are encouraged to create usable open areas between buildings and to create a feeling of openness along Sun Valley Boulevard.

Signs

When more than one tenant shares a development site, signs shall be integrated as one unit to create shared identity for the property or be located and/or designed as a unified package so that signs do not visually compete with each other.

Signs should be an integral design element of a building's architecture. The location of any signs shall be determined in the early stages of design. Sign locations should be integrated with the overall design of the site and the adjacent streetscape. Integration with significant landscape elements is encouraged.

Signs shall be compatible with the project's overall character and building design in terms of size, shape, color, texture and lighting. Signs should be integrated so that they appear to be a natural part of the building façade. Repetitious signage information on the same building frontage should be avoided. The name of the business or other written advertising should not be the dominant architectural feature of a building.

Signs shall not have flashing light elements or be constructed of highly reflective materials. Signs that are illuminated should be internally illuminated or should use a light projected onto the sign from light sources mounted above the sign. In order to minimize light spillage, it is important that the light should be directed onto the sign only. The illumination source should be fully shielded so that the light intensity will not trespass onto surrounding areas.

Signs should be carefully located for safety, not blocking views of oncoming traffic at street intersections or driveways. Signs should promote easy readability and serve their intended function. The scale of the sign should relate to the intended viewer.

Pedestrian Realm/Pathways

Formal landscaped pedestrian pathways shall be established on the boundaries of developments fronting on Sun Valley Boulevard. These landscaped pathways will provide separation between commercial and residential uses and Sun Valley Boulevard. Property owners will be responsible for maintaining these improvements.

1. Along Sun Valley Boulevard, there will be a minimum 20-foot wide landscaped common area easement along the property line within the setback. The developer shall construct an 8- to 10-foot wide multi-purpose trail within this easement that meanders through the landscaped area. The trail will be constructed of asphalt or concrete. The remaining area within the easement shall be comprised entirely of landscaping, consistent with the Landscape Design Guidelines section.
 - a. On the portions of all the side streets within the DCMA, there will be a 15-foot wide landscape easement running the length of the property frontage, excluding any driveways or access points.
 - b. Prior to the construction of each path segment, an 8- to 10-foot wide public use easement will be dedicated to Washoe County.

Pedestrian Orientation

Mixed-use developments shall emphasize and incorporate pedestrian orientation in the project's overall design. Proposed projects are expected to provide site design and building scale features with a primary emphasis on streetscape functionality and pedestrian access to a site. Building placement should provide interconnected walkways to enhance pedestrian accessibility and safety. Interconnected walkways should be designed with similar and/or complementary details, colors and finishes.

New projects should incorporate elements that will benefit the greater district. Considerations should be made for the possibility of sharing driveways, creating shared circulation systems, shared pedestrian circulation systems, and other functional areas where a coordinated site design will benefit the cohesiveness of the larger district. Safe pedestrian crossing at exits and entrances of the circulation networks shall be required.

Corner sites are visually important to both street approaches and can create challenges relative to pedestrian and vehicular circulation. All development on a corner should consider adjacent development on each of the intersecting streets.

Parking Requirements

Mixed-use projects shall be designed to minimize motor vehicle circulation through local single-family neighborhood streets. Project designs will also take into consideration traffic conditions such as queuing, access points and proximity to intersections. Off-street parking requirements shall be those established in Article 410 of the Washoe County Development Code. Design exceptions to Section 110.410.25 are noted below:

1. Mixed-use developments are encouraged to provide parking on the sides of the building in order to allow for more pedestrian-oriented access from Sun Valley Boulevard to the front main entrance. Dedicated parking areas for the residential component of the mixed-use development should be located on the side or in the back of the building.

2. New construction or redevelopment of commercial properties along Sun Valley Boulevard shall combine vehicle entrances with adjacent properties to provide combined parking and landscaping. If contiguous commercial properties are not developed at the same time, then the vehicle access point to Sun Valley Boulevard will be located close to the property line between adjacent parcels.
3. In order to provide safe pedestrian access to site buildings, any large, open parking area shall include pedestrian walkways between opposing rows of parking at a ratio of 1 walkway per 75 parking spaces per project. The intent of this requirement is to provide areas within larger parking lots where pedestrians can safely reach businesses without having to walk exclusively in the drive aisles. Photo A-2, on the following page, provides photographs illustrating pedestrian walkway concepts. Smaller parking courts and areas with fewer than 75 parking spaces are exempt from this provision.
 - a. Walkways must be a minimum of 48 inches wide, excluding vehicle overhang space.
 - b. Walkways may be striped on the asphalt between perpendicular rows of parking and paved through landscape areas and must be extended safely through planters with ramps or aprons.
 - c. Any extension of walkways across drive aisles must occur at delineated crosswalks.
 - d. Walkways will be designed to be compatible with handicap accessibility standards.

Refuse Collection Areas

1. All outdoor refuse containers shall be visually screened within a solid 6-foot or higher non-combustible enclosure so that they are screened from adjacent lots or sites, neighboring properties or streets. Careful consideration should be given to the location of refuse enclosures during site planning so that trash removal is facilitated away from building entrances and street frontages.
2. Refuse container enclosures should be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.

Screening of Exterior Mechanical Equipment and Communication Devices

1. Exterior mechanical equipment shall be kept to a minimum, shall be designed in an orderly, compact manner, and shall be painted a color to blend with the adjacent background.
2. All roof-mounted equipment shall be hidden from view with parapet walls or screening. Screens shall be attractive in appearance and reflect or compliment the architecture and color of the building. Mechanical equipment shall not extend above the enclosing wall or screen.
3. Exterior-mounted electrical equipment shall be mounted in a location where it is screened from public view. Exterior electrical equipment shall not be mounted on the public street side of any building, unless located behind a screening wall or screened with plantings.
4. Antenna, transmission or reception devices visible from ground level shall be painted a color to blend with the adjacent background, and hidden from view with parapet walls or screening. Screens shall be attractive in appearance and reflect or compliment the architecture and color of the building.

Photo A-2: Pedestrian Walkways within Parking Lots



Fences and Walls

1. No fence or wall exceeding 3 feet in height shall be designed or constructed within the front yard setbacks.
2. All fences and walls shall be designed as integrated parts of the overall architectural and site design. All fences and walls are limited to 6 feet in height.
3. Walls shall be constructed of block in a finish and color that complements the colors selected for site buildings.

Landscape Design Guidelines

Formal landscaping within the Downtown Character Management Area is essential to creating an attractive and pleasant environment. The intent of these guidelines is to provide landscaping design criteria that will help promote an image that is attractive across all the developments. All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc., selected from the recommended plant list in Table A-1 on page A-16. Developers should assess existing landscaping on developed land adjacent to their property and, whenever possible, reinforce and complement that established character. Areas visible from public streets should emphasize attractive landscaping.

General Requirements

Landscape requirements shall generally be those established in Article 412 of the Washoe County Development Code. Additional criteria and design exceptions to Article 412 are noted below:

1. Parking lots, service or storage areas, trash enclosures, etc., shall be partially screened with plant material whenever possible.
2. The use of landscape related walls, planters, enhanced paving, etc., is encouraged. The inclusion of such features may substitute for landscaping, subject to the approval of Washoe County Community Development staff and compliance with the Washoe County Development Code.
3. Parcels adjacent to residential development shall use accent trees and shrubs, in combination with other techniques (such as berms, fences, walls), to screen parking areas and other less attractive views.
4. The basic landscape character will be created by the use of pre-selected plants, shrubs and trees as shown in Table A-1 on page A-16. Other plant materials may be used with approval of Washoe County Community Development staff.
5. Surface water features using groundwater are not allowed in the Sun Valley planning area. Surface water features using reclaimed water may be created provided applicable health regulations are followed.
6. The Washoe County Department of Public Works shall require all new development to conform to low impact development (LID) guidelines adopted by Washoe County.

Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50 of the Washoe County Development Code. Additional requirements are noted below:

1. Landscaping shall not be less than 15 percent of the site area of the parking lot.

2. The pedestrian walkways detailed in the Parking Requirements section of this document and in Photo A-1 on page A-4 may count for up to 25 percent of the total site landscape requirement.

Slopes

Treatments should be applied to slopes to revegetate with drought tolerant, native and naturalizing, grass and shrub plants and to prevent erosion. Slope treatments shall include soil amendments to improve growing conditions for sustainable plant growth, improving availability of nutrients through microbial activity, and enhancing water percolation/retention.

Slope treatments shall include materials such as mulch and tackifier, with a life span of at least three years, applied to the soil surface. A permanent irrigation system will be installed for any trees or shrubs planted on a slope.

Irrigation

1. All landscaped areas shall be irrigated by an automatic irrigation system with low precipitation rate devices that can be adjusted to not exceed the soil infiltration rate. All systems shall be routinely monitored and adjusted for efficient water delivery for thriving plant growth.
2. Systems should be designed so that areas with different watering requirements are controlled separately.
3. Irrigation equipment shall be located and installed to minimize negative visual impacts.
4. Moisture sensors and other water conserving devices are encouraged.
5. If reclaimed water is available for irrigation, it shall be used to the fullest extent allowed.

Architectural Standards

The architectural guidelines focus on what is important to the success of the Sun Valley Downtown Character Management Area. The guidelines are to ensure a high level of architectural quality, but are not overly prescriptive, in order to allow for innovative design. The guidelines will direct the development and redevelopment of Sun Valley Boulevard as a mixed-use downtown district.

General Guidelines

1. Primary building entries shall be readily identifiable and accessible.
2. Minimum conflict should exist between service vehicles, private automobiles and pedestrians within the site.
3. Clusters of buildings within defined centers shall incorporate the same design elements.
4. Major building entries shall be highlighted by such features as:
 - a. Deep overhangs that provide protective cover from the elements.
 - b. Small plazas with site furnishings near storefronts.
 - c. Special planters and plantings.
5. Accessory structures should relate to the character of the main building by using the same colors, materials, textures, shape, theme and architectural style.
6. Outdoor dining areas are encouraged and should be used to enliven porches, plazas, buildings and street frontages. Outdoor dining areas should be oriented away from off-site residential uses that are sensitive to noise and nighttime activity.

7. Buildings should incorporate sustainable and healthy building practices and products. Design strategies and building techniques should be utilized which minimize environmental impact, reduce energy consumption, and endure over time.
8. Storage buildings and structures associated with a Personal Storage development that are located inside the exterior screening wall need not comply with these architectural standards. Any storage facility building (e.g. sales office, caretaker's apartment, etc.) located outside the exterior screening wall must be constructed pursuant to the standards listed in this section.

Building Massing and Form

1. All buildings shall be designed to a pedestrian scale.
2. To the extent possible, building exterior walls shall incorporate:
 - a. Design that gives the appearance of multiple structures when functionally possible.
 - b. Offsetting building planes through wall step backs. (Refer to photographic examples in Photo A-1 on page A-4.)
 - c. Treatment with multiple textures and materials to provide visual interest. (Refer to photographic examples in Photo A-1 on page A-4.)
 - d. Clustering small-scale elements such as planter walls and columns/support posts around the major form.
3. Rear or side façades on smaller, stand-alone structures will be given architectural treatments that are consistent with front facades.
4. Rear or side façades on larger buildings with multiple tenants should include the same design elements as front façades where possible. Large, blank walls should be avoided or screened. (Refer to photographic examples in Photo A-1 on page A-4.)
5. Building forms should be utilized to create pedestrian areas that are protected from the wind, but oriented to the sun.
6. New or redeveloped commercial and office development will be constructed with the main entrance facing Sun Valley Boulevard. Buildings that have no other option than to front on a side street will have the same or similar architectural features on the side and rear of a building that faces Sun Valley Boulevard.
7. Commercial or office uses will be located on the ground floor, with residential on the second floor. This order can be reversed for the properties on the east side of Sun Valley Blvd from Rampion Way north to Second Avenue that are substantially lower in elevation than Sun Valley Blvd.

Materials

1. Building Exterior Wall Materials
 - a. Materials on the rear and side façades of smaller one- or two-tenant structures shall be consistent with front facades.
 - b. Materials shall blend with those existing in adjacent buildings within a defined center.
 - c. Drainage pipes may be located on building fronts if thoughtfully incorporated into the building façade.
 - d. Glass storefronts are permitted. Long, unbroken planes of glass are discouraged.
2. Building Roofs
 - a. Roof colors and textures shall complement building exteriors.

- b. In instances where roof areas can be viewed from below, care should be taken that all roof vents, roof-mounted mechanical equipment, pipes, etc., are screened with architectural elements to reduce their appearance.

Color and Texture

1. Exterior colors shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green.
2. Accent colors that complement the more prominent base tones are encouraged to highlight architectural details.
3. A mix of textures is encouraged.

Lighting Guidelines

The lighting guidelines are intended to provide night safety without glare or spill over of light onto adjoining properties. Lighting fixtures should be compatible with the architectural character of existing buildings and the proposed development.

1. Safety/Security Lighting
 - a. Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height. Light standards within 100 feet of residential property shall not exceed 12 feet in height.
 - b. Exterior pole lighting shall be color-corrected lamps of appropriate intensity. Lamps that alter the colors of objects at night are prohibited. Lamps with the appropriate color spectrum include color-corrected sodium vapor, metal halide, mercury lamps, incandescent and fluorescent.
 - c. Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.
 - d. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.
 - e. Outdoor pedestrian use areas (e.g. courtyards, entryways, walkways) shall have sufficient illumination for safety and security.
 - f. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
 - g. Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.
2. Architectural/Landscaping Lighting
 - a. Lighting shall be indirect, such as soffit lighting, or incorporate a full-cutoff, shield-type fixture.
 - b. Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. The use of decorative fixtures that further convey the architectural theme is encouraged.
 - c. Landscape lighting shall be subtle and indirect, and should accentuate rather than overpower landscape features.
 - d. Special lighting may be introduced at key entries to indicate entrances and identity.

3. Exterior Sign Lighting
 - a. Sign illumination shall be of diffused lighting that is stationary and of constant intensity. Flashing signs are prohibited.
 - b. Up-lighting shall not be allowed, except on monument or pylon signs.
 - c. Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties within the DCMA that are designated General Commercial and on Neighborhood Commercial/Office with a special use permit. The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3 on the following page.

General Requirements

1. Building Height
 - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
 - b. Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
 - a. Parking shall be provided in accordance with Article 410 of the Washoe County Development Code.
 - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Personal Storage Setbacks

1. Personal storage facilities with frontage on Sun Valley Boulevard will observe the 20-foot landscaped pedestrian pathway from the property line along this street frontage. This setback shall consist of a 10-foot meandering cement or asphalt path and landscaping, in accordance with the Personal Storage Landscape Guidelines section of this section.
2. Facilities with frontage on other public streets within the DCMA boundaries will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Personal Storage Landscape Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be 0 or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Personal Storage Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall that is consistent with established colors, treated with an anti-graffiti coating and integrated into the architectural and site design.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities



- a. The screen wall shall be considered a structure and must observe the setbacks identified in the Personal Storage Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
 - b. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.

Personal Storage Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where pathway is required, the front yard setback shall consist of landscaping and pathway in accordance with the Landscape Design Guidelines chapter.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance. (Refer to photographic examples in Photo A-3 on page A-14.) The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-1 on page A-16.

Personal Storage Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (Refer to photographic examples in Photo A-3 on page A-14.)
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by Washoe County Community Development staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Standards section if located outside of the exterior screen wall.

Personal Storage Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

Table A-1: Recommended Plants

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
Deciduous Shrubs				
Alpine Current	<i>Ribes alpinum</i>			
Golden Current	<i>Ribes aureum</i>		√	
Staghorn Sumac	<i>Rhus typhina</i>			
Amur Maple	<i>Acer ginnala</i>			
Smoke Tree	<i>Cotinus coggygria</i>	√	√	
Tartarian Honeysuckle	<i>Lonicera tatarica</i>		√	
Western Sand Cherry	<i>Prunus besseyi</i>		√	
Nanking Cherry	<i>Prunus tomentosa</i>		√	
Squawbush Sumac	<i>Rhus trilobata</i>		√	
Peking Cotoneaster	<i>Cotoneaster acutifolius</i>			
Elijah Blue Fescue	<i>Festuca cinerea</i> 'Elijah Blue'			
Beach Wormwood	<i>Artemisia stelleriana</i> 'Silver Brocade'			
Blue Oat Grass	<i>Helictotrichon sempervirens</i>			
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	√		
Evergreen Shrubs				
Big Sagebrush	<i>Artemisia tridentata</i>	√	√	
Bitterbrush	<i>Pershia tridentata</i>		√	
Moonlight Broom	<i>Cytisus scoparius</i> 'Moonlight'	√	√	
Mountain Mahogany	<i>Cercocarpus ledifolius</i>		√	
Horizontal Juniper	<i>Juniperus horizontalis</i>	√	√	
Oregon Grapeholly	<i>Mahonia aquifolium</i>	√		
Mugo Pine	<i>Pinus mugo</i>	√		
Lydia Broom	<i>Genistia lydia</i>	√	√	
Mint Julep Juniper	<i>Juniperus chinensis</i> 'Mint Julep'	√	√	
Deciduous Trees				
Amur Maple	<i>Acer ginnala</i>		√	
Black Locust	<i>Robinia pseudoacacia</i>		√	
Prunus blireiana	<i>Flowering Plum</i>			
Amur Chokecherry	<i>Prunus maacki</i>			
Chanticleer Flowering Pear	<i>Pyrus calleriana</i>			
Hackberry	<i>Celtis occidentalis</i>		√	
Idaho Locust	<i>Robinia ambigua</i> 'Idahoensis'		√	
Goldenrain Tree	<i>Koelreuteria paniculata</i>		√	
Russian Olive	<i>Elaeagnus angustifolia</i>	√	√	
Western Catalpa	<i>Catalpa speciosa</i>			
White Oak	<i>Quercus alba</i>			
Bur Oak	<i>Quercus macrocarpa</i>		√	
Blue Ash	<i>Fraxinus quadrangulata</i>	√	√	
American Ash	<i>Fraxinus americana</i>		√	
Columnar English Oak	<i>Quercus robur</i> 'Columnaris'			

Table A-1: Recommended Plants (continued)

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
Evergreen Trees				
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	√	√	
Arizona Cypress	<i>Cupressus arizonica</i>	√	√	
Austrian Black Pine	<i>Pinus nigra</i>			
Scotch Pine	<i>Pinus sylvestris</i>	√	√	
Singleleaf Piñon Pine	<i>Pinus monophylla</i>	√	√	
Colorado Blue Spruce	<i>Picea pungens glauca</i>	√		
Ground Covers				
Bearberry	<i>Arctostaphylos uva-ursi</i>	√	√	√
Lavendar Cotton	<i>Santolina chamaecyparissus</i>	√	√	
Winter Creeper	<i>Euonymus fortunei</i>			
Snow in Summer	<i>Cerastium tomentosum</i>	√	√	√
Periwinkle	<i>Vinca major</i>			√
Brooms	<i>Genista spp.</i>	√	√	√
Hall's Japanese Honeysuckle	<i>Lonicera japonica 'Halliana'</i>			√
Potentilla	<i>Potentilla verna</i>			
Virginia Creeper	<i>Parthenocissus quinquefolia</i>			√
Wolly Yarrow	<i>Achillea tomentosa</i>		√	

This page intentionally left blank.

Appendix B – Falcon Ridge Specific Plan

Contents

	Page
Statement of Plan and Purpose	B-3
Project Location	B-3
Goals	B-4
Land Use Compatibility	B-4
Policies to Implement Specific Goals	B-5
Development Standards	B-5
Utilities	B-5
Trails	B-5
Structure Design	B-6
Grading	B-7
Building Siting	B-7
Recreational Amenities	B-8
Landscaping	B-8
Open Space/Buffers	B-8
Traffic Access	B-8
Parking	B-9
Fencing	B-9
Air Quality	B-9
Archeological	B-9
Wild Life and Fisheries Preservation	B-9
Fire Protection	B-9
Natural Hazards	B-10
Implementation	B-10
 List of Figures	
Figure B-1: Location Map	B-3
Figure B-2: Conceptual Site Plan	B-4
Figure B-3: Trail Location	B-5
Figure B-4: Club House Architecture	B-6
Figure B-5: Typical Building Elevation 1	B-7
Figure B-6: Typical Building Elevation 2	B-7

This page intentionally left blank.

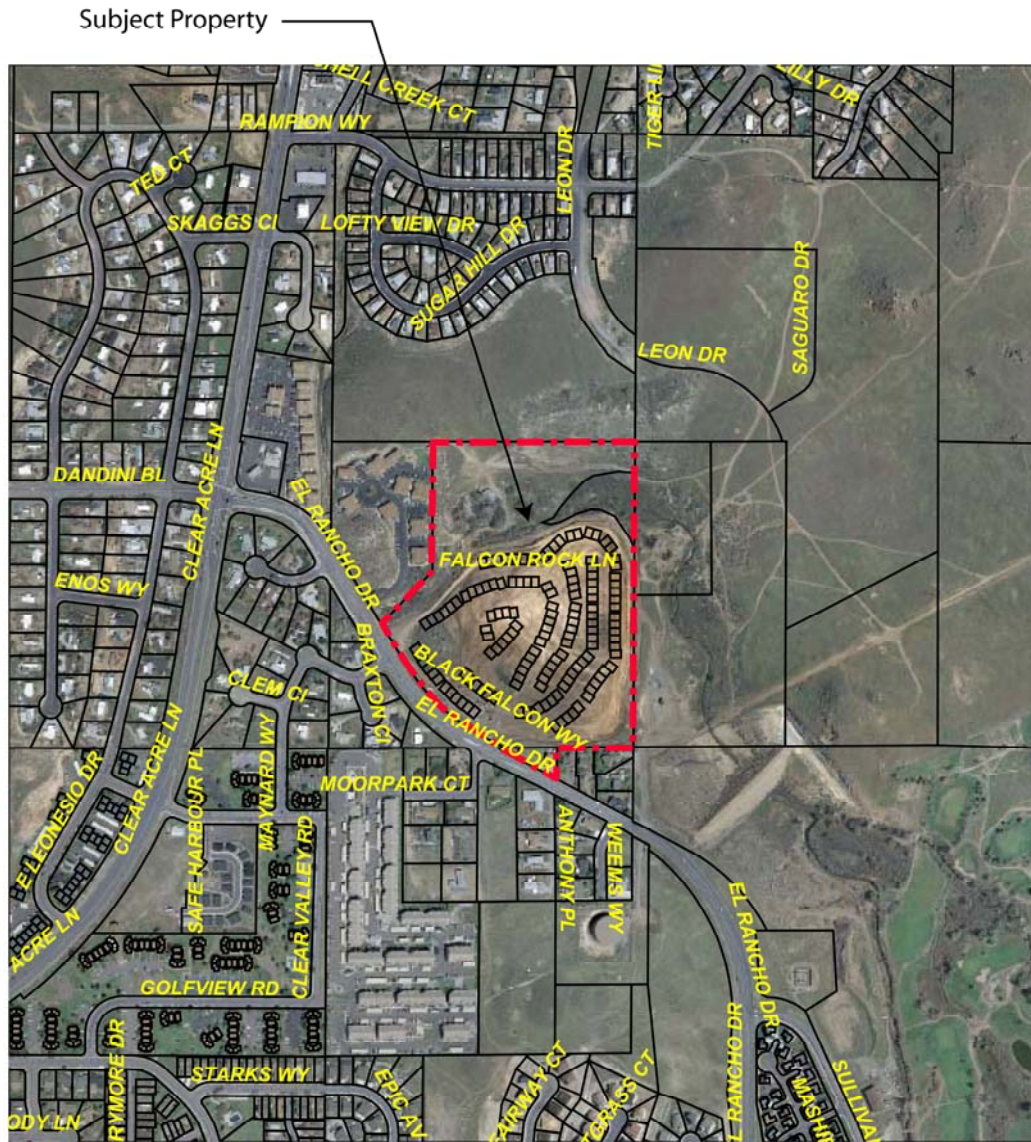
Statement of Plan and Purpose

The purpose of the Falcon Ridge Specific Plan (SP) is to provide for a high quality multi-family and attached single family residential project that respects the natural site features through careful placement of homes, preservation of open space, and hillside sensitive grading techniques. Additionally, the SP will provide for architectural, landscaping, and setback standards to ensure that Falcon Ridge complements adjacent developments.

Project Location

Falcon Ridge consists of 25.6± acres and is located on El Rancho Drive east of Sun Valley Boulevard in Sun Valley. Surrounding uses include single family residential to the south, apartments to the west and vacant land to the north and east. Figure B-1 depicts the location of Falcon Ridge.

Figure B-1: Location Map



Goals

The Falcon Ridge Specific Plan is designed to create a medium-density residential community with a maximum of 269 dwelling units. The plan is sensitive to the unique environmental characteristics of the property and, as such, fosters a stewardship with the natural setting, by establishing the following goals:

1. Provide phasing of the project in one or more phases.
2. Guarantee compatibility with adjacent existing developments by utilizing landscaped buffer areas, building height restrictions, curtailing of light pollution, and a maximum density of 269 dwelling units.
3. Protect and enhance the drainage that separates the northern and southern half of the project.
4. Provide a trail composed of decomposed granite (DG) that will connect to a City of Sparks public park.

Land Use Compatibility

The Falcon Ridge Specific Plan allows a maximum of 269 lots with the average lot size of 1,285 square feet generally following the layout depicted in Figure B-2. The overall density will not exceed ± 10.6 dwelling units per acre.

Figure B-2: Conceptual Site Plan



Policies to Implement the Specific Plan Goals

1. The pedestrian trail shall be constructed prior to the recordation of the first final map or shall be financially guaranteed as part of the subdivision improvement agreement and completed prior to the issuance of a certificate of occupancy for a residential dwelling unit.
2. Landscape buffers at a minimum of 60 feet from the single family residences to the south, 50 feet from the west, and 45 feet from the north and east.
3. Establishment of an Open Space and drainage easement prior to recordation of final map.
4. Building heights will be limited to 35 feet and be consistent with the two-story height restriction in the Sun Valley Area Plan Modifiers.
5. All other goals will be upheld through the implementation and approval of the Specific Plan. The developer agrees to meet all of these goals without exception.

Development Standards

Utilities

The property included in the Falcon Ridge Specific Plan will be developed with a community water and sewer system. All utilities necessary to service the property are to be funded by Falcon Ridge and turned over to Washoe County when the project is completed. Goals of the utility plan include:

1. Preserve views and landform by placing utilities underground.
2. Screening home owners utilities from the public view.
3. Screening by use of rocks and large boulders and natural berms.

Trails

The Falcon Ridge Specific Plan provides for a pedestrian and equestrian trail as identified in Figure B-3.

Figure B-3: Trail Location



The goals of the trail plan include:

1. Connection to a City of Sparks public park to the east.
2. Contour the trail with in the natural features.
3. The trail will be constructed with decomposed granite.
4. Maintenance of the trail will be by the Home Owners Association.

Structural Design

Structural guidelines are designed such that they assure any residential structures contained on the property are abided. Please see Figures B-4, B-5, and B-6 for a depiction of the architecture. The goals of the structural design plan include:

1. Utilize materials that require minimum maintenance.
2. Reflect the regional flavor of the area by the use of wood, stone, stucco or a combination of all three.
3. Utilize material palettes and colors that enhance the natural environment.
4. Follow the Nevada Revised Statues for Energy Conservation.

Figure B-4: Club House Architecture

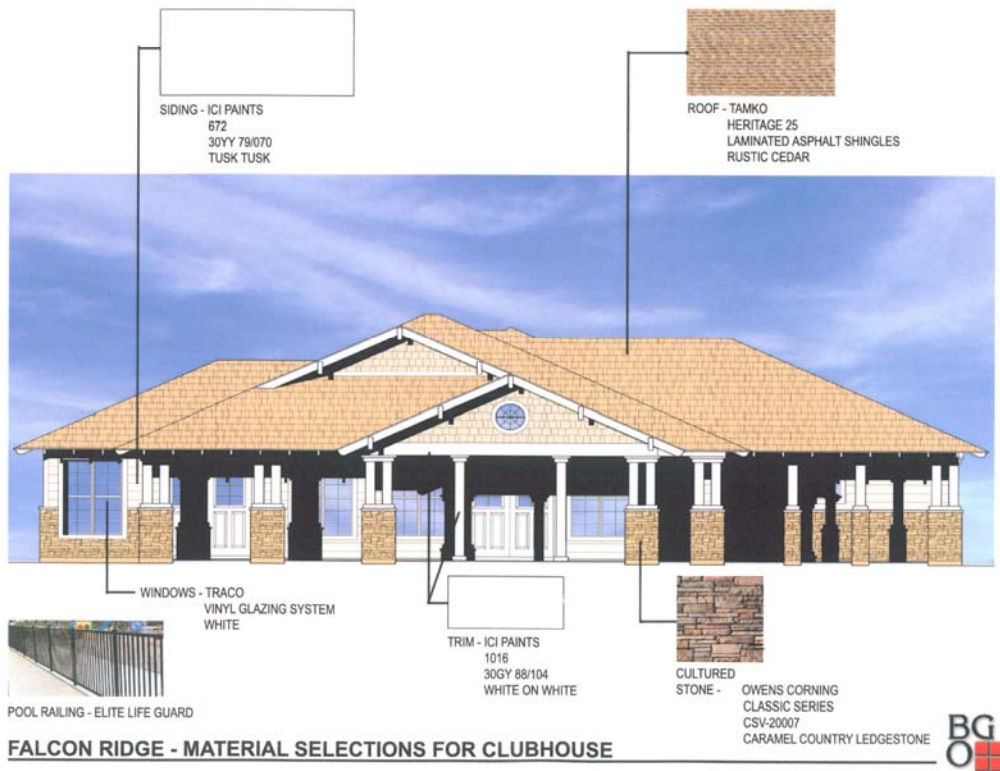


Figure B-5: Typical Building Elevation 1**Figure B-6: Typical Building Elevation 2**

Grading

The grading considerations defined in Falcon Ridge Specific Plan will grade as little as possible and will follow the contours of the earth reshaping as needed. Moreover, the entire property has already been graded with the last approved development and the new design will take advantage of the existing grading that has already occurred. Any new grading will follow these goals which include:

1. Minimize disruption to natural topography.
2. Utilization of natural contours and slopes
3. Complement the natural characteristics of the landscape.
4. Limit grading in the drainage way to the design of the boxed culvert.
5. Limit fill in the drainage way to the design of the boxed culvert.
6. Use of rockery walls and benching.
7. Preserve natural rock outcroppings.
8. Use erosion control by slope stabilization runoff controls, collection features and Best Management Practices (BMP).

Building Siting

The primary building siting considerations defined in Falcon Ridge Specific can be seen in the Conceptual Site Plan (Figure B-2). The goals of the building siting use plan include:

1. Site structures clear of all earthquake faults.
2. Introduce indigenous trees for additional shade.
3. Slope driveways gradually for safety.

Recreational Amenities

Falcon Ridge will be constructing a Club House and Pool for use by the residents and their guests. The club house will include a fitness center, a great room with lounge area and big screen television, kitchen, and a front and back patio.

Landscaping

The landscaping and zoning concepts are required by the Falcon Ridge Specific Plan to bring harmony to the existing terrain. We are including all the conditions from the Design Review Committee of the original approved project as well some additional features that will enhance the project. Revegetation will occur in areas deemed necessary by the Design Review Committee.

1. A minimum of 43 evergreen trees ranging from 4 feet to 10 feet will be added to the southern buffer.
2. A minimum of 10 deciduous trees will be added to the southern buffer.
3. A minimum of 50, five gallon shrubs will be added to the southern buffer.
4. Drought tolerant plant species will be used throughout the project.
5. A significant amount of evergreen trees, deciduous trees, and five gallon shrubs will be used throughout the entire site and around the perimeter of the project.
6. Trees shall be placed as erosion control with irrigation in common areas.
7. Adequate trees shall be planted to buffer the area of the eastern edge of the project bordering the City of Sparks.
8. Crushed grey rock used as rock mulch will be used as decorative rock.
9. Significant ground cover with trees and shrubs.
10. Inert materials may be used as ground cover not to exceed 50 percent of total ground cover.
11. Rock on rockery walls shall not be light colored, but shall blend with the surrounding terrain.

Open Space/Buffers

All open space and buffers shall be included and defined in the Falcon Ridge Specific Plan. The goals of the open space/buffer plan include:

1. Determined limits and open space areas at the time of the tentative map.
2. Effectively screen the project with rockery walls and landscaping on all sides with the exception of a small section on the northwest portion of the property located in the FEMA flood zone.
3. Incorporate buffers along the edge of property as depicted in Figure B-2.
4. Use minimum buffer widths of 45 to 60 feet.

Traffic and Access

Traffic and access considerations as defined in the Falcon Ridge Specific Plan are designed to aid, protect the community, and protect the investment of individual property owners as well as surrounding developments. Emergency access connections are shown in Figure B-3. The goals of the traffic and access plan include:

1. Access to Falcon Ridge will occur from El Rancho Drive.
2. El Rancho Drive is designated as an arterial in the Regional Transportation Commission (RTC) road system.

3. A traffic signal will be placed at the entrance to Falcon Ridge prior to the construction or recordation of the 143rd dwelling unit to mitigate traffic concerns in this area.
4. The developer agrees to pay up to 100 percent of the total cost of the signal.
5. Prior to the installation of the traffic signal, a left out approach will be prohibited on El Rancho Drive from the southern most exit out of the development. Left in, right in, and right out will be allowed.
6. Widening of El Rancho Drive will occur to create a sidewalk, bike lane, and a center lane.
7. An RTC bus stop and pad will be placed on El Rancho Drive next to Falcon Ridge.
8. Complete re-striping and signing will occur along the modified sections of El Rancho Drive.

Parking

The parking provided at Falcon Ridge will be abundant:

1. Every townhome will have a minimum of four spaces, two from a garage and two in front of the residence.
2. Every condominium will have at least three spaces, two from a garage and one in front of the residences.
3. The Club House will have seven parking spaces.
4. Guest parking will exceed 70 spaces throughout the development.

Fencing

The goals of the fencing plan include:

1. Maintain a natural open image.
2. Prohibit solid perimeter fences; rockery walls will be used on the perimeter of the site.
3. Maximize views without fences.

Air Quality

Air quality is important in the Falcon Ridge Specific Plan. The goals of the air quality plan include:

1. Maintain dust control during construction.
2. Prohibit wood burning stoves as per Washoe County Code.

Archeological

There are no historic buildings or landmarks on this site.

Wildlife and Fisheries Preservation

There are no wildlife habitats or fisheries existing in the development.

Fire Protection

Falcon Ridge will be designed to implement the latest advances in fire safety and management. The characteristic of the development does not lend itself to any unusual fire protection problems. An Emergency Vehicle Access Road (see Figure B-2) will be constructed on the west side of the property to ensure the highest level of safety achievable.

Natural Hazards

The project site is separated north from south by a FEMA flood zone. This flood zone will remain natural open space and does not pose any risk to the development.

Implementation

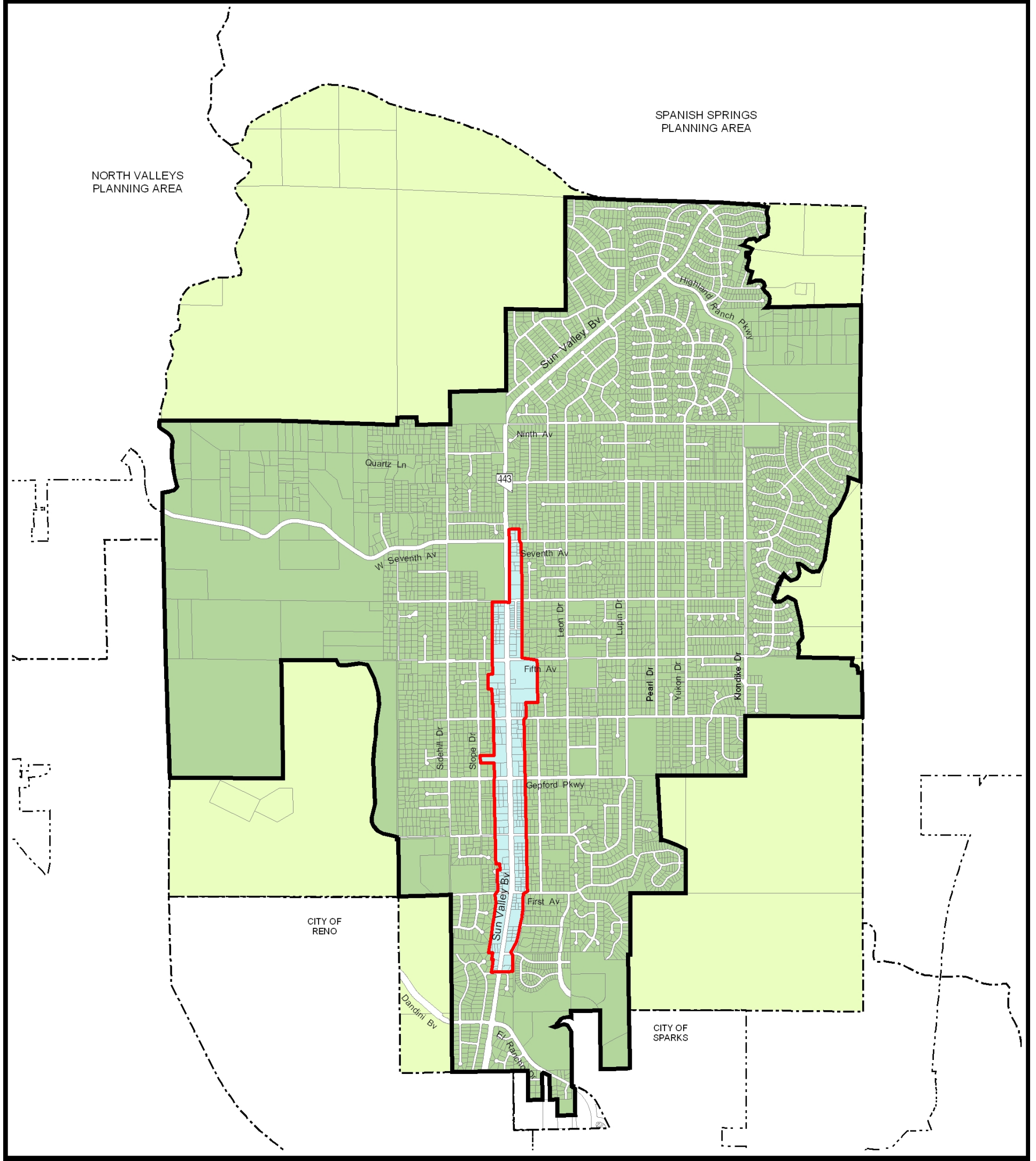
The standards included in the Falcon Ridge Specific Plan shall be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall determine implementation measures prior to recordation of any final map. A Design Review Committee will be established by Project CC&Rs, which will review various project design elements such as homes, landscape, fencing requests, etc.

Appendix C - Maps

Contents

	Page
Character Management Plan	C-3
Development Suitability	C-5
Master Plan	C-7
Public Services and Facilities Plan	C-9
Recreational Opportunities Plan	C-11
Streets and Highways System Plan	C-13

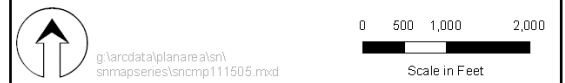
This page intentionally left blank.



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 CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



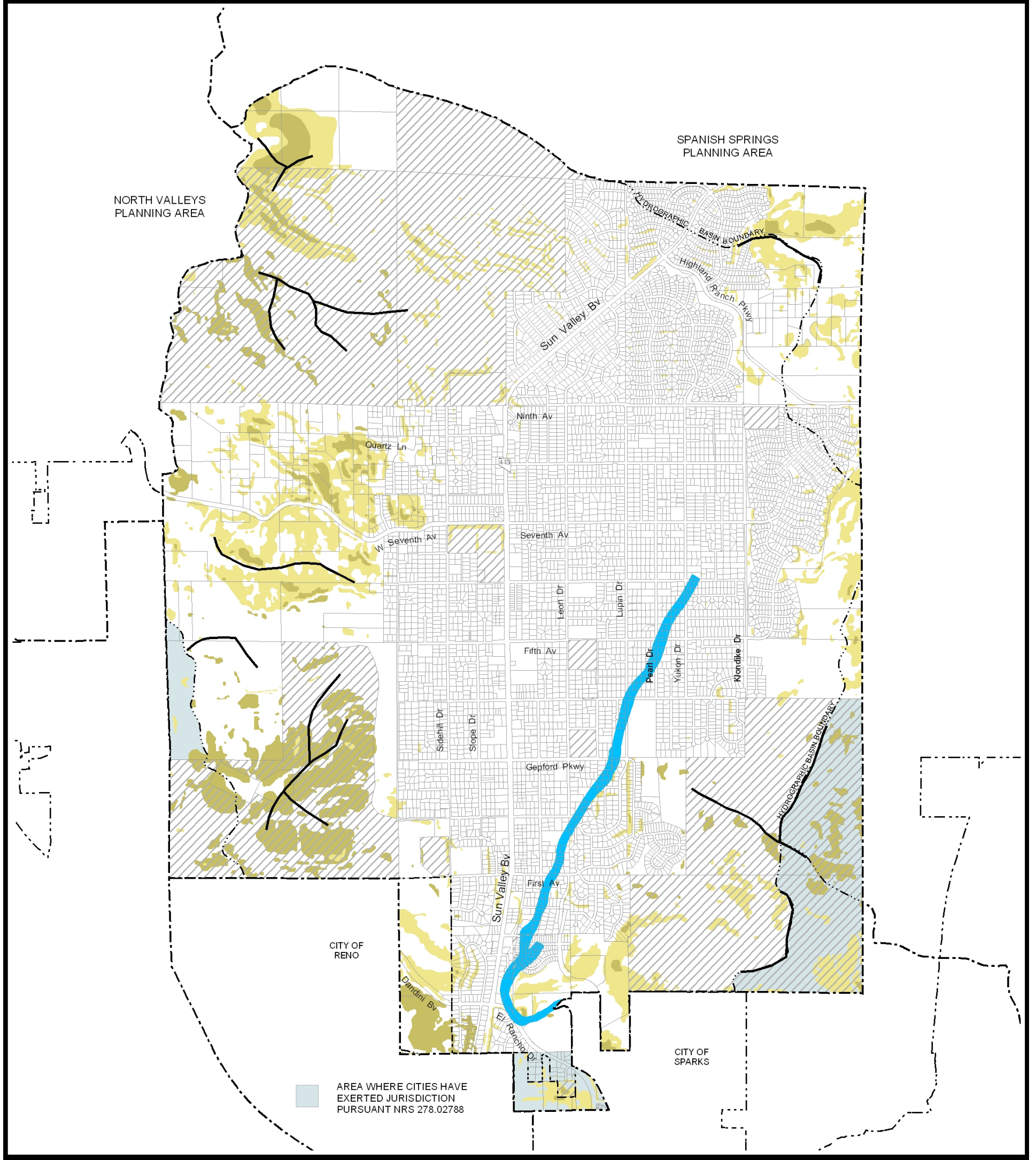
HORIZON YEAR 2025

WCPC ADOPTION DATE November 15, 2005
BCC ADOPTION DATE December 13, 2005

Reno, Nevada 89520

Post Office Box 11130
(775) 328-3600

This page intentionally left blank.



SUN VALLEY DEVELOPMENT SUITABILITY

- RIDGE LINES TO BE PROTECTED
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- FLOODWAY AREA
- 100-YEAR FLOOD HAZARD
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- PUBLIC LAND
- MOST SUITABLE
- WATER BODIES
- DITCHES

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



Department of Community Development

WASHOE COUNTY NEVADA

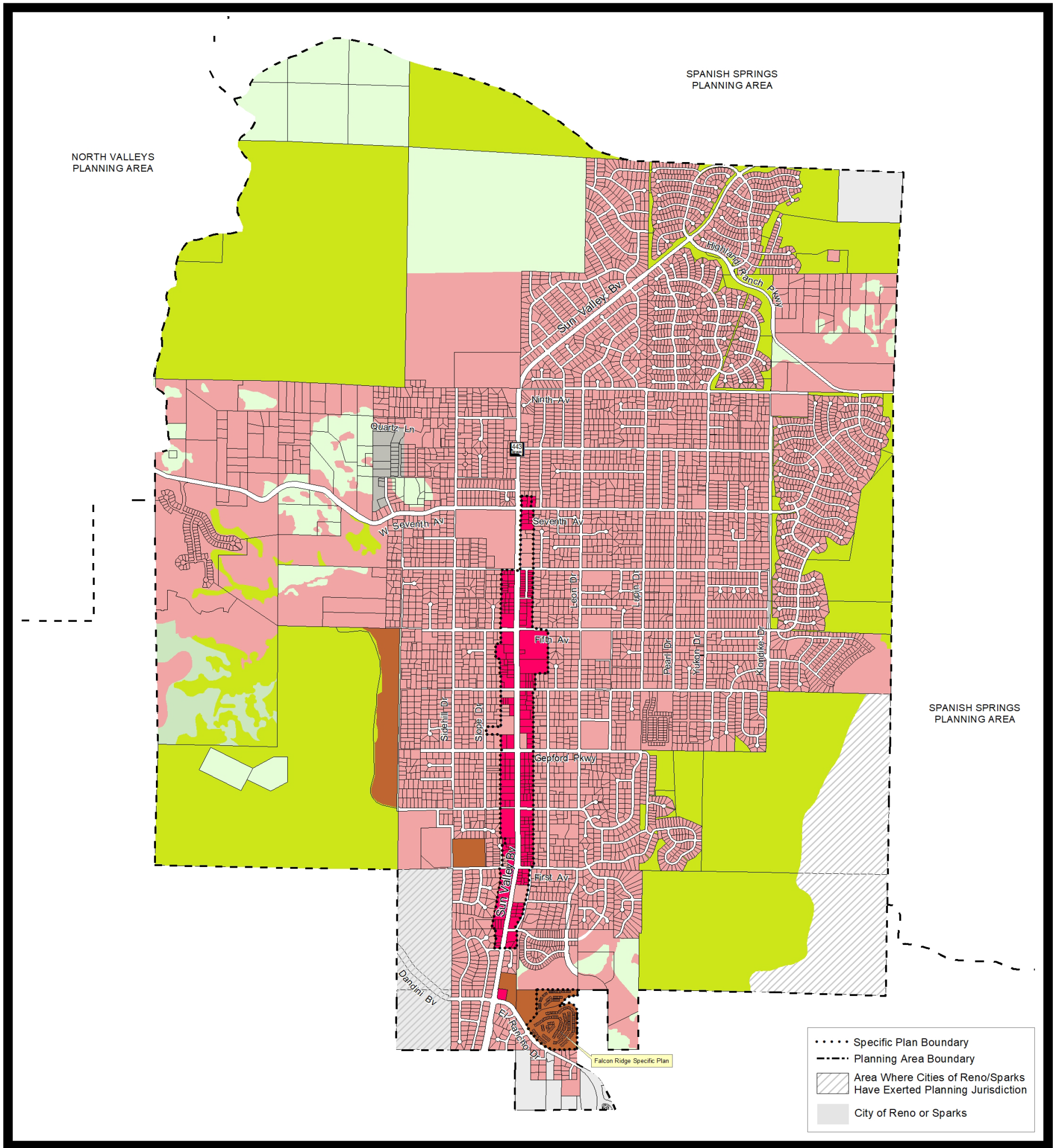
Reno, Nevada 89520

Post Office Box 11130
(775) 328-3600

WCPC ADOPTION DATE: November 15, 2005
BCC ADOPTION DATE: December 13, 2005

SOURCE: COMMUNITY SERVICES

This page intentionally left blank.



SUN VALLEY MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)

Source: Planning and Building Division

PC Date: December 7, 2021
 BCC Date: May 10, 2022
 TMRPA Conformance Date: November 21, 2022

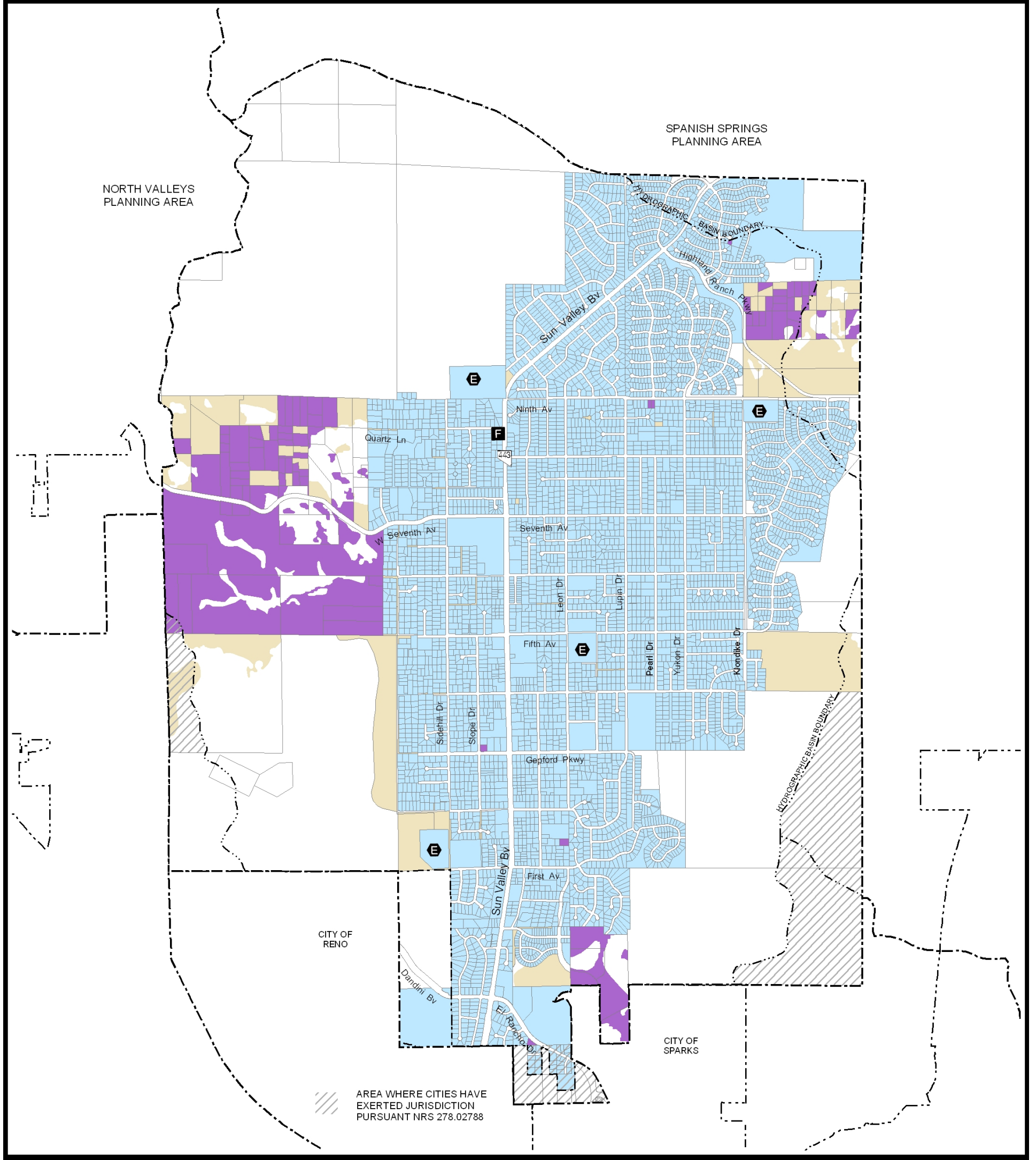
NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.
 DATE: 11/21/22 DIRECTOR: [Signature]

Community Services Department

WASHOE COUNTY NEVADA
 1001 E Ninth St
 Reno, Nevada 89512 (775) 328-3600

This page intentionally left blank.



SUN VALLEY PUBLIC SERVICES AND FACILITIES PLAN

COMMUNITY WATER AND SANITARY SEWER SERVICE AREAS

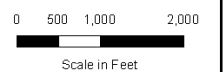
- EXISTING LAND USES NEEDING SERVICE
- PLANNED LAND USES NEEDING SERVICE
- AREAS SERVED BY COMMUNITY WATER AND SANITARY SEWER
- AREAS NOT NEEDING SERVICE

PUBLIC FACILITIES Existing

- FIRE STATION
- SCHOOL (E-Elementary, M-Middle, H-High)
- GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.)
- PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please refer to the adopted Park District Master Plans.

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



g:\arcdata\planarea\sn\snrmaps\series\snpsf111505.mxd
Scale in Feet



**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

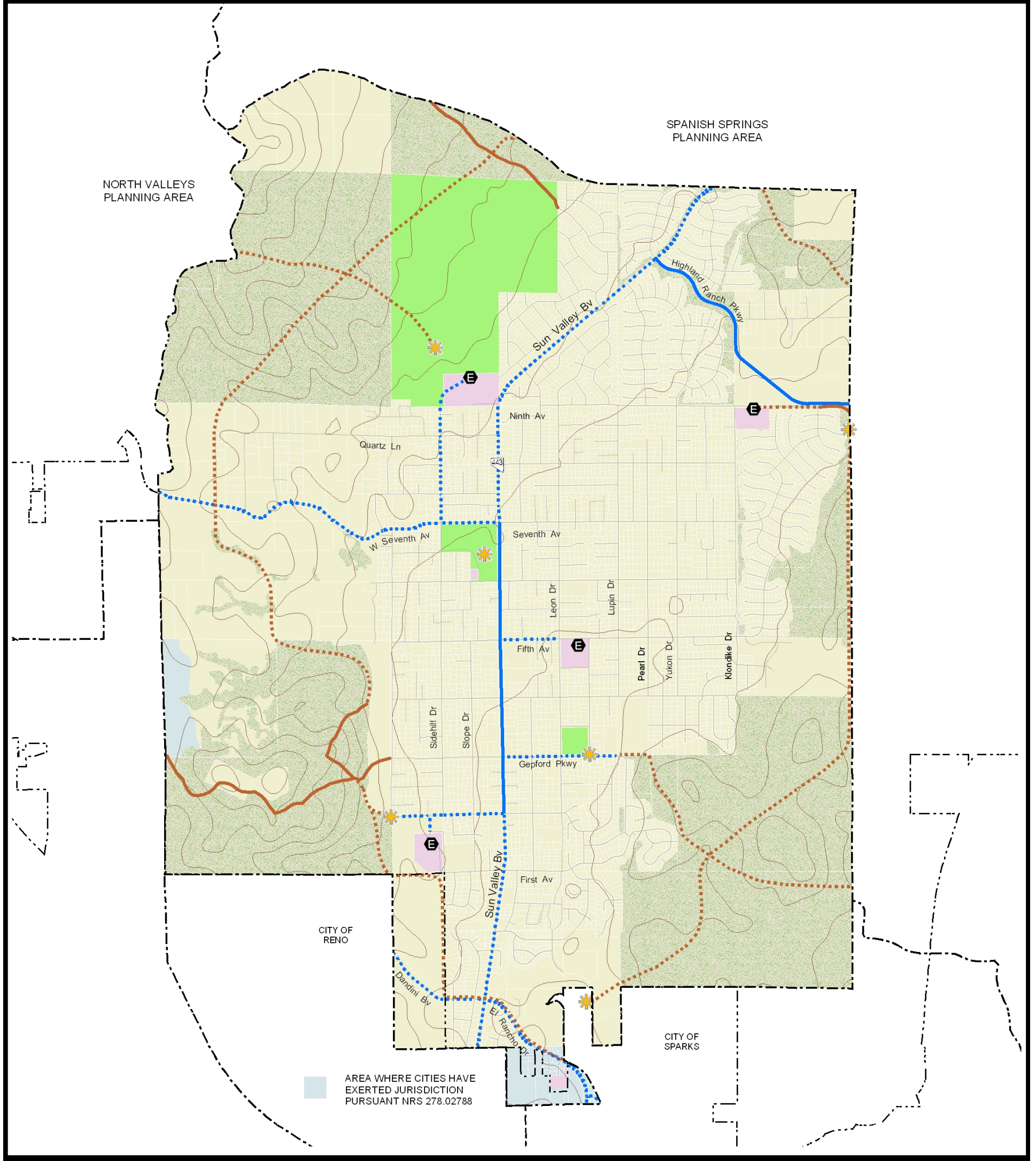
Reno, Nevada 89520

Post Office Box 11130
(775) 328-3600










SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE November 15, 2005
BCC ADOPTION DATE December 13, 2005

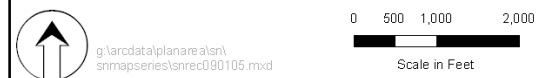
This page intentionally left blank.



SUN VALLEY RECREATIONAL OPPORTUNITIES PLAN

-  RECREATIONAL AREAS
 -  OPEN SPACE, PUBLIC
 -  PUBLIC LANDS
 -  WATER BODY
 -  CONTOUR LINES, 100 FT INTERVAL
 -  TRAIL HEAD
 -  SCHOOL (E-Elementary, M-Middle, H-High)
 -  TRAIL Bike / Pedestrian, dashed = proposed
 -  TRAIL Multipurpose, dashed = proposed
- Please refer to the adopted Park District Master Plans.

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



WASHOE COUNTY NEVADA

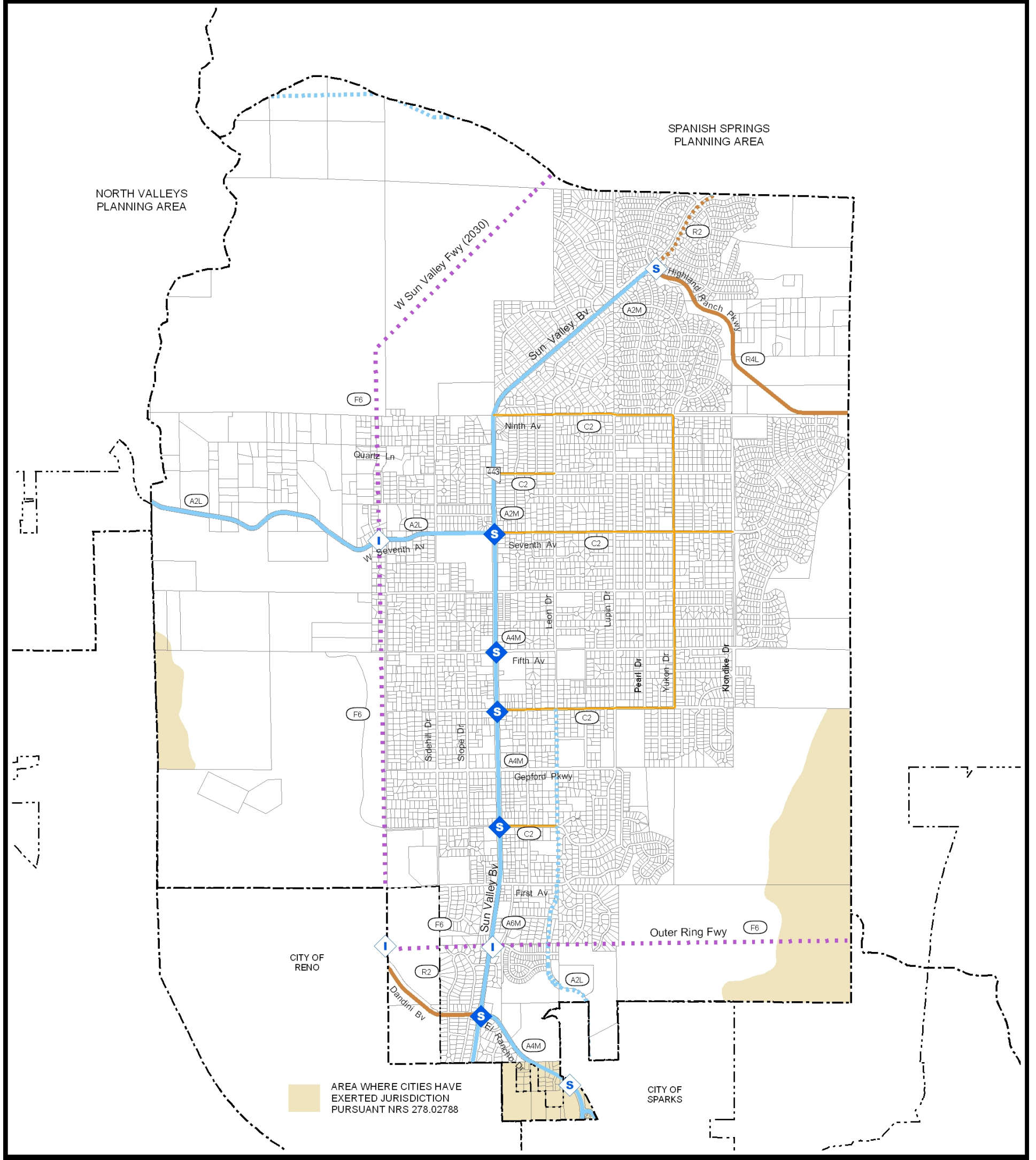
Reno, Nevada 89520

Post Office Box 11130 (775) 328-3600

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: November 15, 2005
BCC ADOPTION DATE: December 13, 2005

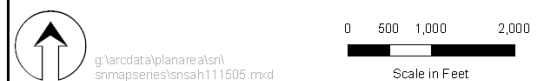
This page intentionally left blank.



SUN VALLEY STREETS AND HIGHWAYS SYSTEM PLAN

EXISTING	PROPOSED	
		FREEWAY
		ARTERIAL
		RURAL HIGHWAY
		COLLECTOR
		GRADE SEPARATED INTERCHANGE
		SIGNALIZED INTERSECTION

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



WASHOE COUNTY NEVADA

YEAR 2030 ROADWAY NETWORK PROVIDED BY THE REGIONAL TRANSPORTATION COMMISSION, EXCEPT FOR MOST COLLECTORS. ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FULL MASTER PLAN DEVELOPMENT IN THE REGION

WCPC ADOPTION DATE November 15, 2005
BCC ADOPTION DATE December 13, 2005

Reno, Nevada 89520

Post Office Box 11130
(775) 328-3600

This page intentionally left blank.