

**A TENTATIVE MAP APPLICATION
FOR
LEARNER LEMMON RESIDENTIAL SUBDIVISION**

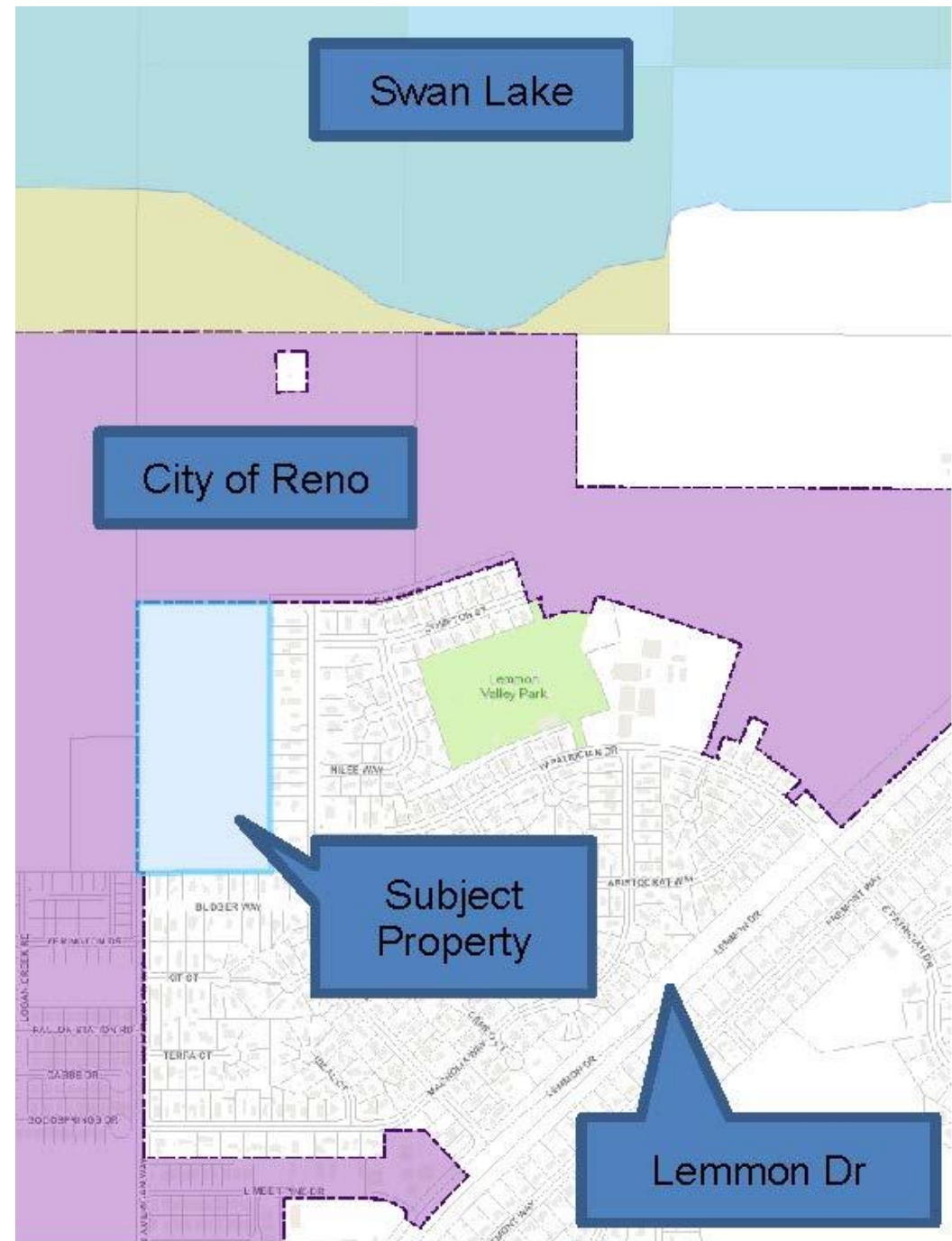


**PHOTO OF SITE LOOKING NORTH FROM
PAN AMERICAN DRIVE NEAR THE SW PROPERTY CORNER**

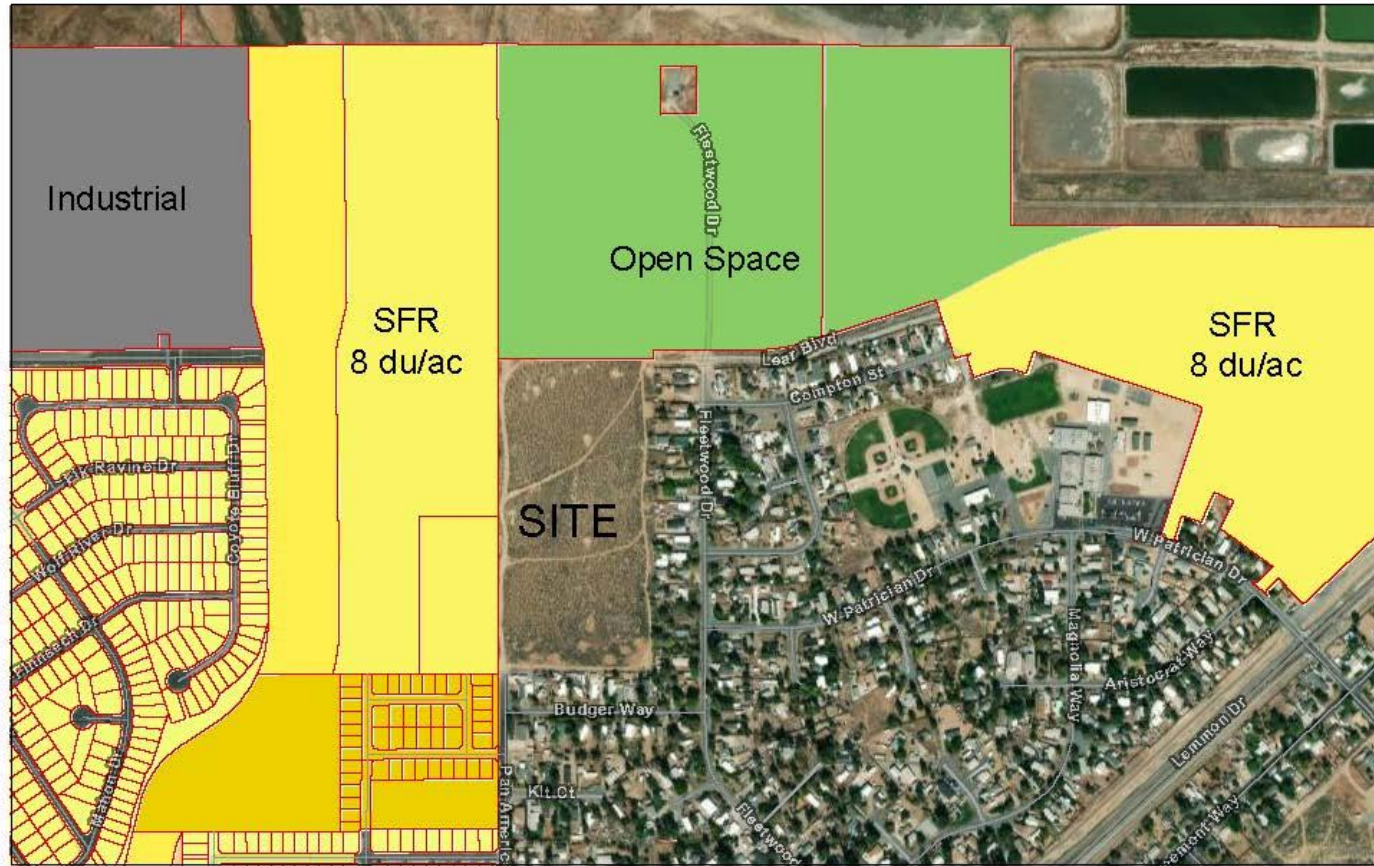
**SUBMITTED TO WASHOE COUNTY PLANNING
OCTOBER 9, 2023**



Vicinity Map

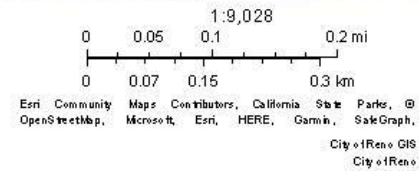


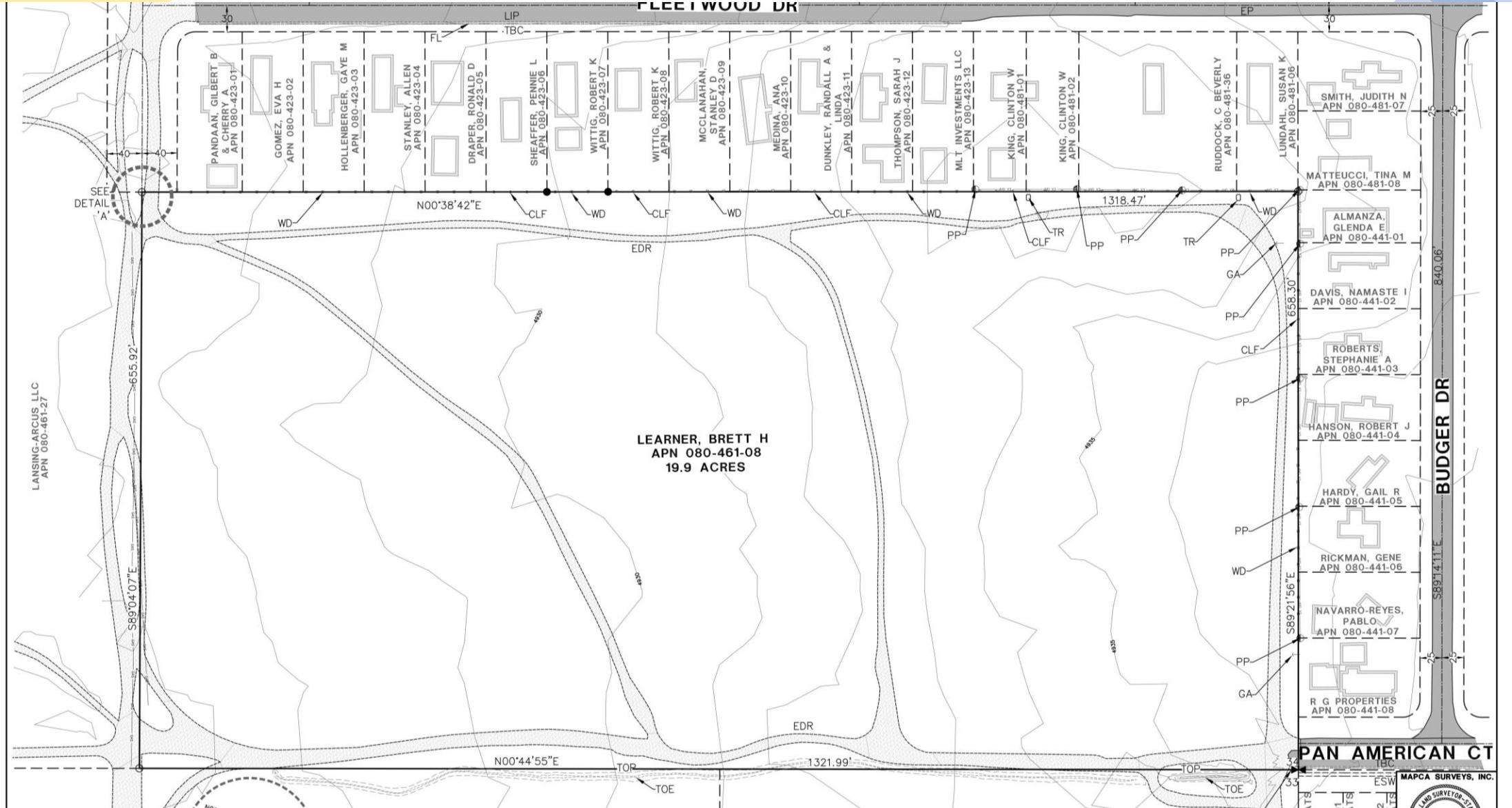
CITY OF RENO ZONING

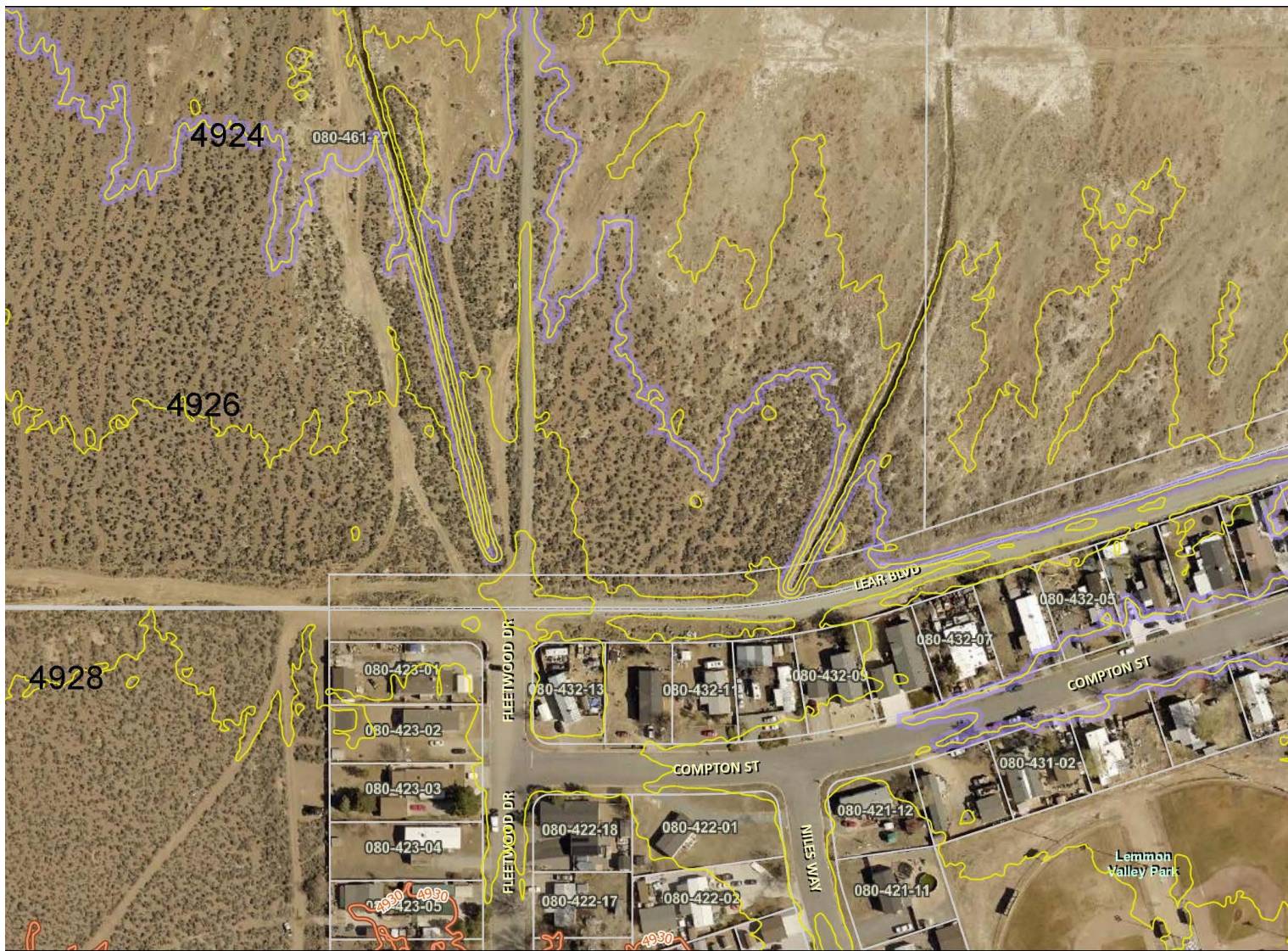


7/31/2023, 9:56:23 AM

- | | | |
|----------------|--------------------------|--|
| Roads | — CUL-DE-SAC | Zoning Designations |
| — LOCAL STREET | — Other | ■ Single-Family Residential (3 units/ acre) SF-3 |
| — MAJOR ROAD | □ Parcels - City of Reno | ■ Single-Family Residential (8 units/ acre) SF-8 |

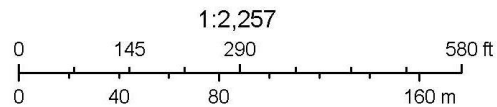




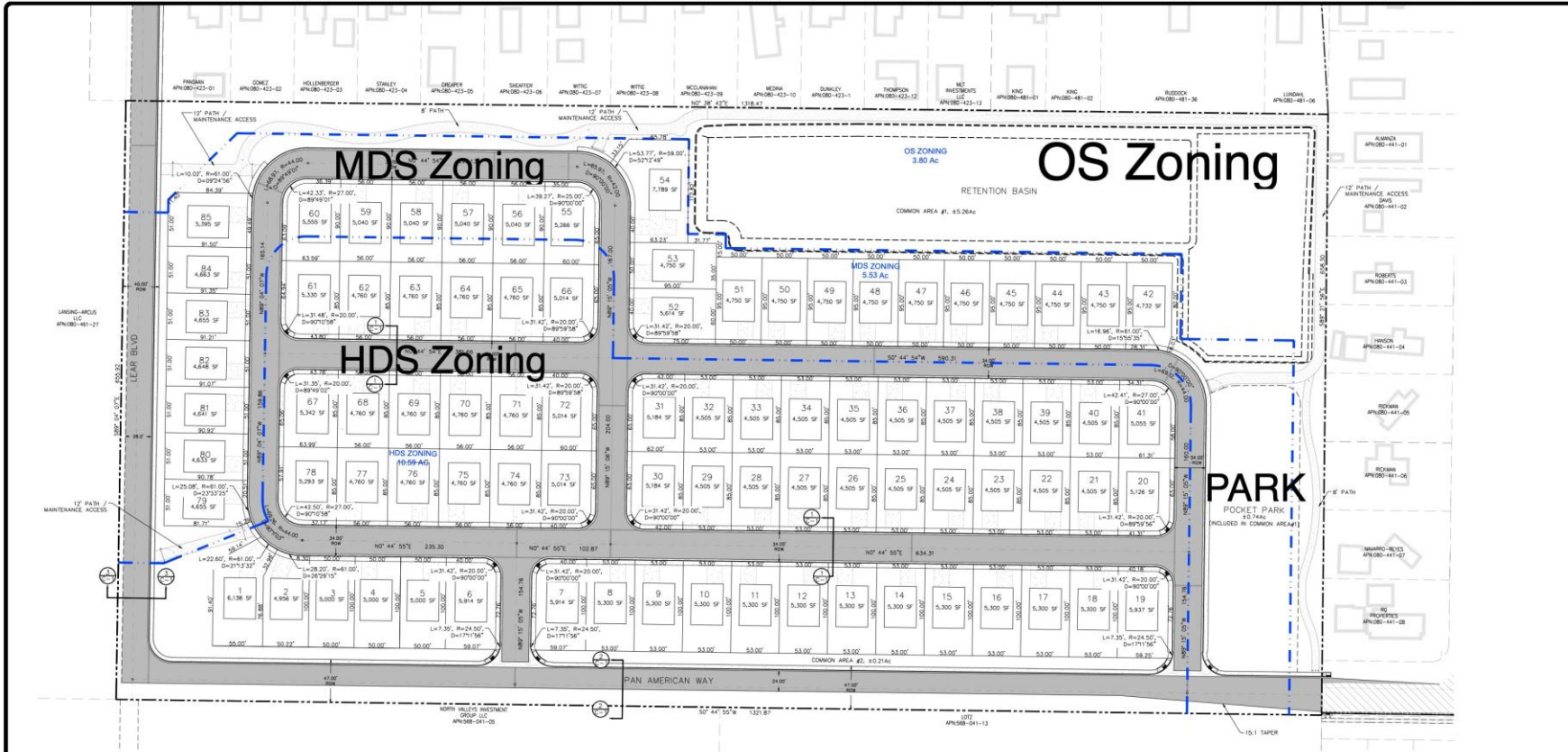


FEMA Flood Zone 4924.7' Contour Line

- The current FEMA flood zone elevation is 4924' and is being raised 0.7' to 4924.7' per a Conditional Letter of Map Revision process being conducted by Washoe County with FEMA.
- In addition, the county now requires 30% greater capacity within retention basins.



Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User
Community



PROJECT AREA SUMMARY:

PARCEL AREA:	19.92 AC
LOT AREA (85 LOTS):	8.59 AC
RIGHT OF WAY AREA:	5.46 AC
OPEN SPACE/LANDSCAPE:	0.78 AC
PARK AREA:	

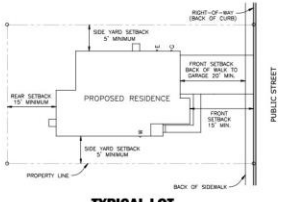
PROPOSED LOT STANDARDS:

MINIMUM LOT AREA:	4,500 SF
MINIMUM LOT WIDTH:	30 FEET
STRECH:	
FRONT:	15' (20' TO GARAGE)
REAR:	15'
SIDE:	5'
DENSITY:	4.37 UNITS/AC GROSS
	8.7 UNITS/AC NET

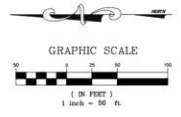
PARCEL INFORMATION:

APN 080-061-08-02 PAN AMERICAN WAY
 857,376 SF, 19.92 AC OCCUPATION: SUBURBAN RESIDENTIAL
 BASE ZONING: MEDIUM DENSITY SUBURBAN (11.36AC, 3.76, GENERAL PURM (S-350), 4.85)
 GROSS DENSITY: 4.37 UNITS/ACRE
 CURRENT ZONING:
 OPEN SPACE OS = 3.80 AC
 MEDIUM DENSITY SUBURBAN MDS = 5.53 AC 3 DU/AC - 16.6 DU
 HIGH DENSITY SUBURBAN HDS = 10.59 AC 7 DU/AC - 78.1 DU
 MAXIMUM UNITS:
 PARKING REQUIRED: 2 PER UNIT
 PARKING PROVIDED:
 EACH UNIT 2 GARAGE + 2 DRIVEWAY 4 SPACES
 PROPOSED ACCESS AND STREET WILL BE COUNTY OWNED AND MAINTAINED
 WATER SERVICE: TRABA (PUBLIC WATER MAIN)
 SEWER SERVICE: WASHOE COUNTY
 FIRE: RUCKES MEADOWS FIRE DEPARTMENT
 POLICE: WASHOE COUNTY SHERIFF'S OFFICE
 WELDFE:
 PARCEL FIRE RISK RATING: MODERATE
 REQUIRED DEFENSIBLE SPACE: 30'

NUMBER OF LOTS: 85
 MINIMUM LOT SIZE: 4,500 SF
 MAXIMUM LOT SIZE: 7,789 SF
 AVERAGE LOT SIZE: 4,960 SF



TYPICAL LOT



LEARNER LEMMON PROPERTY

Axion Text
ENGINEERING
 Civil Engineering • Land Development
 683 EDDISON WAY - RENO, NEVADA 89502
 PH 775-771-7863 / ryo@axionengineering.net

SITE PLAN C-2



LEGEND

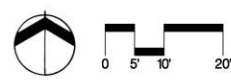
- REVEGETATION LANDSCAPE AREA (52,100 SF)
GRASS, SHRUB, & WILDFLOWER BLEND
- COMMON LANDSCAPE AREA (28,000 SF)
TREES REQUIRED: (28,000 SF/300 SF) = 94 TREES
TREES PROVIDED: 94 TREES
SHRUBS REQUIRED: (28,000 SF/300 SF)*6= 560 SHRUBS
- STREETSCAPE LANDSCAPE AREA (14,500 SF)
TREES REQUIRED: (1,170 LF/50 LF) = 24 TREES
TREES PROVIDED: 24
SHRUBS REQUIRED: (14,500 SF/300 SF)*6= 290 SHRUBS
- RETENTION BASIN (108,130 SF)
- ACCENT TREES (19)
- EVERGREEN TREES (34)
- DECIDUOUS TREES (24)
"CLASS 1 OR 2" SMALLER CALIPER TREES
- DECIDUOUS TREES (41)
"CLASS 3 OR 4" LARGER CALIPER TREES
- XX SINGLE FAMILY HOUSE
- 12' ASPHALT TRAIL (1,965 LF)
- 12' WIDE COUNTY ACCESS ROAD (110 LF)





LEARNER LEMMON POCKET PARK PRELIMINARY PLAN
 Washoe County, Nevada
 CALLANDER PROJECT NUMBER: 23019 | DATE: 12.07.2023 | CALLANDER ASSOCIATES

L2



ENTITLEMENT PROCESS

- **THOROUGH LAND ANALYSIS**
 - TRAFFIC, SEWER, DRAINAGE, WATER, PUBLIC SERVICES – ALL BOXES CHECKED
 - WITHIN THE TRUCKEE MEADOWS SERVICE AREA (TMSA), NO DEVELOPMENT CONSTRAINTS
 - NEIGHBORHOOD MEETING – CONCERNS WITH ACCESS to REAR YARDS, HEIGHT of HOMES, TRAFFIC IMPACTS, and CONSTRUCTION IMPACTS
- **LAND USE AND REGULATORY ZONE AMENDMENTS**
 - PLANNING COMMISSION
 - BOARD OF COUNTY COMMISSIONERS
 - PLANNING COMMISSION FOR CONFORMANCE REVIEW
 - REGIONAL GOVERNING BOARD - CHANGE FROM TIER 3 TO TIER 2
- **TENTATIVE MAP APPLICATION FOR 85 DWELLING UNITS**
 - REACHED OUT TO ALL ADJONING PROPERTY OWNERS AND OFFERED TO MEET LIVE IN PERSON, ON-LINE MEETING, E-MAIL OF PHONE CALLS.

SUMMARY

- FINDINGS - We fully concur with the staff report – All findings for the Tentative Map Application can be made.
- In Conformance with Zoning that Limits Maximum Density to 4.55 dwelling units/acre. (Project at 4.3 du/ac)
 - Compatible with Surrounding Zoning, both county and city.
- 85 Units Proposed (Maximum Number of Units Allowed, 90 units).
- Conditions of Approval Adequately Address Project Impacts.
- QUESTIONS?