

The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting held on ⑧ AUGUST 8, 2017 by TREVOR LLOYD for Agenda Item No. 28 and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.



# Tentative Map Case No. TM16-009 & Special Use Permit Case No. SW16-003

## Washoe County Commission

*August 8, 2017*

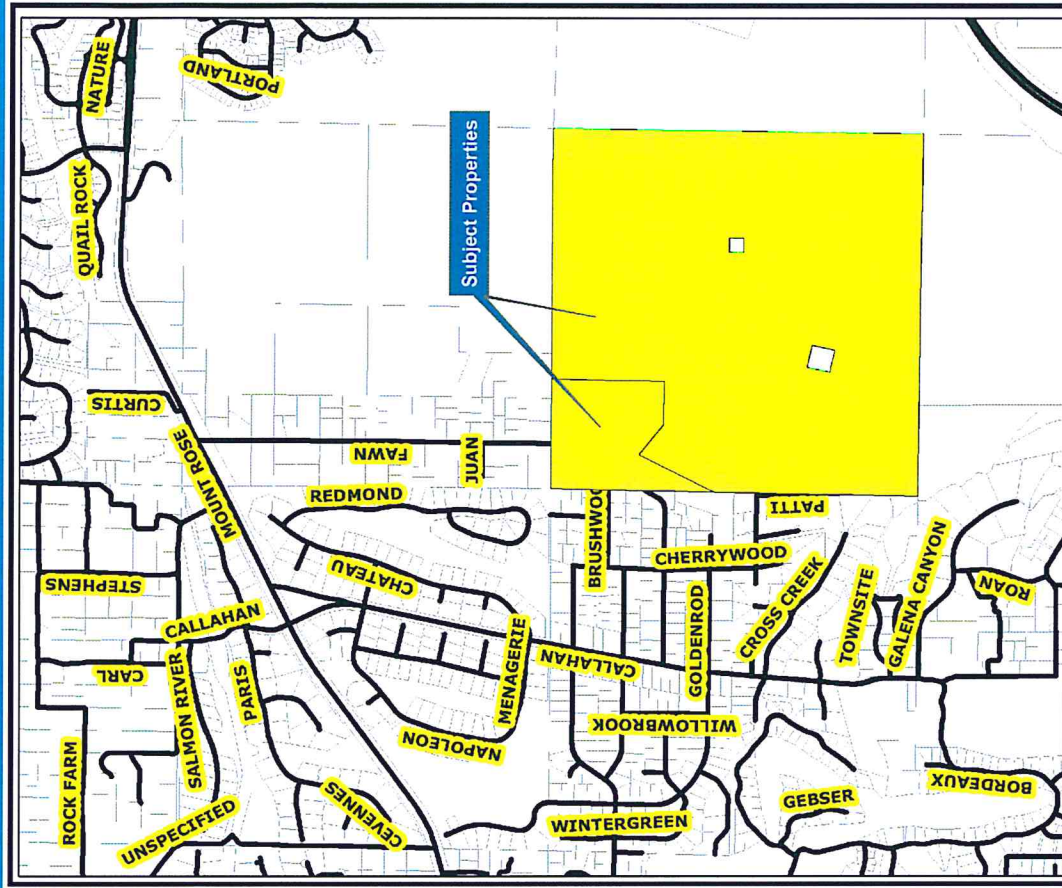
## Ascenté Subdivision Appeal





# Vicinity Map

## South of Mt. Rose Hwy East of Callahan Road South of Fawn Lane



Community Services  
Department, Planning  
and Development

WASHOE COUNTY  
NEVADA

First Office: 775-333-1130  
Fax: 775-333-2022  
(775) 333-3000

North Arrow

Scale: 0 0.25 0.5 Miles

Date: October 31, 2016

Source: Planning & Development

Tentative Map Case No. TM16-009  
Special Use Permit Case No. SW16-003  
Ascente



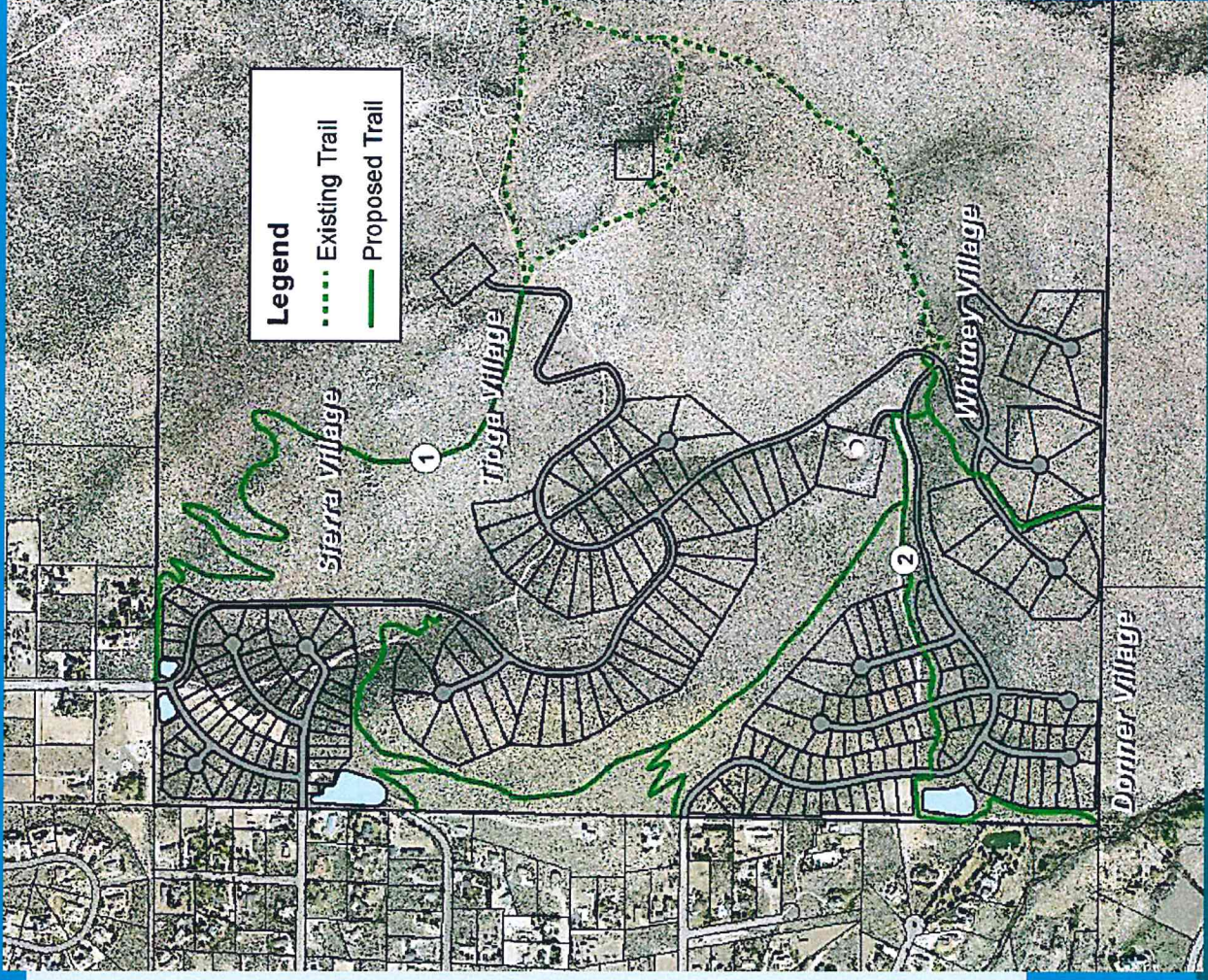
# Ascenté Tentative Map

## Ascenté Subdivision:

- 225 residential lots
- 10,120 s.f. min. lot size
- 91,450 s.f. max. lot size
- 24,450 s.f. average lot size
- 225 acres – Project Size
- 80 acres of open space

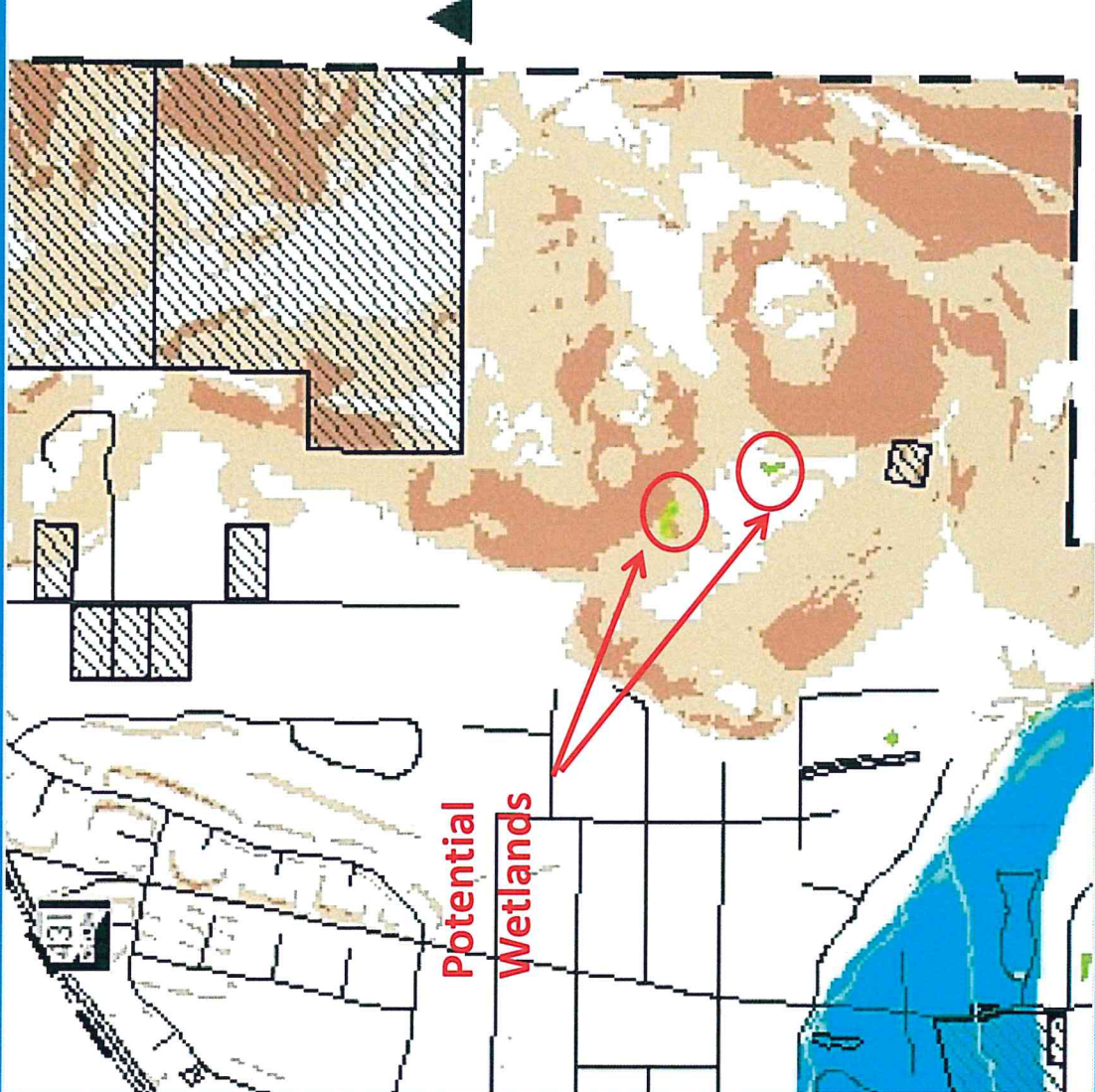
## Ascenté Water Tank:

- 560,000 gallons
- 20 feet tall
- 70 feet in diameter
- Directly east of Tioga Village





# Potential Wetlands





# New Condition

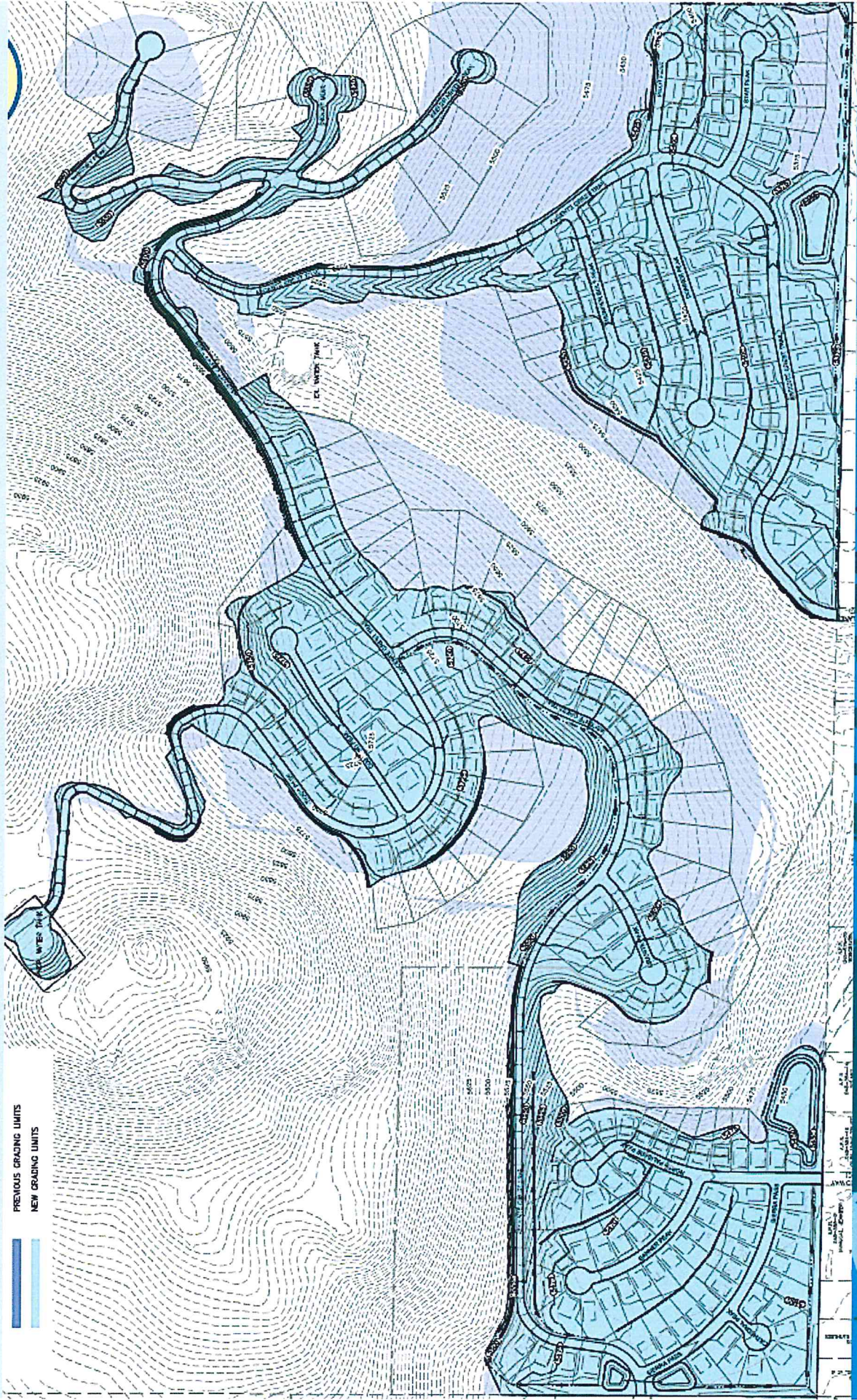
1(z) Prior to the issuance of any permits within the Tioga Village development area, the applicant must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of potential wetlands.



# Appellant Concerns

- **Mt. Rose Scenic Byway Corridor Management Plan**
- **Low impact development**
- **Parking for trailhead locations**
- **Stormwater Runoff under-predicts actual runoff**
- **Plans should be designed for full buildout**
- **Soil lead contamination**

# Grading







# Traffic

- **2,143 Average Daily Trips (ADT)**
- **169 AM and 225 PM peak hour trips**
- **Based on 225 single family dwellings**
- **Fawn Lane will absorb most of the traffic**
- **Operating at LOS "C"**
- **All local streets will carry less than 1,000 ADT and Fawn Lane will carry less than 2,000 ADT following buildout of the project.**



# Previous Meetings

- **Planning Commission Meeting – June 6, 2017**
- **South Truckee Meadows Washoe Valley Citizen Advisory Board Meetings – November 10, 2016 and May 11, 2017**
- **Community Workshops June 25, 2016 and August 4, 2016**



## Possible Motion for TM16-009 & SW16-003

Move to deny the appeal and affirm the decision of the Planning Commission to approve with conditions Tentative Subdivision Map Case Number TM16-009 (Ascenté), and to modify the approved conditions by adding condition 1(z) to read as follows: Prior to the issuance of any permits within the Tioga Village development area, the applicant must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of potential wetlands if required. Further move to deny the appeal and to affirm the Planning Commission's approval with conditions of Special Use Permit Case Number SW16-003 (Ascenté Water Tank).