

Lemmon Valley Properties

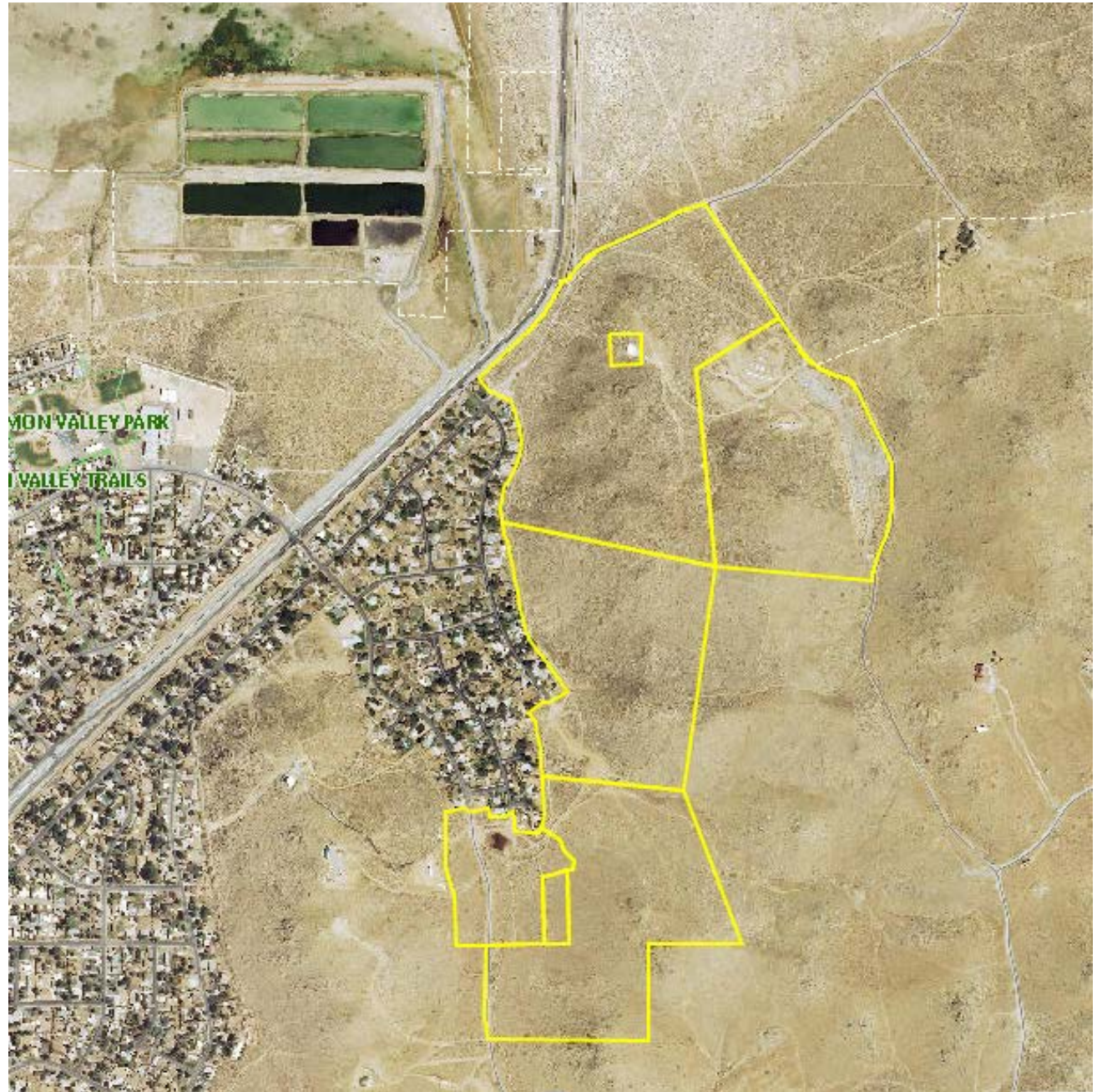
Master Plan Amendment
Regulatory Zone Amendment



Project Location

Lemmon Valley Drive at
Deodar Way;
approximately 1.75 miles
north of Military Road

Project Size: +/- 208.6 acres



Project Description

Residential development will be permitted in appropriate areas based on the slope of the +/-208.615 acre project site.

The amendment will bring the area into conformance with the North Valleys Area Plan and Washoe County Master Plan.

- Master Plan Amendment
- Regulatory Zone Amendment

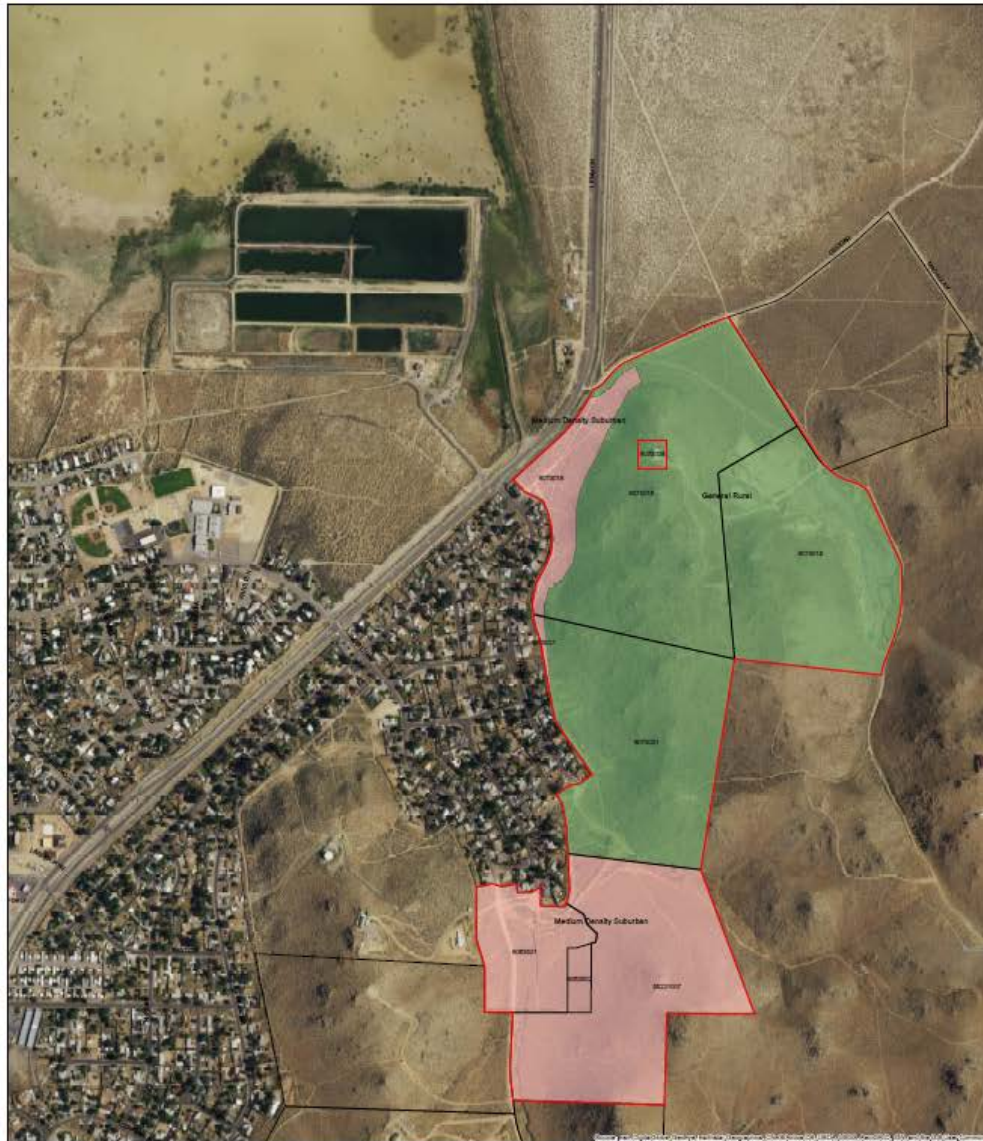
Units Currently Permitted: **209** Units Proposed to be Permitted: **209**

Existing SR/MDS Acreage: **68.797** Proposed SR/MDS Acreage: **68.797**

Existing R/GR Acreage: **139.816** Proposed R/GR Acreage: **139.816**

Total Acres Changing (MDS to GR and GR to MDS): **25.328**

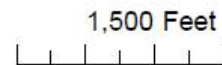
Existing and Proposed Master Plan and Zoning



Existing Master Plan & Zoning

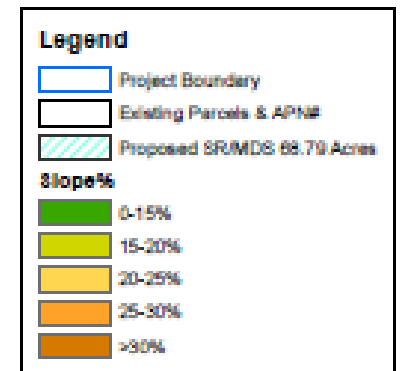
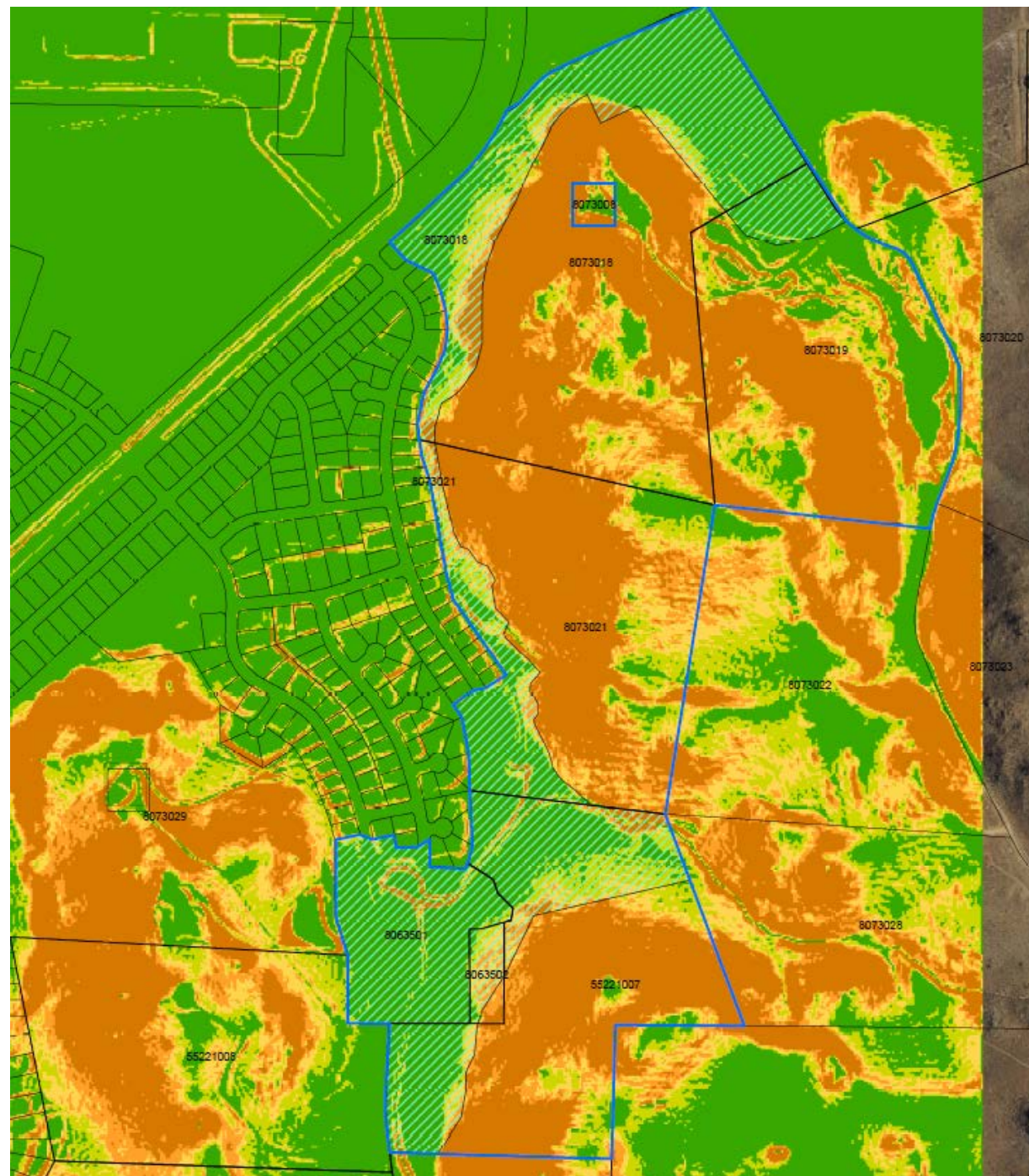


Proposed Master Plan & Zoning



| Legend | |
|--|----------------------------|
| 25,328 Acres MDS to GR & GR To MDS | |
| wroads0313 | |
| | MDS/SR 68.79 Acres |
| | General Rural 139.81 Acres |
| | Project Boundary |

Slope Map



Q & A