

FALCON RIDGE NORTH

TENTATIVE MAP

WASHOE COUNTY PLANNING COMMISSION
OCTOBER 1, 2019



LOCATION



PURPOSE

To allow for the construction of a 52-unit townhouse project.

PROJECT DESCRIPTION

Tentative Map to create individual lot for each unit.

Each lot/unit will be for sale.

Project is a completion of the partially-built Falcon Ridge site.

Site design is regulated by the Falcon Ridge Specific Plan adopted in 2007.

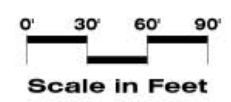
Project proposes a density of 8.4 units per acre. Zoning allows a maximum of 10 units per acre.

SITE PLAN

Project includes 3.5 acres of underdeveloped open space.

Walking access to adjacent open space is provided.

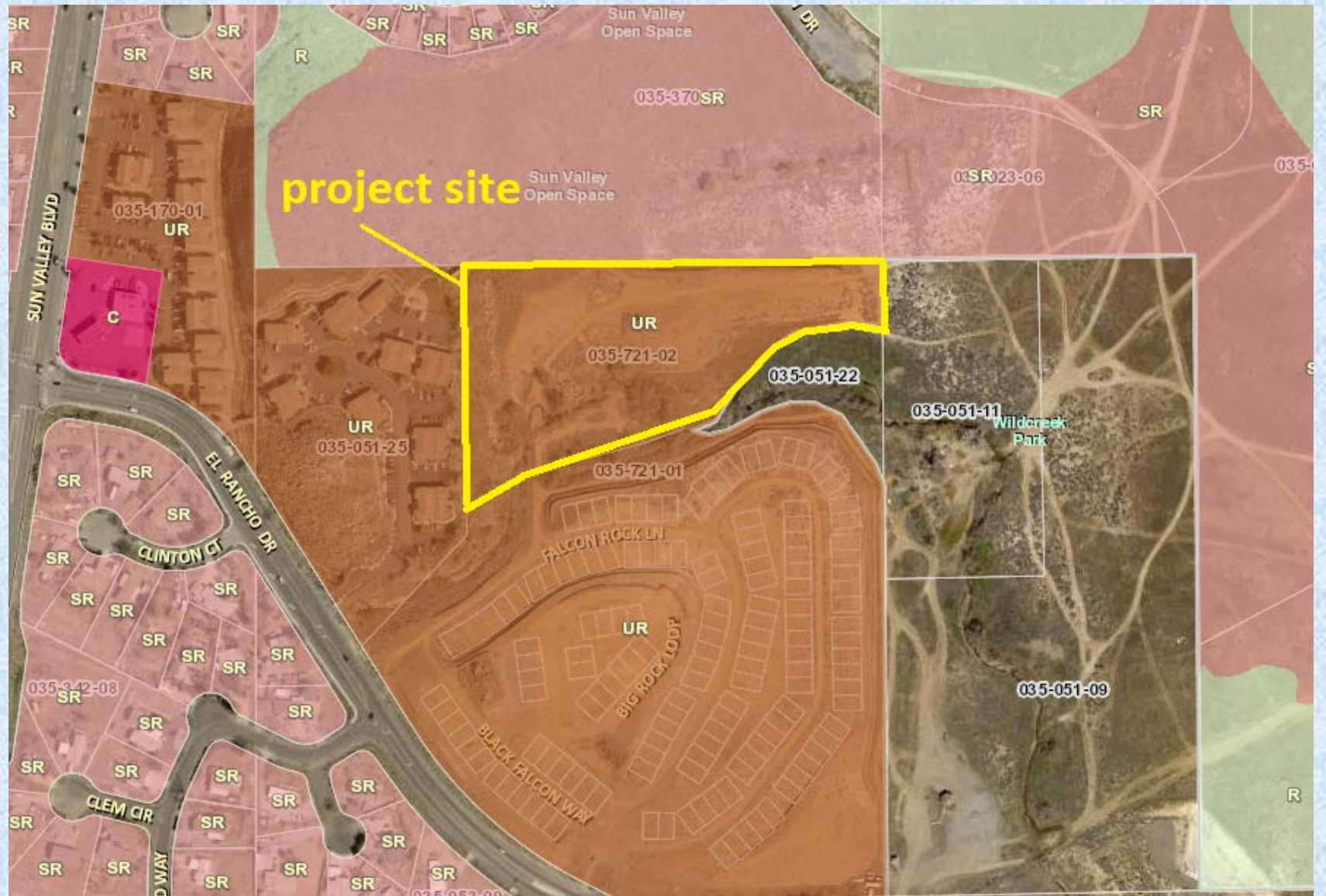
Driving access is through Falcon Ridge South. No other subdivisions are impacted.



MASTER PLAN DESIGNATION

Site is Master Planned
Urban Residential

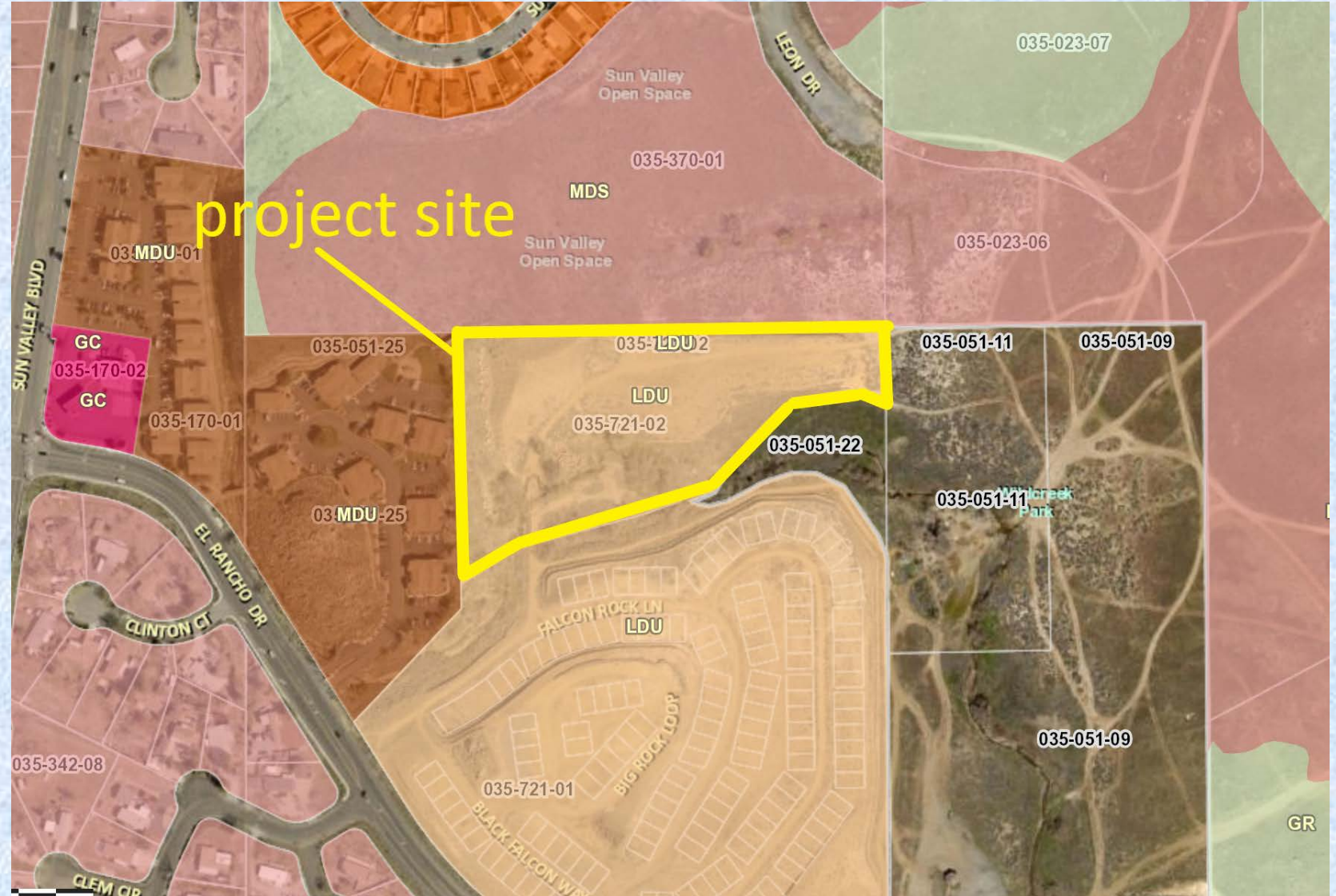
No change to the Master
Plan is required for this
project.



ZONING

Site is Zoned Low Density Urban

No change to the zoning is required for this project.



PROJECT BENEFITS

Developer to fund traffic light on El Rancho Drive.

Complete the buildout of a graded/disturbed site.

Complete the stormwater management system for area.

Provide additional housing choices.