

DONOVAN RANCH



WASHOE COUNTY PLANNING COMMISSION

MAY 3, 2022

- A **Master Plan Amendment** to re-designate 144.83± acres of property from Rural to Suburban.
- A **Regulatory Zone Amendment** to rezone 144.83± acres from General Rural (GR) to Low Density Suburban (LDS).

PROJECT REQUEST

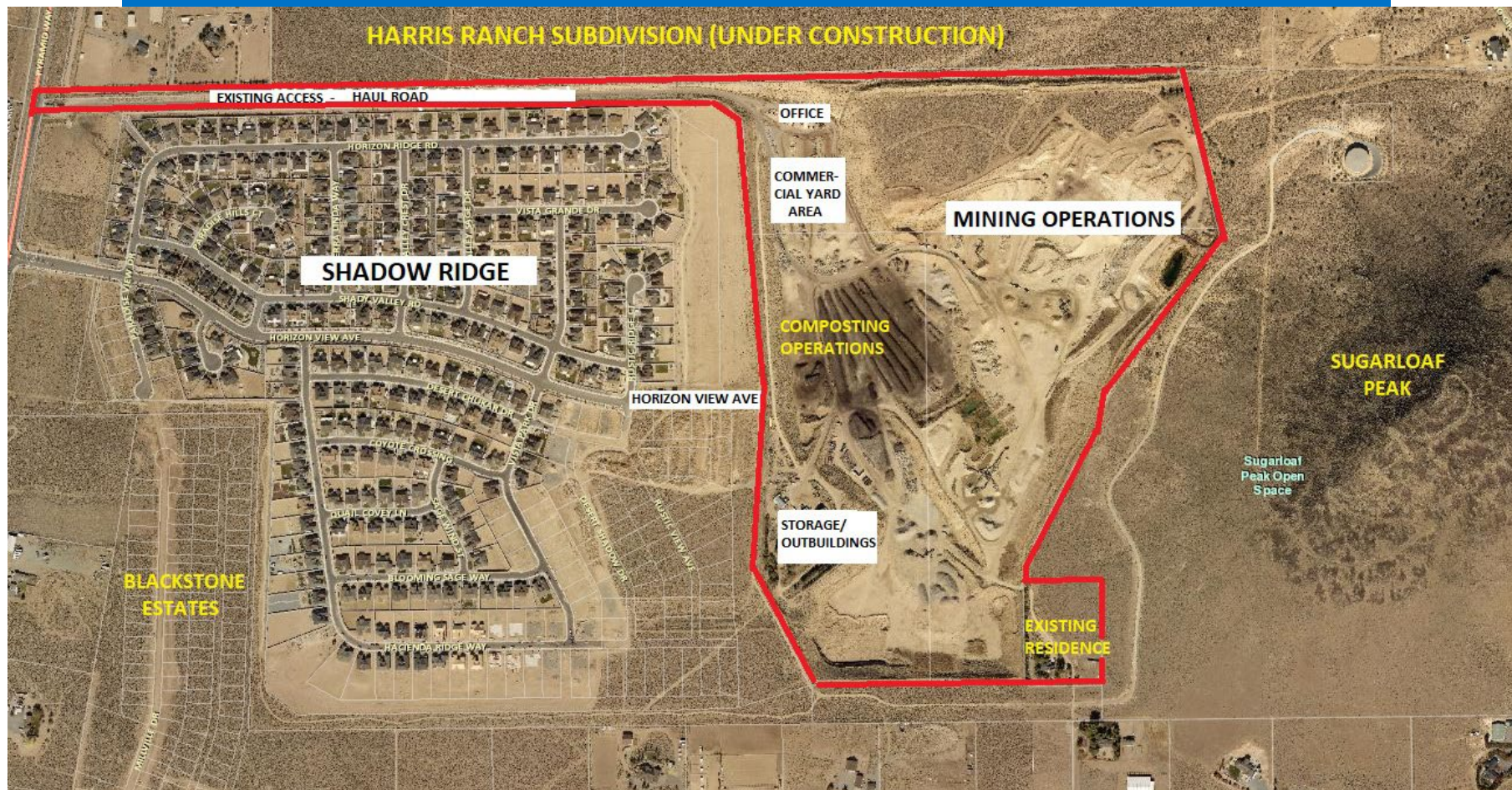
PROJECT LOCATION

EAST OF SHADOW RIDGE, WEST OF SUGARLOAF PEAK
(144.83 ACRES)



EXISTING CONDITIONS

AERIAL VIEW



EXISTING CONDITIONS

CURRENT OPERATIONS



EXISTING CONDITIONS

CURRENT OPERATIONS

VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



EXISTING CONDITIONS

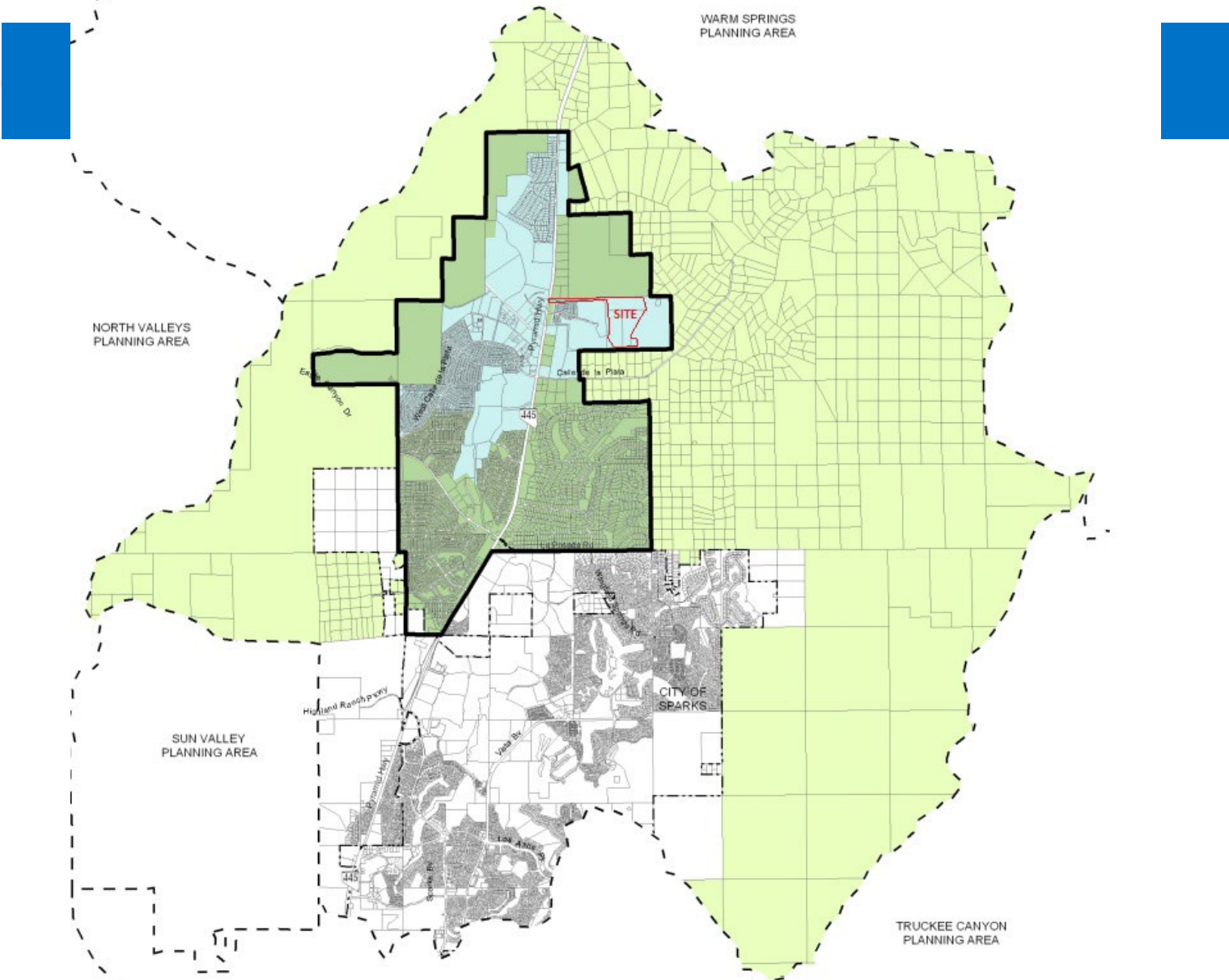
HORIZON VIEW EXTENSION



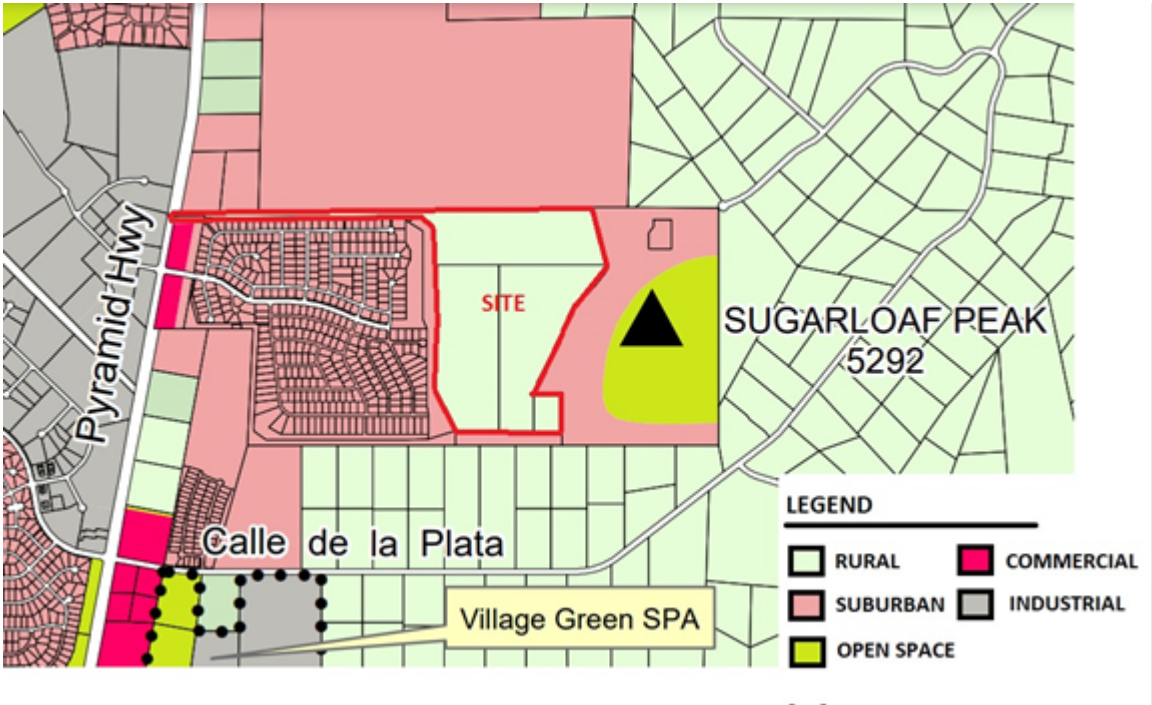
PROJECT BACKGROUND/ HISTORY

- Donovan family has operated the current aggregate mine for nearly 70 years.
- Shadow Ridge and Sugarloaf Peak were originally part of the overall Donovan Ranch.
- Pit properties and Shadow Ridge were included in the Spanish Springs Specific Plan in the 1990's.
- The pit currently operates under a Special Use Permit and is considered a conforming use.
- The long-term vision for the mine was to transition to a more compatible residential use once operations ceased.

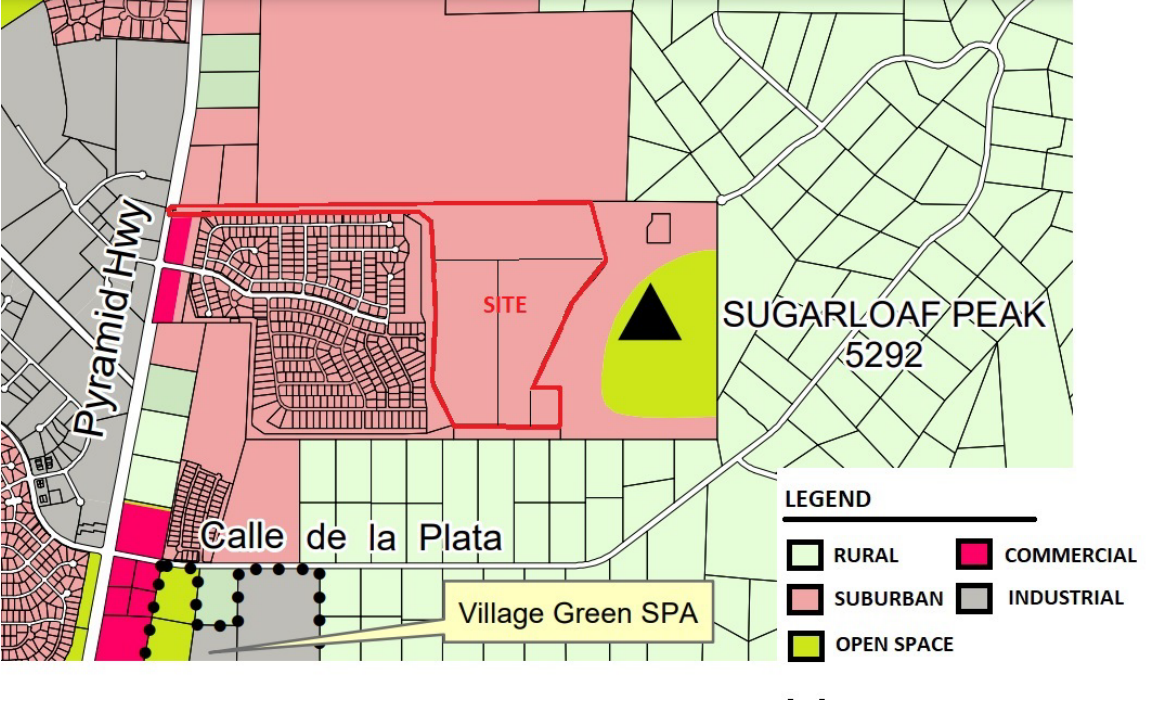
SPANISH SPRINGS AREA PLAN



MASTER PLAN

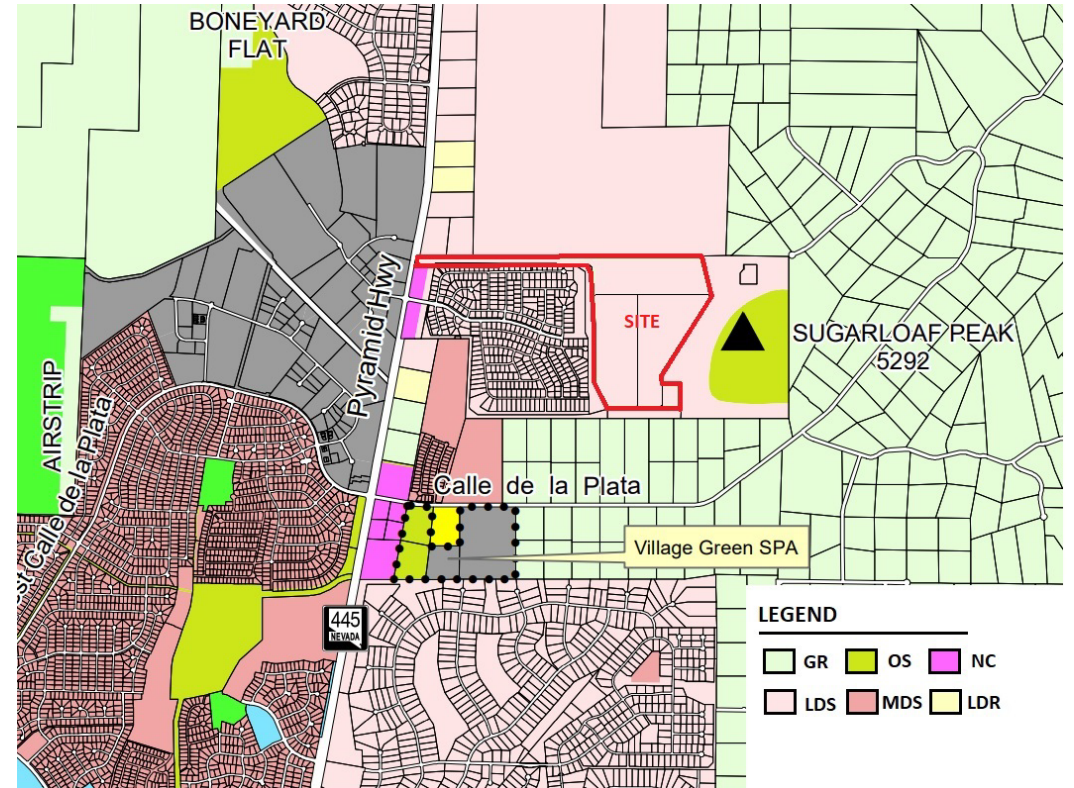
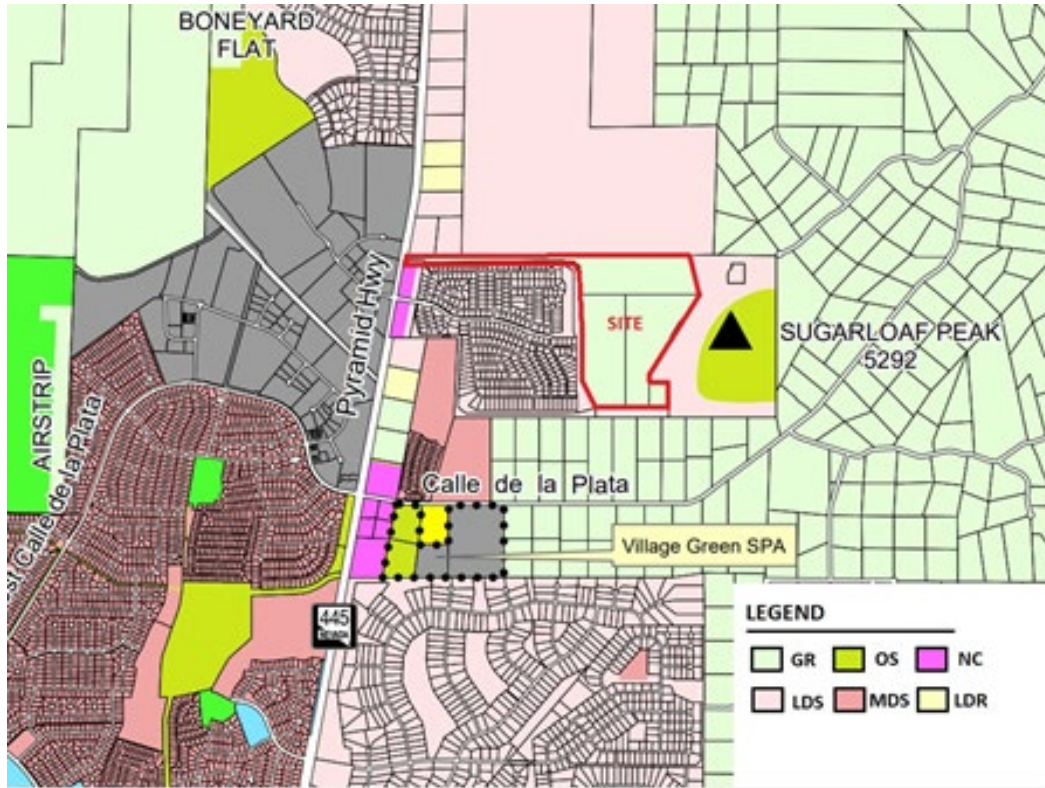


EXISTING



PROPOSED

ZONING



PROJECT CONSIDERATIONS

- Proposed land use designations are identical to Shadow Ridge (and all adjoining properties).
- 1 dwelling unit per acre density.
- This request does NOT grant a right to construct new homes.
- Future development subject to a Tentative Map process similar to this.
- Zoning would permit up to 144 single family homes comparable to Shadow Ridge.
- These requests essentially fulfill the vision of the SSSP and Area Plan.
- Tentative Map process will include detailed plans and impact analysis(s).

PROJECT CONSIDERATIONS

- Future development/repurposing of the pit has been envisioned since the SSSP (25+ years).
- Truck traffic (up to 750 trips) will be eliminated.
- Horizon View Avenue is designed as a residential collector and easements are in place for access extension.
- Residential use is much more compatible than existing mining operations.
- Fully supported by goals and policies of the Spanish Springs Area Plan and Washoe County Master Plan.



Mike Railey
Christy Corporation, Ltd.

Tom Donovan
RT Donovan Company