

Washoe County Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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# Amendment of Conditions(WAC22-0010- Ladera Ranch) for WTM20-001

January 3, 2023

# Request



To amend the approved tentative subdivision map for Case Number WTM20-001 in order to amend condition of approval 1 (w).

1. Condition 1(w) allowed the applicant to vary the setbacks for greater flexibility. The original request was for
  1. Front – 10 feet
  2. Garage – 20 feet
  3. Rear – 10 feet
  4. Side – 13 feet and 0 feet
2. The new request per this amendment of conditions application is for:
  1. Front – 10 feet
  2. Garage – 20 feet
  3. Rear – 10 feet
  4. Side – 8 feet and 5 feet, with 13 feet between dwellings

# Background

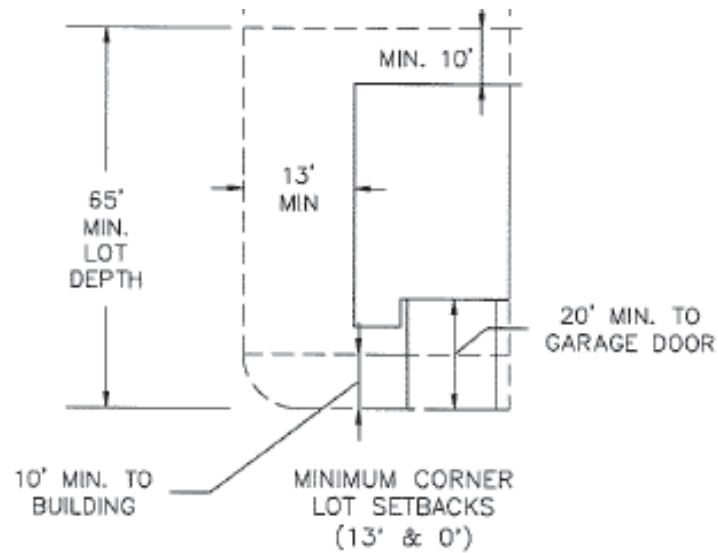


- August 4, 2020: The Planning Commission approved phase 2 through 6 for Ladera Ranch (WTM20-001 and WPVAR20-0002) for a 294-lot common open space residential subdivision that will serve as Phases 2 through 6 of the existing Ladera Ranch Subdivision.
- WTM20-001 was proposed as a common open space subdivision which allows, “variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.”
- Due to the common open space subdivision request, the applicant was able to modify the setbacks as part of the original submittal.

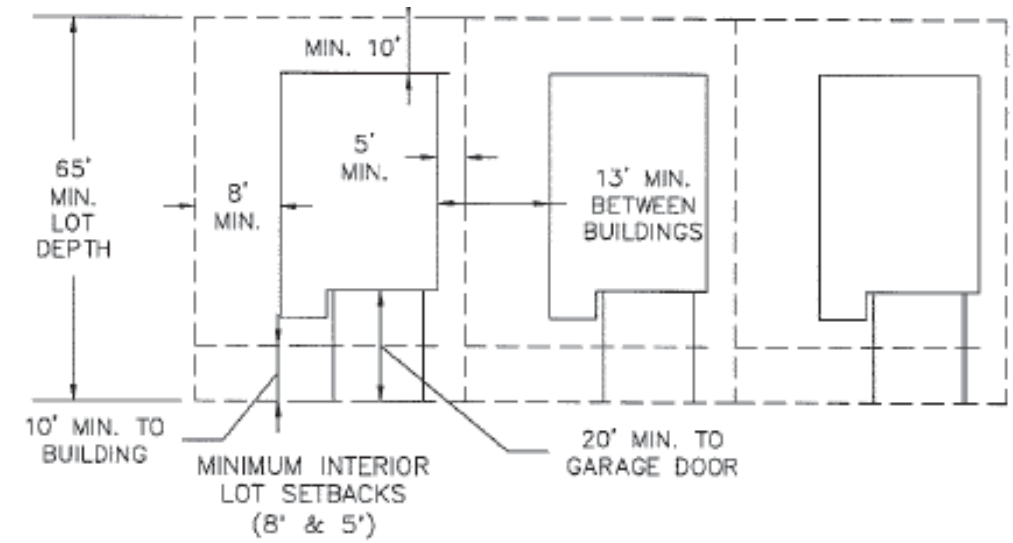
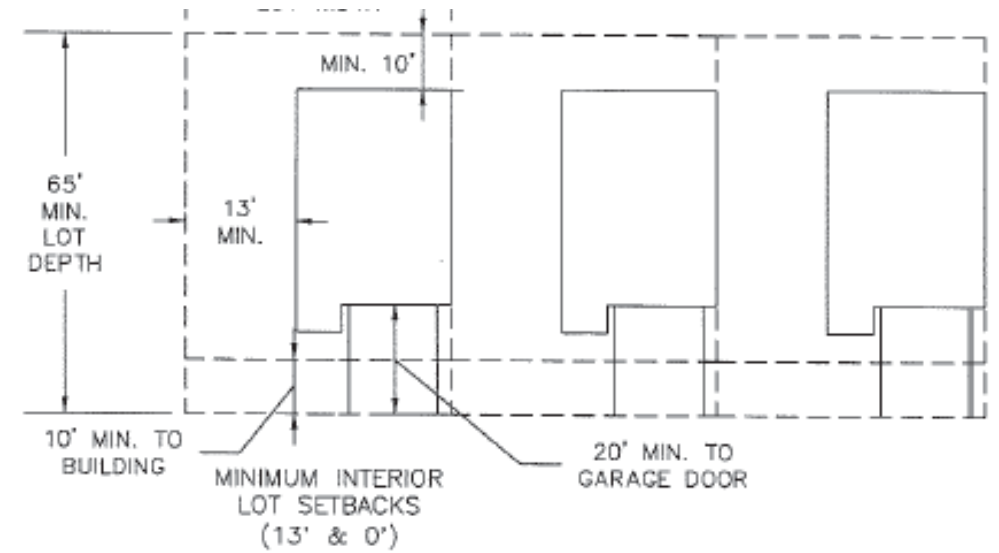
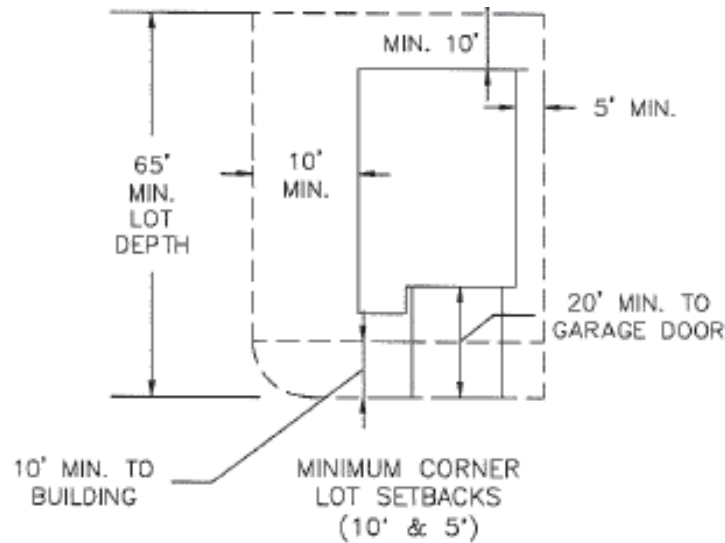
# Site Plan



13' & 0' MIN. SETBACK  
APPROVED WITH  
TENTATIVE MAP



8' & 5' MIN. SETBACK  
PROPOSED WITH NEW  
DEVELOPMENT



# Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC22-0010 for Reno Sun LLC, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

# Thank you

Chris Bronczyk, Senior Planner  
Washoe County CSD – Planning Division  
cbronczyk@washoecounty.gov  
775-328-3612



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