Subject: Tentative Map Case Number TM16-001
Applicant: DR Horton

**Agenda Item Number:** 5B

**Project Summary:** 93 Lot Single Family Subdivision

**Prepared by:** Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division

**Phone:** 775.328.3620
**E-Mail:** tlloyd@washoecounty.us

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**Description**

**Tentative Subdivision Map Case Number TM16-001 (Colina Rosa)** – Hearing, discussion and possible action to approve the proposed landscaping plan and exterior design features of the homes for a subdivision map that includes the development of a 93 lot common open space subdivision on two parcels totaling 20.1 acres, as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code.

- **Applicant:** DR Horton
  Attn: Tom Warley
  190 W. Huffaker Lane
  Reno, NV 89511

- **Property Owner:** HBT Properties of Nevada, LLC.
  Attn: Mike Richter
  710 N. Plankinton Ave., 1100
  Milwaukee, WI 53203

- **Location:** 3800 Mount Rose Highway and 5185 Edmonton Dr.
- **Assessor’s Parcel Number:** 049-402-02; 049-402-07
- **Parcel Size:** ± 20.1 acres
- **Master Plan Category:** Commercial
- **Regulatory Zone:** Neighborhood Commercial (NC)
- **Area Plan:** Forest Area Plan
- **Citizen Advisory Board:** South Truckee Meadows / Washoe Valley
- **Development Code:** Authorized in Article 608, Tentative Map
- **Commission District:** 2 – Commissioner Lucey
- **Section/Township/Range:** Section 30, T18N, R20E, MDM, Washoe County, NV
DESIGN REVIEW COMMITTEE / LANDSCAPING REVIEW

1(o) Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: signage, exterior lighting, fencing, landscaping design to include walking trails, landscaping material that emphasizes the use of native and low water requirement vegetation (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.

1(p) A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.

1(q) All landscaping shall be maintained in accordance with the provisions found in Washoe County Code Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.

Applicant: DR Horton, Attn.: Tom Warley, 190 W. Huffaker Lane, Reno, NV 89511

Property Owner: HBT Properties of Nevada, LLC., Attn: Mike Richter, 710 N. Plankinton Ave., 1100, Milwaukee, WI 53203

Professional Consultant: LA Studio Nevada, LLC., 1552 C Street, Sparks, NV 89431

Professional Consultant: Summit Engineering, Attn.: Colin Hayes, 5405 Mae Anne Avenue, Reno, NV 89523
Design Review Submittal For:

Colina Rosa Subdivision
Washoe County, Nevada

Submitted by:

DR Horton
190 W. Huffaker Lane, Suite 408
Reno, Nevada 89511

August 21, 2017

Original Copy
Community Services Department
Planning and Development
DESIGN REVIEW COMMITTEE
APPLICATION

Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600
Washoe County Development Application
Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information

Project Name: **Colina Rosa Subdivision**

Project Description: 93 lot single family subdivision on 20.13 acres

Project Address: Edmonton Drive/Butch Cassidy Drive

Project Area (acres or square feet): 20.13 acres

Project Location (with point of reference to major cross streets AND area locator):
Southwest corner of the Mt. Rose Highway and Edmonton Drive

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<th>Assessor's Parcel No.(s):</th>
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<th>Assessor's Parcel No.(s):</th>
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<td>049-402-07</td>
<td>9.18</td>
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Section(s)/Township/Range: Southwest 1/4 Section 30, Township 18 North, Range 20 East, MDM

Indicate any previous Washoe County approvals associated with this application:
Case No.(s): TM16-001

Applicant Information (attach additional sheets if necessary)

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Professional Consultant:</th>
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<tbody>
<tr>
<td>Name: HBT Properties of Nevada, LLC</td>
<td>Name: LA Studio Nevada, LLC</td>
</tr>
<tr>
<td>Address: 710 N. Plankinton Ave., 1100 Milwaukee, WI</td>
<td>Address: 1552 C Street, Sparks NV</td>
</tr>
<tr>
<td>Zip: 53203</td>
<td>Zip: 89431</td>
</tr>
<tr>
<td>Phone: 916-782-2424</td>
<td>Phone: 775-323-2223</td>
</tr>
<tr>
<td>Fax:</td>
<td>Fax:</td>
</tr>
<tr>
<td>Email: <a href="mailto:mrichter@hbtsac.com">mrichter@hbtsac.com</a></td>
<td>Email: <a href="mailto:dale@lastudionevada.com">dale@lastudionevada.com</a></td>
</tr>
<tr>
<td>Cell:</td>
<td>Other:</td>
</tr>
<tr>
<td>Contact Person: Mike Richter</td>
<td>Contact Person: Dale Doerr</td>
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Applicant/Developer: Same as above

<table>
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<th>Other Persons to be Contacted:</th>
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</thead>
<tbody>
<tr>
<td>Name: DR Horton</td>
</tr>
<tr>
<td>Address: 190 W. Huffaker Ln. #408</td>
</tr>
<tr>
<td>Zip: 89511</td>
</tr>
<tr>
<td>Phone: 775-225-9283</td>
</tr>
<tr>
<td>Fax: 566-3365</td>
</tr>
<tr>
<td>Email: <a href="mailto:thwarley@drhorton.com">thwarley@drhorton.com</a></td>
</tr>
<tr>
<td>Cell:</td>
</tr>
<tr>
<td>Contact Person: Tom Warley</td>
</tr>
</tbody>
</table>

For Office Use Only

Date Received: Initial: Planning Area:
County Commission District: Master Plan Designation(s):
CAB(s): Regulatory Zoning(s):

October 2016
Property Owner Affidavit

Applicant Name: HBT PROPERTIES OF NEVADA, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA
COUNTY OF WASHOE

[Signature]
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 049-402-02 and 07

Printed Name: [Signature]

Signed

Address: 1260 E. Lake Dr
Bando, Corvallis, OR 97330

Subscribed and sworn to before me this 20th day of February 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: May 17, 2019

*Owner refers to the following: (Please mark appropriate box.)

☑ Owner

☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)

☐ Power of Attorney (Provide copy of Power of Attorney.)

☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)

☐ Property Agent (Provide copy of record document indicating authority to sign.)

☐ Letter from Government Agency with Stewardship
CERTIFIED RESOLUTION
OF
TOWNE REALTY, INC.

The undersigned, Mark S. Madigan, hereby certifies that he is the elected, authorized and acting
Assistant Secretary of Towne Realty, Inc., a Wisconsin corporation ("Towne"), and that the following
resolution has been adopted by Towne, is in full force and effect, and has not been amended, altered or
supplemented since its adoption:

WHEREAS, Towne is the sole member of HBT Properties of Nevada LLC, a Nevada
limited liability company ("LLC"); and

WHEREAS, Towne has determined that it is in its best interests to appoint officers of the
LLC for the purpose of conducting the business of the LLC;

NOW, THEREFORE, BE IT RESOLVED, that the following individuals are hereby
elected to the following officeships of the LLC, to serve as such officers from the date
hereof or until their successors shall have been duly elected and qualified:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>James D. Borris</td>
<td>President/CEO</td>
</tr>
<tr>
<td>Robert E. Braun</td>
<td>Executive Vice President/CFO</td>
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<tr>
<td>James F. Janz</td>
<td>Vice President</td>
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<tr>
<td>Stephan J. Chevalier</td>
<td>Vice President/Treasurer</td>
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<tr>
<td>Daniel Garrett</td>
<td>Vice President</td>
</tr>
<tr>
<td>Jeffrey M. Pernstein</td>
<td>Vice President</td>
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<tr>
<td>William A. Wigchers</td>
<td>Vice President</td>
</tr>
<tr>
<td>James B. Young</td>
<td>Vice President and Secretary</td>
</tr>
<tr>
<td>Mark S. Madigan</td>
<td>Assistant Secretary</td>
</tr>
<tr>
<td>Sandra J. DeLisle</td>
<td>Assistant Secretary</td>
</tr>
</tbody>
</table>

Dated effective the 27th day of January, 2012.

Mark S. Madigan, Assistant Secretary
Figure 1 – View to the east from west property line

Figure 2 - View to the north from the south property line
Figure 3 - View to the south from the Mt. Rose Hwy.

Figure 4 - View to the west from Edmonton Drive
ENTRY SIGN LOCATION AT TOP OF BERM (SEE DETAIL SHEET L2)
NATIVE BOULDER ROCKS WITH ATTACHED METAL SIGN LETTERING/LOGO BY SIGN CONTRACTOR. CONTRACTOR TO PROVIDE LETTERING MOCK-UP FOR HEIGHT AND TYPE FOR FINAL APPROVAL.

PROJECT SIGNAGE SHALL NOT EXCEED MORE THAN 60 SQ. FT. OF SURFACE AREA.

12'-0" LENGTH

5'-0" HGT.

LOW VOLTAGE LIGHTING (2) INGROUND MOUNT (SEE CUT SHEETS ATTACHED)
Open View Fence Detail
COLINA ROSA
5185 Edmonton DR, Washoe County 89511

Scale: NOT TO SCALE
Prepared By: KMK
Date: 8/9/17
JN #: 010-521-07-16

L.A. Studio Nevada
the landscape architecture studio

Sheet 3 of 5
Privacy (Good Neighbor) Fence Detail

COLINA ROSA
5185 Edmonton DR, Washoe County 89511

MIN. 2" CLEAR (TYP.)

EX. SUBGRADE

CONCRETE FOOTING
(TYP. ALL POSTS)

BASE MATERIAL

NOTE: FENCING TO BE CEDAR.
ALL POSTS AND RAILS AND ALL WOOD THAT CONTACTS
GROUND SHALL BE PRESSURE TREATED.

DUE TO WIND CONDITIONS ON SITE, CONTRACTOR SHALL
CONSULT STRUCTURAL ENGINEER FOR MATERIAL SIZING,
DIMENSIONING AND FOOTING SPECIFICATIONS.

Scale: NOT TO SCALE
Prepared By: KMK
Date: 8/9/17
JN #: 010-521-07-16

L.A. Studio Nevada
the landscape architecture studio

Sheet 4 of 5
SPLIT RAIL FENCING SHALL ONLY BE NEVADA DEPARTMENT OF WILDLIFE (NDOW) APPROVED FENCING.

STANDARD WEIGHT CEDAR POSTS AND RAILS, TYP.

TAMPED GRAVEL
2040 Plan

2,040 Sq. Ft. • 4 Bedrooms • 3 Bathrooms • 2-Car Garage
Plan 2437

2,437 Sq. Ft. • 4 Bedrooms • 3 Bathrooms • 2-Car Garage • Loft
Plan 2902

2,902 Sq. Ft. • 4 Bedrooms • 3.5 Bathrooms • 3-Car Tandem Garage • Loft w/ Optional 5th BR
Plan 3176

3,176 Sq. Ft. • 4 Bedrooms • 3.5 Bathrooms • 3-Car Tandem Garage • Opt. BR 4 Suite
1 Story House Plans
2 Story House Plans
**SCHEME 1**

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**SCHEME 2**

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<td>SW 6342 SPICY HUE</td>
<td>SW 6208 PEWTER GREEN</td>
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<td>SW 7622 HOMBURG GRAY</td>
<td>SW 7580 CARNELIAN</td>
<td>SW 7665 GALE FORCE</td>
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### SCHEME 6

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<td>Stacked Stone Chapel Hill</td>
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## Scheme 10

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