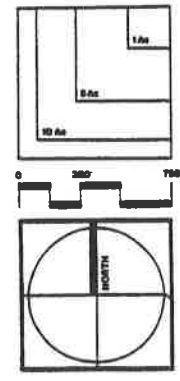


- (E)** Estate Lots (9,000 sf +)
- (U)** Urban Lots (6,000 sf min.)
- (C)** Compact Lots (<6,000 sf min.)

- (D)** Duplex
- (T)** Townhome
- (AC)** Apartments/Condominiums
- (CM)** Commercial
- (RV)** RV Storage
- (S)** School
- (P)** Park
- (CC)** Community Center
- (FS)** Fire Station



# MASTER PLAN

## 3. Land Use Plan

Codega & Fricks, Inc.  
engineers + planners  
2025 South Street, Suite 100  
Brea, California 92623



## 8. Vista Village West

Vista Village West is an apartment or condominium project proposed next to the school and park sites. The intent is to create a "village" feeling in the natural bowl that includes this project and the school, the park, the fire station, the community center site, and the "built edges" of Vista Village South and Vista Village East. The apartment structures, being more massive than single family homes and with the landscaped grounds around them, add to the potential for creating the desired village effect at the community's core. This 5.6 acre site will fit about 64 homes at an approximate density of 12 units per acre.

## 9. Park Vista

Park Vista is an area of mini-estates that are situated just to the east and above the Vista Village Park. This project includes about 35 acres. At a density of  $3.0 \pm$  units per acre, 105 homes are planned for Park Vista. Here, the lots are scheduled to be  $8,000 \pm$  to  $10,000 \pm$  square feet in size. These upscale homes will afford views over the Vista Village area and beyond to mountains to the west.

## 10. City Vista

A prominent bluff is the location of City Vista. This site lies between the mini-estates of Park Vista and the estates planned to the north. Luxury townhomes are positioned for views to the south and the west. These homes are envisioned as "downhill units" with view-oriented rooms looking out and stepping down the moderate slopes. The twelve-acre site includes about 72 homes at a liberal density of  $6 \pm$  units to the acre.

## 11. Vistaridge

Vistaridge sits atop The Vistas with commanding views in every direction. Here, one-third  $\pm$  acre homesites will be geared toward custom home or "semi-custom" home construction. Each lot will have a specially designated building envelope that specifies both where the house is to be placed on the lot and how tall a structure may be. This accomplishes several things: (1) views from adjoining lots can be protected, (2) construction and driveway ac

cess can be confined to locations where most appropriate, and (3) the homes can be sited so that from below, stark "skyline silhouetting" and excessive grading impacts are avoided. Also in this area, lots along the perimeter will have fencing restricted or prohibited to nurture a "clean" hillside view and to effect a more sensitive transition from housing to natural common areas. Vistaridge's 100± acres has a density less than 2.5 units per acre. About 235 homes are planned for the area.

## 12. Vista Village East and 13. Vista Village South

These two projects are envisioned to be identical to that of Vista Village West. In fact, these two projects may be developed and operated together with Vista Village West to achieve scale economies in management. Each site includes 5 to 6 acres, about 64 homes and densities of a dozen units per acre.

## 14. Vista Glen

Vista Glen lies at the southernmost section of The Vistas. Traditional-sized single family lots occupy this area. Traversing Vista Glen is a drainageway that will include part of The Vistas' jogging/bicycle path network. About 65 homes are programmed for the 18± acres for a density of around 3.5 dwelling units per acre.

## Vista Village Elementary School

A 5± acre site is depicted for an elementary school that lies at the approximate center of The Vistas. Preliminary discussions with Washoe County School District officials indicate that the population of The Vistas will warrant about "1.0" elementary school. The size of the site is based upon a joint use agreement concept with the adjoining park. The recommended 4.5 acre size is increased to 5± acres. The school is located off of Vistaridge Parkway so that the school crossings and the associated speed zones can be confined to the street in front of the school and not affect the relatively heavily-traveled parkway. Also, the path system is designed to provide safe and convenient access to the school from the various neighborhoods or villages.