



PCN18-0049 Vicinity Map



DEVELOPER

LEWIS INVESTMENT COMPANY OF NEVADA, LLC. 1380 GREG STREET, STE 213 SPARKS, NEVADA 89431 TED ERKAN (P) (775) 546-5016 [F] (775) 331-7633

APPLICANT

CHRISTY CORPORATION 1000 KILEY PARKWAY SPARKS, NV 89436 (775) 502-8552

SITE INFORMATION

MINISTER PRINT, MARIE 810-073-01

TOTAL PRINT, AND PRINT, 8-0 WIT ME. NO SYSTA-01 - 37,4 44 (1,000-18 MT)

VILLAGE 36 LOT SURMANY
TOTAL LOTS = 166
MINIMA LOT REE = 3,423 M
MARIAM LOT REE = 3,220

LOT APEA - 17.6± AC (198,460 SF)

OPEN SPACE ARGA = 0.7± AC (28,410 SF)

LIAA ARGA = 0.7± AC (31,275 SF)

ROUTE OF NAV ARGA = 2.8± AC (111,127 SF)

VALANCE SE PRINCEL ARGA TOUGH, = 21.75± AC (847,777 SF)

MARICIER PARICI

OWNER

LEWIS INVESTMENT COMPANY OF

NEVADA, LLC.

1380 GREG STREET, STE 213

SPARKS, NEVADA 89431

TED ERKAN

(P) (775) 546-5016 (F) (775) 331-7633

CIVIL ENGINEER

DOUGLAS BUCK, P.E.

CHRISTY CORPORATION

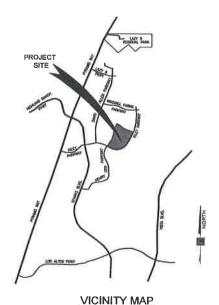
1000 KILEY PARKWAY SPARKS, NV 89436

(775) 502-8552

ORIGINAL DESIGNATION OF THE DESIGNATION OF THE PROPERTY = 9.8 DU/AC

LEWIS INVESTMENT COMPANY OF NEVADA, LLC.

SPARKS, NEVADA SECTION 15 TOWNSHIP 20 N RANGE 20 E AUGUST 2018



SHEET INDEX

TOTAL

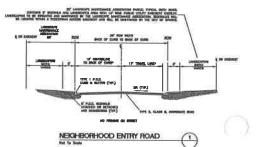
THE ANALYSIS DESCRIPTION

BASIS OF ELEVATIONS

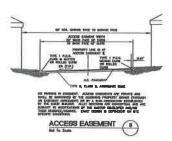
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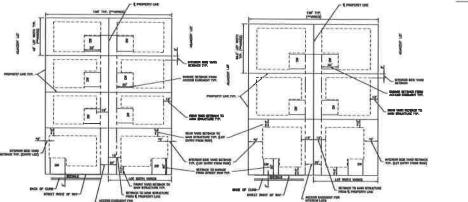
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EAGLE ROCK CLUSTER

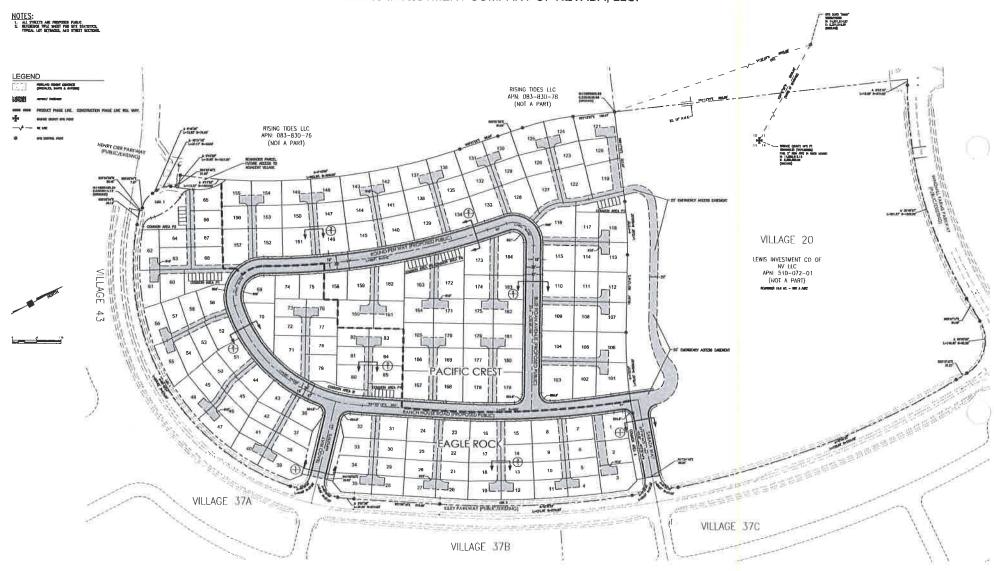
PACIFIC CREST CLUSTER

TITLE SHEET

SHEET 1 OF 10



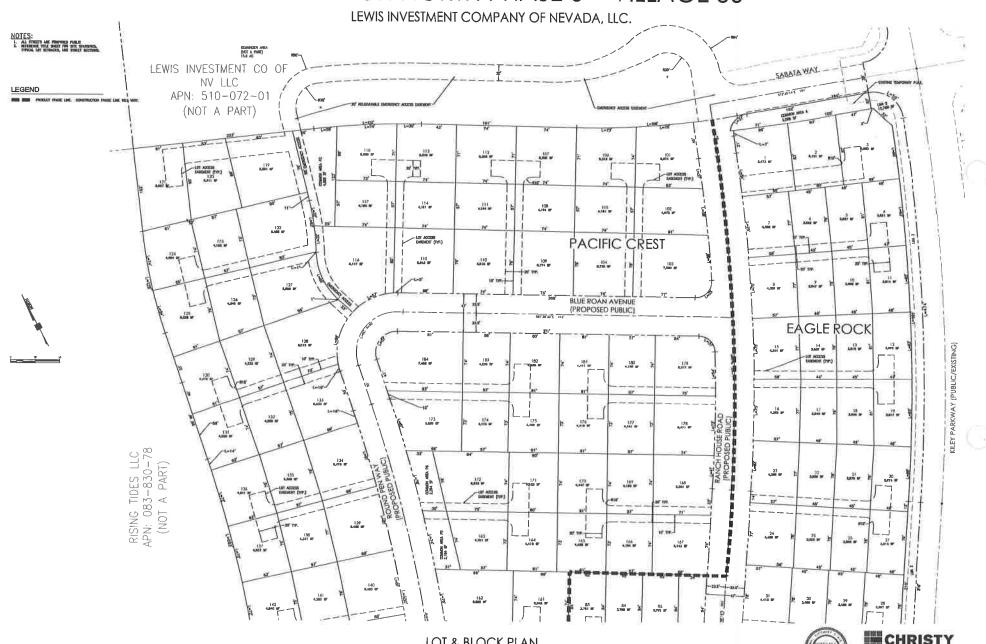
LEWIS INVESTMENT COMPANY OF NEVADA, LLC.











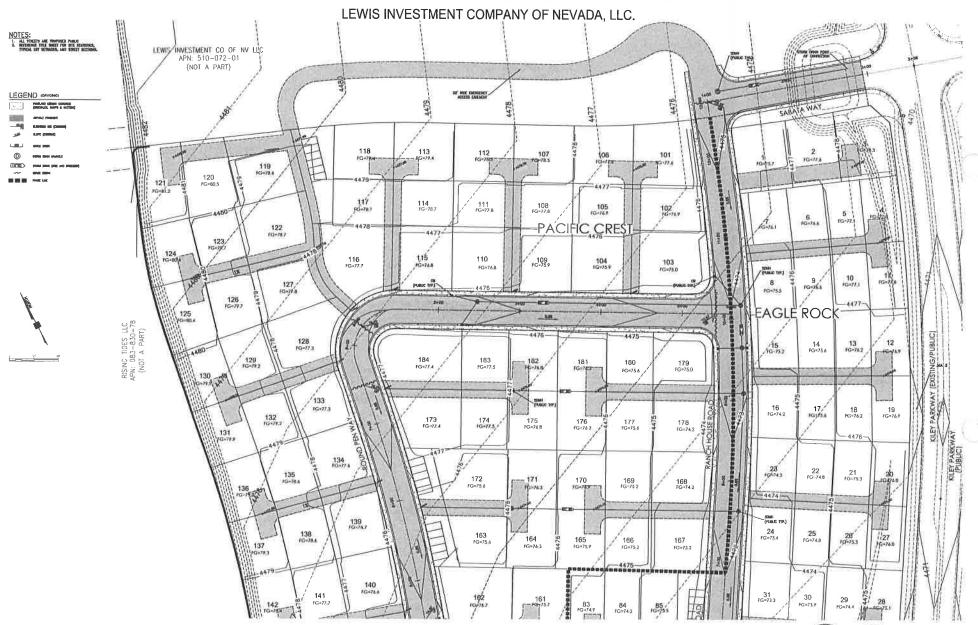
LOT & BLOCK PLAN
SHEET 4 OF 10





LEWIS INVESTMENT COMPANY OF NEVADA, LLC.



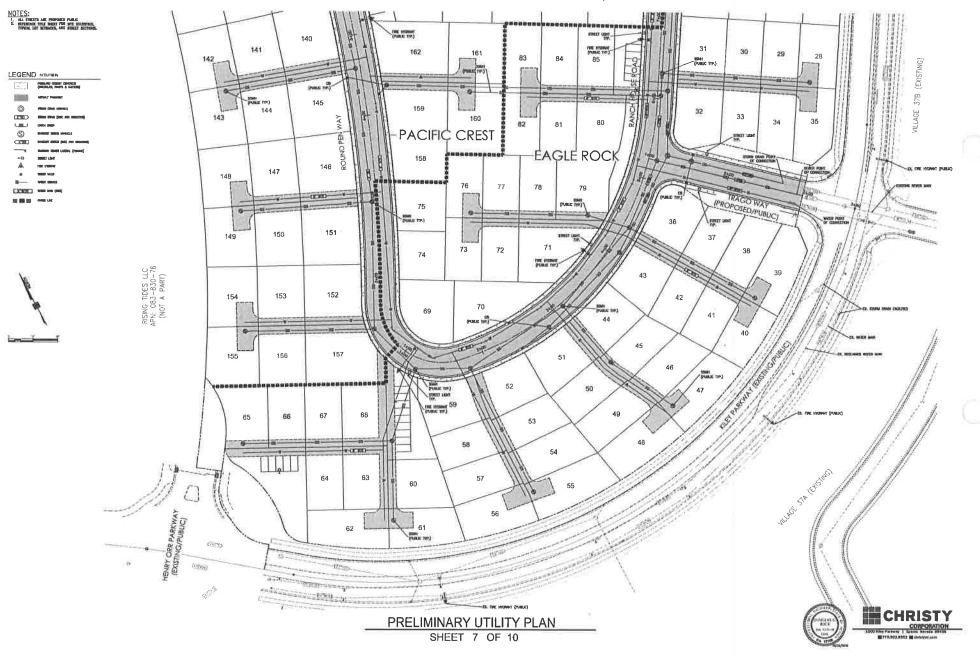


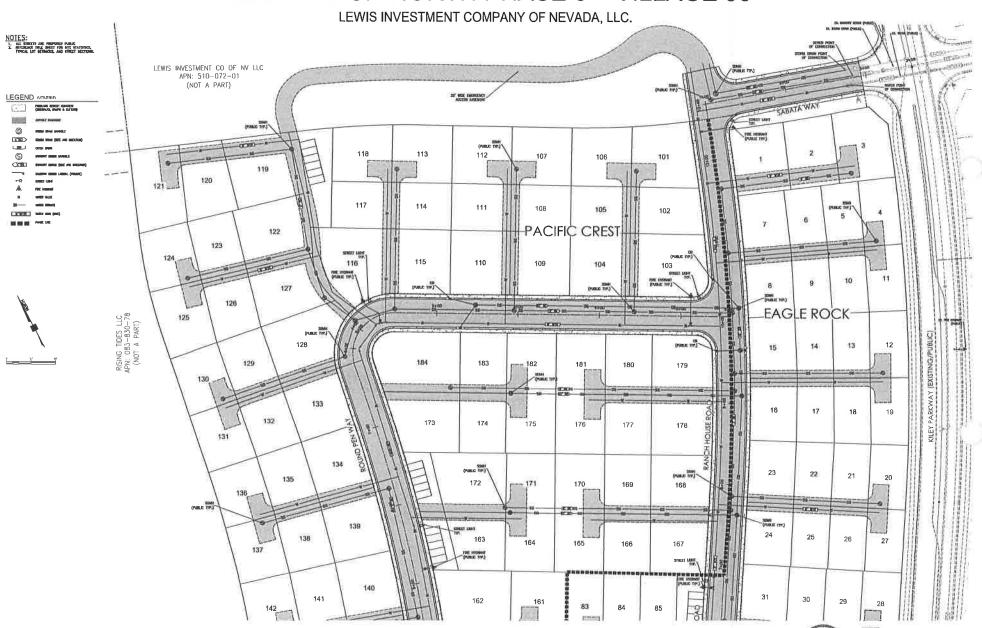
PRELIMINARY GRADING PLAN
SHEET 6 OF 10





LEWIS INVESTMENT COMPANY OF NEVADA, LLC.





PRELIMINARY UTILITY PLAN
SHEET 8 OF 10





TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 6 ~ VILLAGE 36 LEWIS INVESTMENT COMPANY OF NEVADA, LLC.

CROSS SECTION A CROSS SECTION B

PRELIMINARY CROSS SECTIONS
SHEET 9 OF 10

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Preliminary Landscape Plan Christy Corporation, LTD

RANCH VILLAGE 36

No. Revision Date

MATE- DE-SH-07-S Singuel, JNI Drain JNI Climbel PANDO

L1



425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425 Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Katy Simon Holland, President * Malena Raymond, Vice President * John Mayer, Clerk * Debra Feemster * Veronica Frenkel * Angle Taylor * Scott Kelley * Traci Davis, Superintendent

04-Sep-18

Jonathan Cummins City of Sparks Planning & Community Services jcummins@cityofsparks.us

RE: PCN18-0049/STM18-0018 (Kiley Ranch North Village 36)

Dear Mr. Cummins,

Kiley Ranch North Village 36, which proposes 169 new single-family residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Hall Elementary School

Hall ES has 1 portable buildings (2 classrooms) in use that provide temporary space for an additional 50 students.

- Estimated Kiley Ranch North Village 36 impact = 38 new ES students (169 single-family units x 0.225 ES students per unit)
- Base Capacity = 701
- 2017-2018 Enrollment = 647
- % of Base Capacity = 92%
- 2017-2018 Enrollment including Kiley Ranch North Village 36 = 685
- % of Base Capacity including Kiley Ranch North Village 36 = 98%
- WCSD has acquired land immediately adjacent to currently in development Sky Ranch Middle School which will provide educational services to students generated by this project thus relieving Hall Elementary from overcrowding pressures.

Shaw Middle School

Shaw MS has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.

- Estimated Kiley Ranch North Village 36 impact = 8 new MS students (8 single-family units x 0.045 MS students per unit)
- Base Capacity = 1,072
- 2017-2018 Enrollment = 955
- % of Base Capacity = 89%
- 2017-2018 Enrollment including Kiley Ranch North Village 36 = 963
- % of Base Capacity including Kiley Ranch North Village 36 = 90%
- Students generated by this development will have educational services provided to them by currently in development Sky Ranch Middle School.

Spanish Springs High School

Spanish Springs HS has 5 portable buildings (10 classrooms) in use that provide temporary space for an additional 250 students.

- Estimated Kiley Ranch North Village 36 impact = 16 new HS students (169 single-family units x 0.093 HS students per unit)
- Base Capacity = 2,160
- 2017-2018 Enrollment = 2,364
- % of Base Capacity = 109%
- 2017-2018 Enrollment including Kiley Ranch North Village 36 = 2,380
- % of Base Capacity including Kiley Ranch North Village 36 = 110%
- The Washoe County School District is doing all within its means to provide overcrowding solutions to Spanish Springs High School.

 Please understand that the WCSD is reporting official enrollment numbers from the 2017/2018 school year until our official validation day October 1st.

Thank you for the opportunity to comment. Please inform of any further questions and/or comments.

Brett A. Rodela

Brett A. Rodela, GIS Analyst Washoe County School District Capital Projects 14101 Old Virginia Road Reno NV USA 89521 775.325.8303 brett.rodela@washoeschools.net

REGIONAL TRANSPORTATION COMMISSION



Metropolitan Planning · Public Transportation & Operations · Engineering & Construction Metropolitan Planning Organization of Washoe County, Nevada

September 26, 2018

FR: Chrono/PL 182-18

Mr. Jonathan Cummins, Planner Planning and Community Services Department City of Sparks 431 Prater Way Sparks, NV 89431

RE: PCN18-0049 / STM18-0010 (Kiley Ranch North Village 36)

Dear Mr. Cummins,

We have reviewed the subject application and have the following comments and recommendations.

Comments and Recommendations:

- 1. RTC RIDE does not serve this location. The closest bus stop is at Pyramid and York. However, the applicant should contact RTC Senior Planner, Tina Wu for potential transit improvements at this location. Ms. Wu's email address is twu@rtcwashoe.com or you may call her directly at 775-335-1908.
- 2. The 2040 Regional Transportation Plan identifies Kiley Parkway as arterials with Moderate-Access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

Minimum spacing from signalized intersections/spacing other driveways.

If there are more than 60 inbound, right-turn movements during the peak-hour.

- 3. The policy Level of Service (LOS) standard for Kiley Parkway is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersection corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
- 4. The 2040 Regional Transportation Plan and identifies Kiley Parkway from Wingfield Hills Road to Henry Orr Parkway as a new 2 lane roadway by 2021. The right of way required

for the new 2 lane facility should include 2-12 foot travel lanes with 5 foot bike lanes and a 14 foot center median for a total right of way need of 76 feet. Additional right of way may be required for dedicated turn lanes at intersections.

- 5. The plans submitted with the application indicate two access points on Kiley Parkway will serve the development and appear to meet access spacing. However, the traffic report submitted with the application did not include any analysis for Village 36. Recommend left turn pocket volumes be reviewed to ensure adequate deceleration and storage.
- 6. The RTP, RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely

Rebecca Kapuler

Planner

RK/jm

Copies:

Jon Ericson, City of Sparks Public Works

Jae Pullen, Nevada Department of Transportation, District II

Daniel Doenges, Regional Transportation Commission

Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

854 Kiley Ranch North Village 36