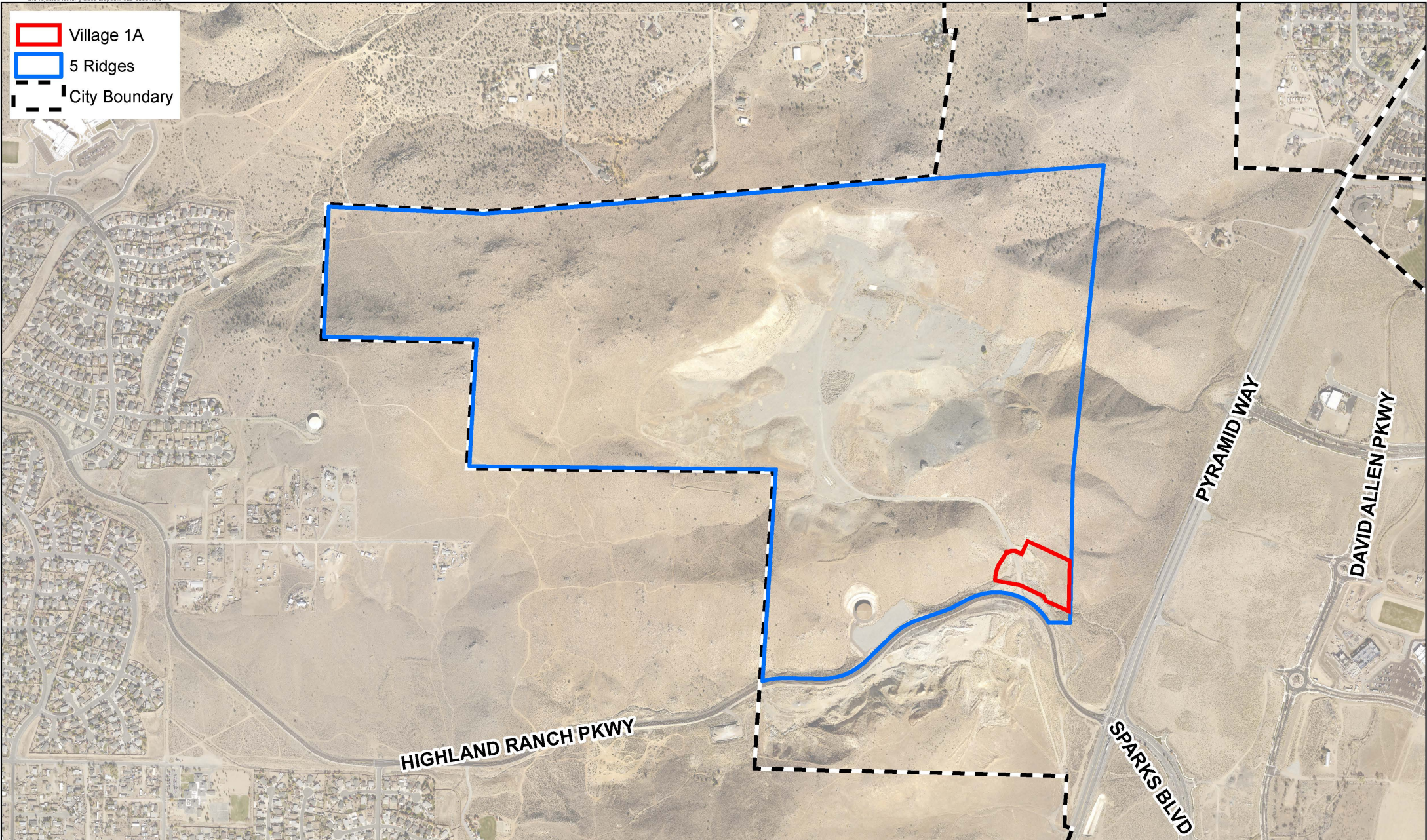
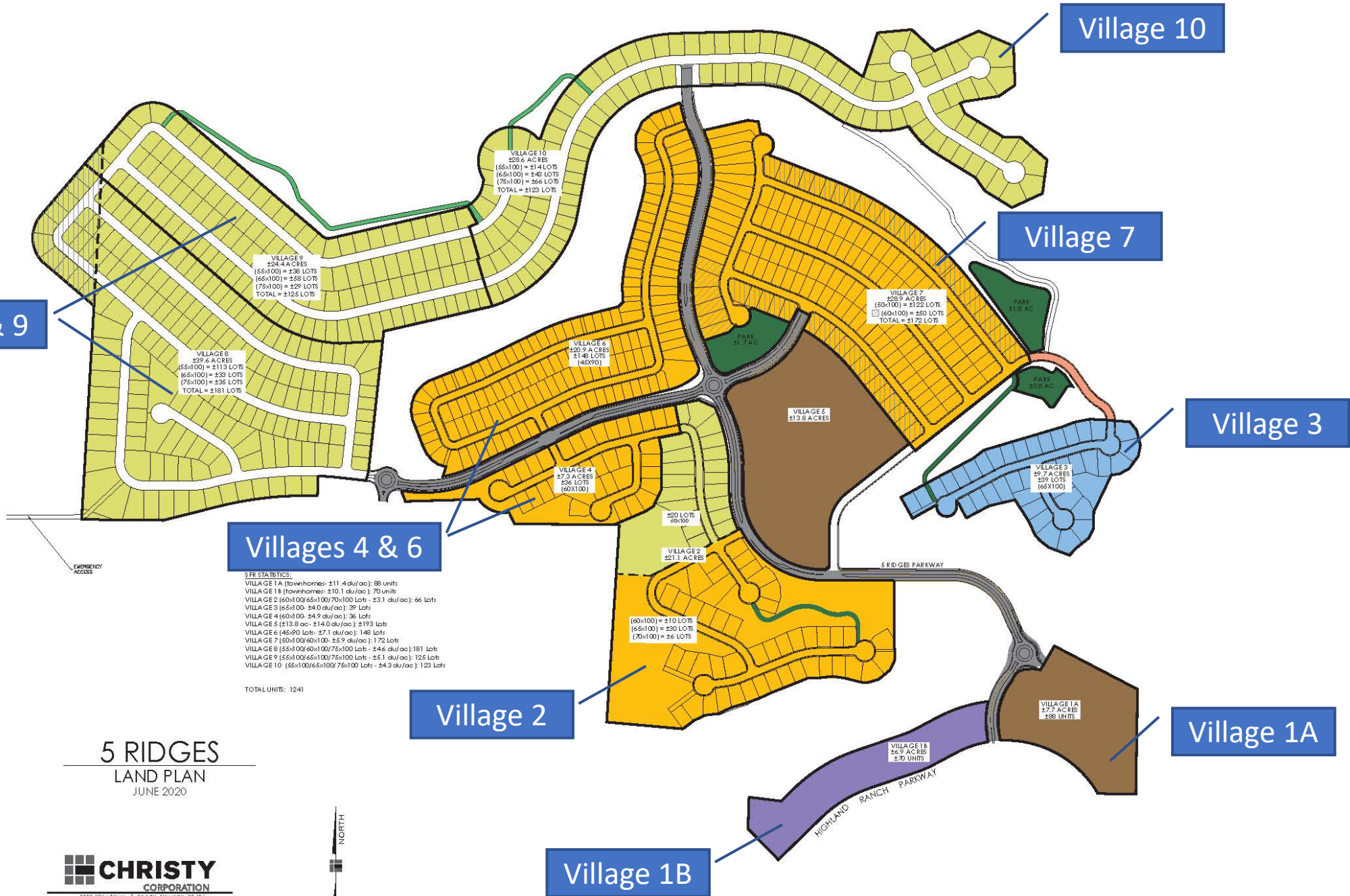




PCN19-0040 / STM20-0002
5 Ridges Village 1A
Tentative Map

 Village 1A
 5 Ridges
 City Boundary



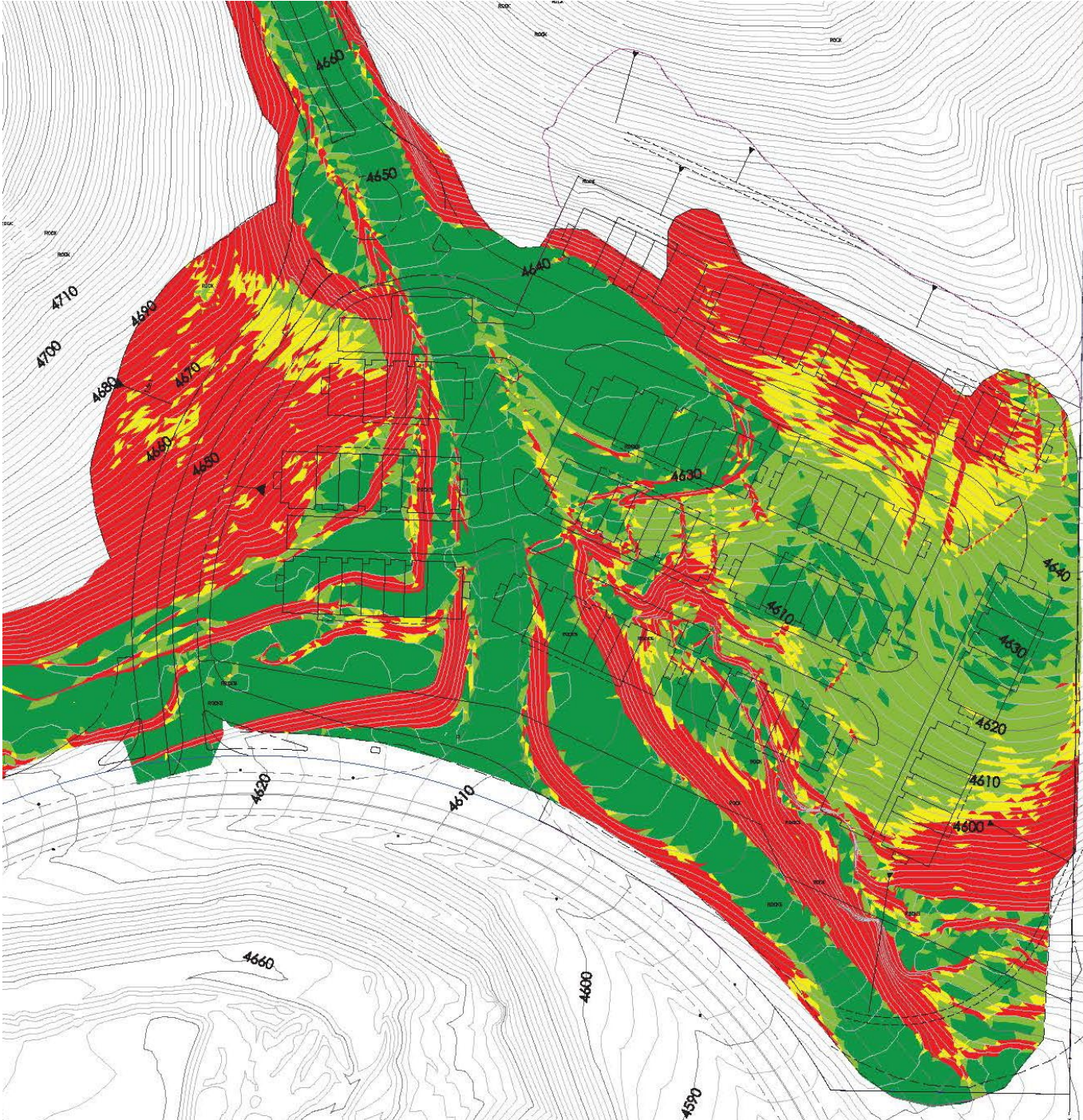


5 RIDGES
 LAND PLAN
 JUNE 2020

5 Ridges Village 1A Tentative Map

- 86-lot townhome subdivision
- 6.14 acres
- 699 to 1,226 square foot lots surrounded by 5.62 acres of common area
- 14.0 dwelling unit per acre gross density





5 RIDGES
DISTURBED AREA
— DECEMBER 2020



1000 Kiley Pkwy | Sparks, Nevada 89436

775.902.8582 | christyinc.com

5 Ridges Village 1A Tentative Map Findings



T1: Conformance with Comprehensive plan

- Policy H1: sufficiently zoned areas for new housing
- Policy H2: diverse housing types
- Policy C4: pedestrian sidewalks
- Policy CF1: acceptable service levels

5 Ridges Village 1A Tentative Map Findings



T2: Conformance with street master plan

T7: Impacts on public streets

5 Ridges Village 1A Tentative Map Findings



T3: Environmental regulations satisfied

T4: Availability of water

T5: Availability of utilities

5 Ridges Village 1A Tentative Map Findings



T6: Availability of:

- Schools
- Police
- Transportation
- Parks

5 Ridges Village 1A Tentative Map Findings



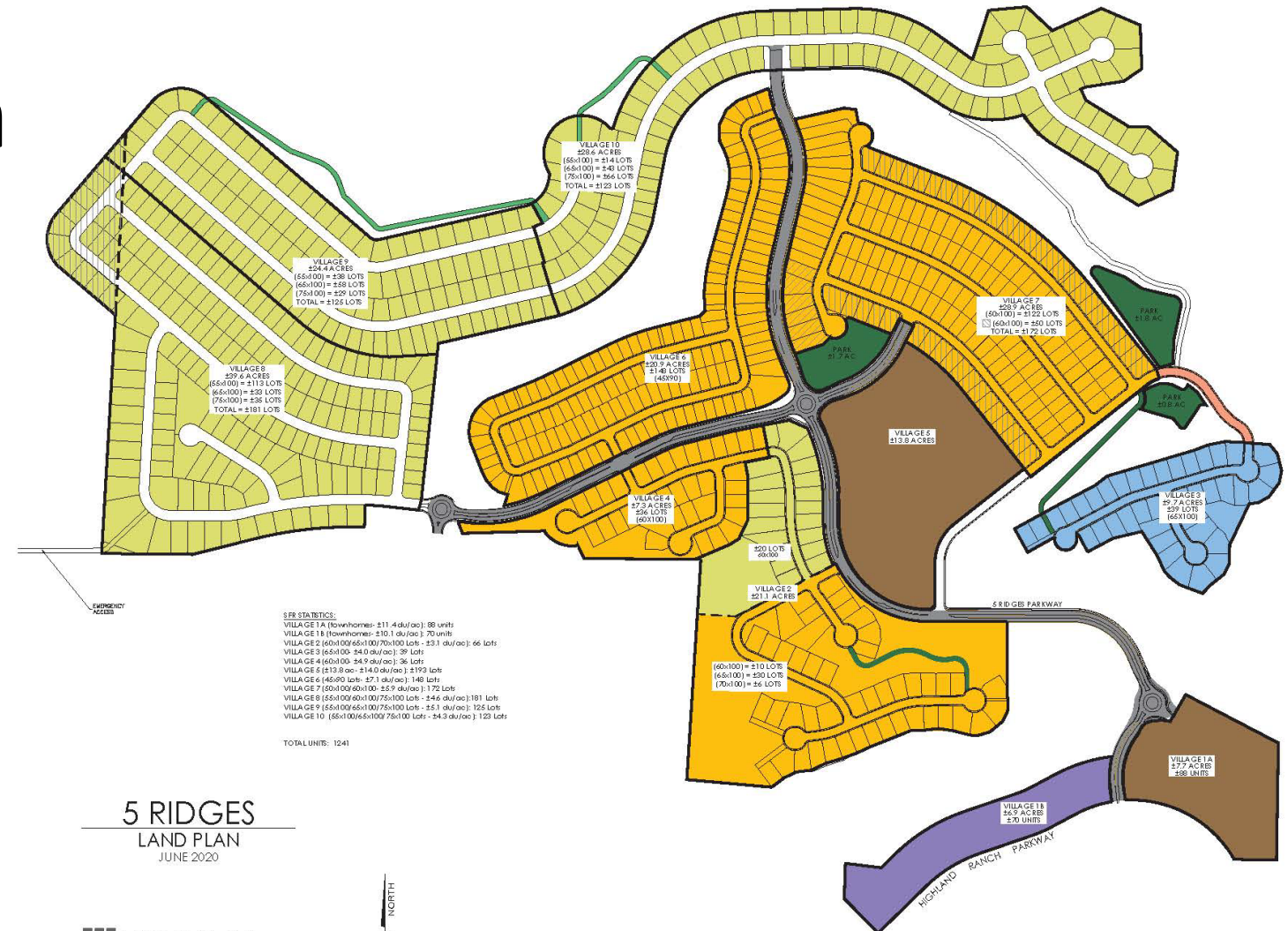
T8: Floodplain, slopes, soil

T9: Outside agency responses

5 Ridges Village 1A Tentative Map Findings



T10: Fire protection services



5 Ridges Village 1A Tentative Map Findings



T11: Other impacts

T12: Noticing through posting of agendas

5 Ridges Village 1A Tentative Map



Recommended Motion

I move to approve the Tentative Map for an 86-lot townhome subdivision on a site approximately 6.14 acres in size within a larger parcel approximately 386.9 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada, in the MF-2 (Multi-Family Residential) zoning district, adopting Findings T1 through T12 and the facts supporting these findings as set forth in the staff report, and subject to Conditions of Approval 1 through 21.