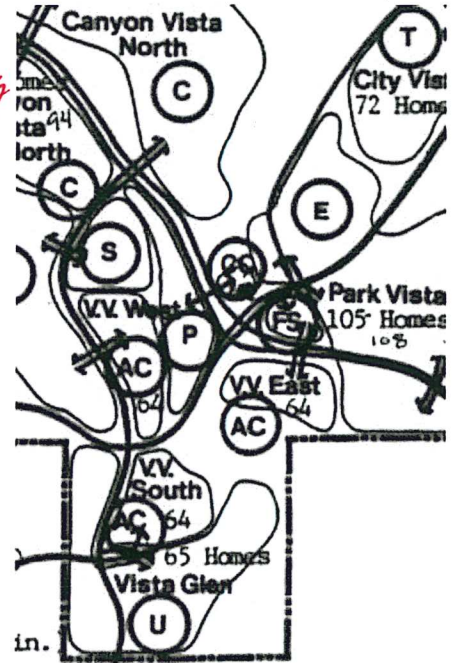


Rezoning & development of potential townhomes on Los Altos Parkway

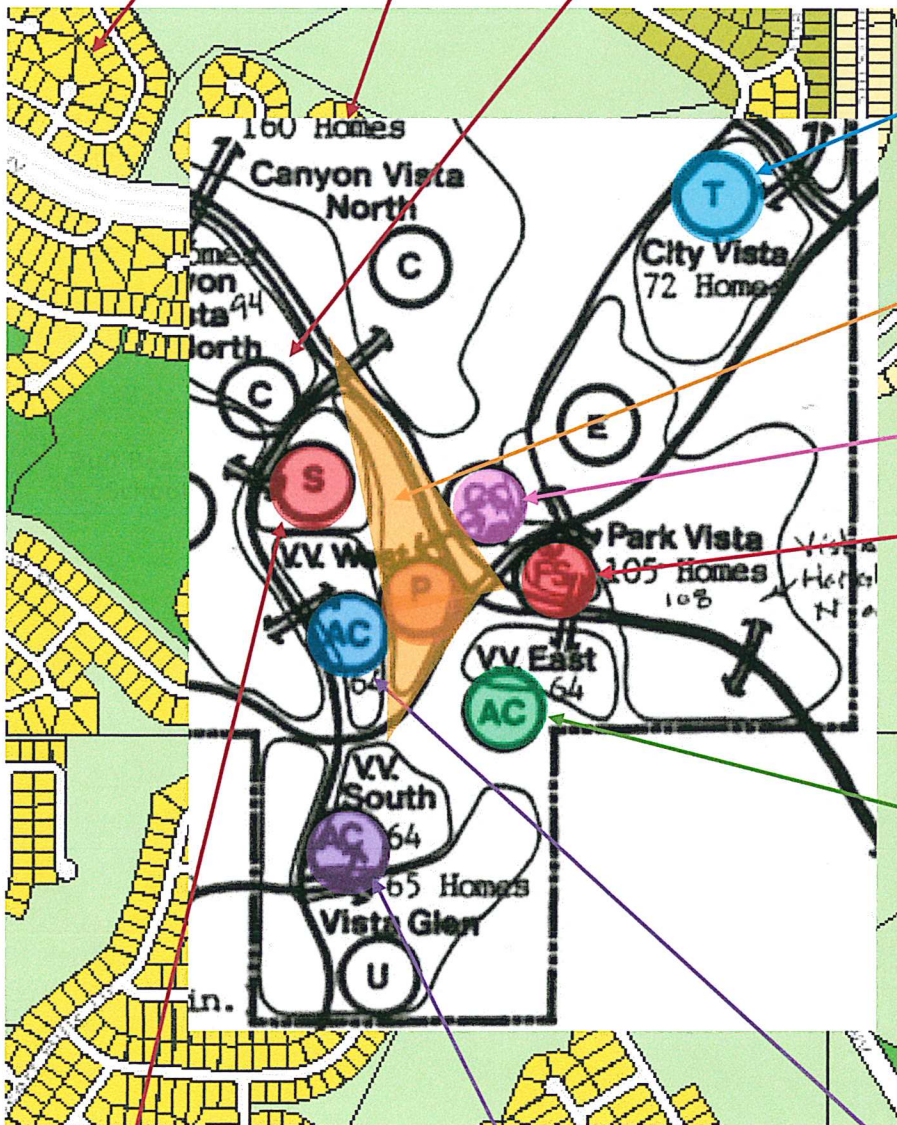
Vistas Master Plan versus Actual Development



planned single family homes
(Canyon Vista North – 160 homes)
became single family homes

planned single family homes
(Spring Vista – 100 homes)
became single family homes

planned single family homes
(Canyon Vista South – 50 homes)
became single family homes



planned townhomes
(City Vista – 72 homes/12
acres or 6 homes/acre)
became single family homes

planned park that
became single family homes

planned community center
became single family homes

planned fire station
became single family homes

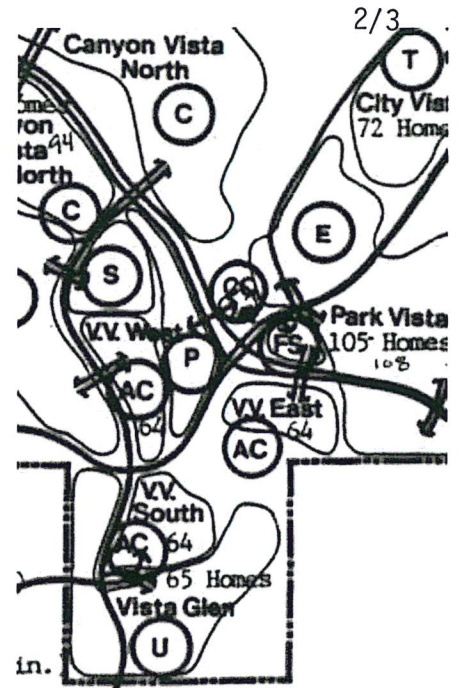
planned apartments
(Vista Village East – 64 homes)
is **currently being disputed**

planned school

planned apartments
(Vista Village South – 64 homes)
is single family homes

planned apartments
(Vista Village West – 64 homes)
became single family homes

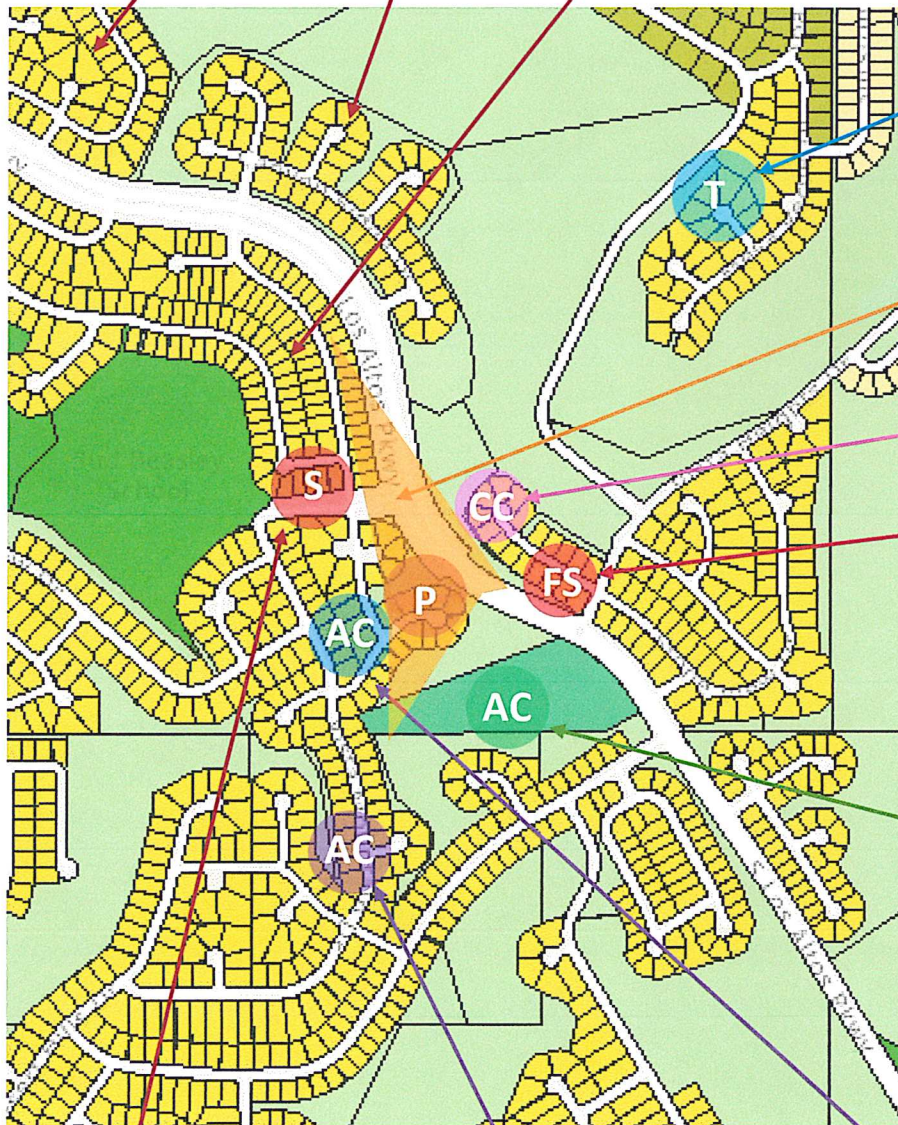
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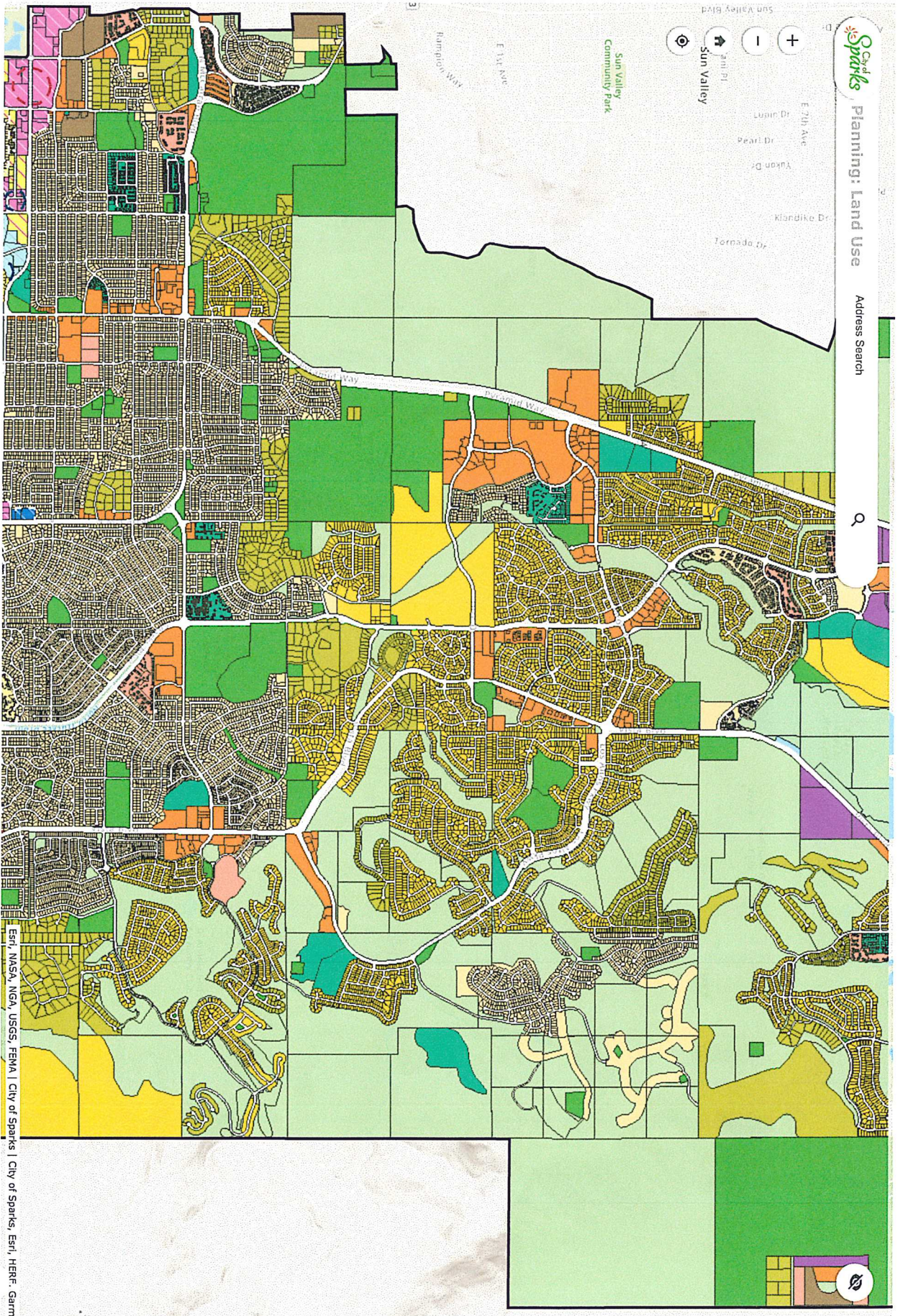
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0.4mi



Esri, NASA, NOAA, USGS, FEMA | City of Sparks | City of Sparks, Esri, HERE, Garmin



Bill Wagner <bfkwagner@gmail.com>

2255 S LAS ALTOS PARKWAY

1 message

Bill Wagner <bfkwagner@gmail.com> Mon, Jun 25, 2018 at 12:08 PM

To: Bill & Kathie Wagner <bfkwagner@gmail.com>

MR. MAYOR & COUNCIL MEMBERS

FOR THE RECORD: MY NAME IS BILL WAGNER.

QUESTION:

> BECAUSE OF THE OF THE CURRENT AND FUTURE HOUSING GROWTH. PARTICULARLY THE BACKSIDE OF BELMAR WERE I INVISION 50 TO 100 MORE HOMES. YET TO BE BUILT.

> DO YOU HAVE A MASTER PLAN, OR WILL YOU BE DEVELOPING A PLAN IN THE NEAR FUTURE FOR "WIDENING" THE CITY OWNED NORTH LOS ALTOS PARKWAY, ROAD?

BW

Outdoor Barbeques and Fire-Pits

No outdoor fire pits or fireplaces that burn wood, coal or other materials that could potentially spread fire to neighboring properties are permitted. Propane fire pits and tables are allowed but must be approved by the DRC.

Landscape Guidelines

Any and all landscape alteration or installations visible from any street require DRC approval before the project commences. The common names and location of all vegetation that will be installed must be shown on the site plan. Homeowners are responsible for any damage you or your contractors cause to the street improvements including curb, gutter, sidewalk, paving, and utilities. Materials may not be stored on the street, gutter or sidewalk by City code. Portable toilets, if necessary, shall not be placed on the street or sidewalk and shall be removed immediately upon completion of the project or sooner if possible.

Xeriscape in Front Yards

Artificial turf may be considered to replace living turf. Not more than 70% of the total landscape area is to be artificial turf or hardscape (rock of any kind). 30% of the front yard must be living plants and/or trees. The tree canopy does not count toward the 30% requirement. The only approvable artificial turf is SWG Sequoia #80 with 1 ¾ inch pile.

Front Yard Landscaping

All front yard landscaping (includes side yards visible from the street) must be approved by the DRC before work commences, including but not limited to xeriscape (drought tolerant landscaping) hardscape, (such as brick, pavers, retaining or other walls), concrete, ponds, waterfalls or water features and any natural or artificial landscape materials.

Front yard landscape shall consist of a combination of turf areas, shrubbery, groundcover and/or planting beds. Shrubby, groundcover and/or other living vegetation shall encompass at least 30% of the total area; large expanses of mulch or bed areas without substantial shrub or other plant materials are unacceptable. Artificial plants, trees and/or flowers are not allowed in front yards.

Trees

Trees may be removed from a rear yard without first seeking approval. Trees in a front yard (or side yard visible from the street) may be removed but must receive prior, written approval from the DRC. Stumps must be removed, cut off at ground level or ground down.

Variances

Association Members may apply for a variance to these guidelines. There is a \$100 variance fee and the neighbor(s) most affected by the variance, if granted, shall sign a variance disclosure document agreeing to disclose the variance to all potential buyers of their property. Variances will not be granted without such a variance disclosure document on file.

Approved by the DCA Board of Directors on May 23, 2018.

Sent to the membership on June 8, 2018.

Effective on July 8, 2018.