

# VICINITY MAP

N.T.S.



# TENTATIVE MAP PLANS

## PIONEER MEADOWS VILLAGE 10

### SPARKS, WASHOE COUNTY, NEVADA

#### OWNER

DBJ HOLDINGS, LLC & BB INVESTMENT HOLDINGS, LLC  
 10345 PROFESSIONAL CIRCLE, SUITE 100  
 RENO, NEVADA 89521  
 (775) 825-7733

#### DEVELOPER

LNNAR  
 10345 PROFESSIONAL CIRCLE, SUITE 100  
 RENO, NEVADA 89521  
 (775) 825-7733

#### PROJECT INFORMATION

VILLAGE 10 PARCEL INFO:

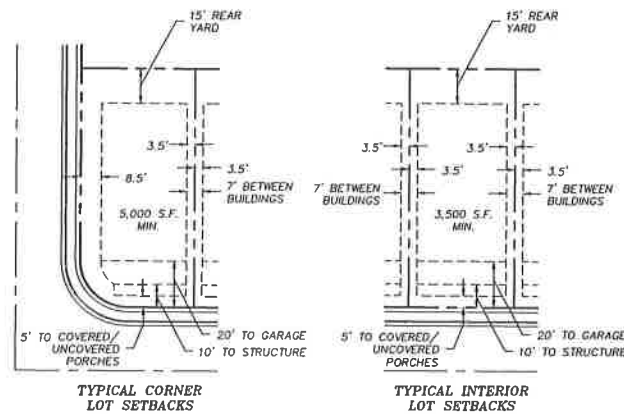
SITE LOCATION: PORTION OF SECTION 11,  
 T. 20 N., R. 20 E., M.D.M.

PROPOSED TENTATIVE MAP PARCEL INFO:

- TOTAL SITE AREA = ±23.37 ACRES
- PROPOSED COMMON AREAS = ±1.19 ACRES
- TOTAL RIGHT-OF-WAY = ±5.60 ACRES (PUBLIC)
- TOTAL LOT AREA = ±16.58 ACRES
- TOTAL No. OF UNITS = 140
- EXISTING ZONING = PUD
- PROPOSED ZONING = PUD
- LOT DENSITY = 8.44 UNITS/ACRE
- GROSS DENSITY = 5.99 UNITS/ACRE
- AVERAGE LOT SIZE = ±5,159 S.F.
- ASSESSOR'S PARCEL No. 528-330-10

#### PUBLIC SERVICES

GAS SERVICE:	NV ENERGY
WATER SERVICE:	TRUCKEE MEADOWS WATER AUTHORITY (TMWA)
SEWER SERVICE:	CITY OF SPARKS
TELEPHONE:	AT&T NEVADA
CABLE T.V.:	CHARTER COMMUNICATIONS
ELECTRICAL SERVICE:	NV ENERGY
FIRE PROTECTION:	SPARKS FIRE DEPARTMENT
POLICE PROTECTION:	SPARKS POLICE DEPARTMENT



VICINITY MAP  
N.T.S.



SITE LAYOUT  
N.T.S.



#### CIVIL SHEET INDEX

- C-1 ..... TITLE SHEET
- C-2 ..... EXISTING CONDITIONS PLAN
- C-3 ..... OVERALL SITE PLAN
- C-4 ..... PRELIMINARY SITE PLAN
- C-5 ..... PRELIMINARY UTILITY PLAN
- C-6 ..... PRELIMINARY GRADING PLAN
- L-1 ..... PRELIMINARY LANDSCAPE PLAN

#### BASIS OF BEARING:

BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

#### BASIS OF ELEVATION:

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CONTROL BM 110 (EL=4509.99 FT), BASED ON RECORD OF SURVEY 3885 AS FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

#### FLOOD ZONE:

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3052G EFFECTIVE DATE APRIL 28, 2009

#### ENGINEER'S CERTIFICATE

I, KENNETH W. ANDERSON, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION AND WAS COMPLETED ON THIS 24TH DAY OF AUGUST, 2016.

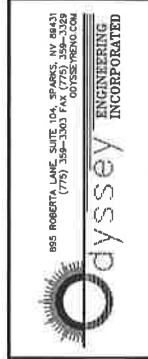


KENNETH W. ANDERSON

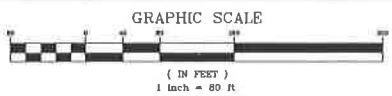
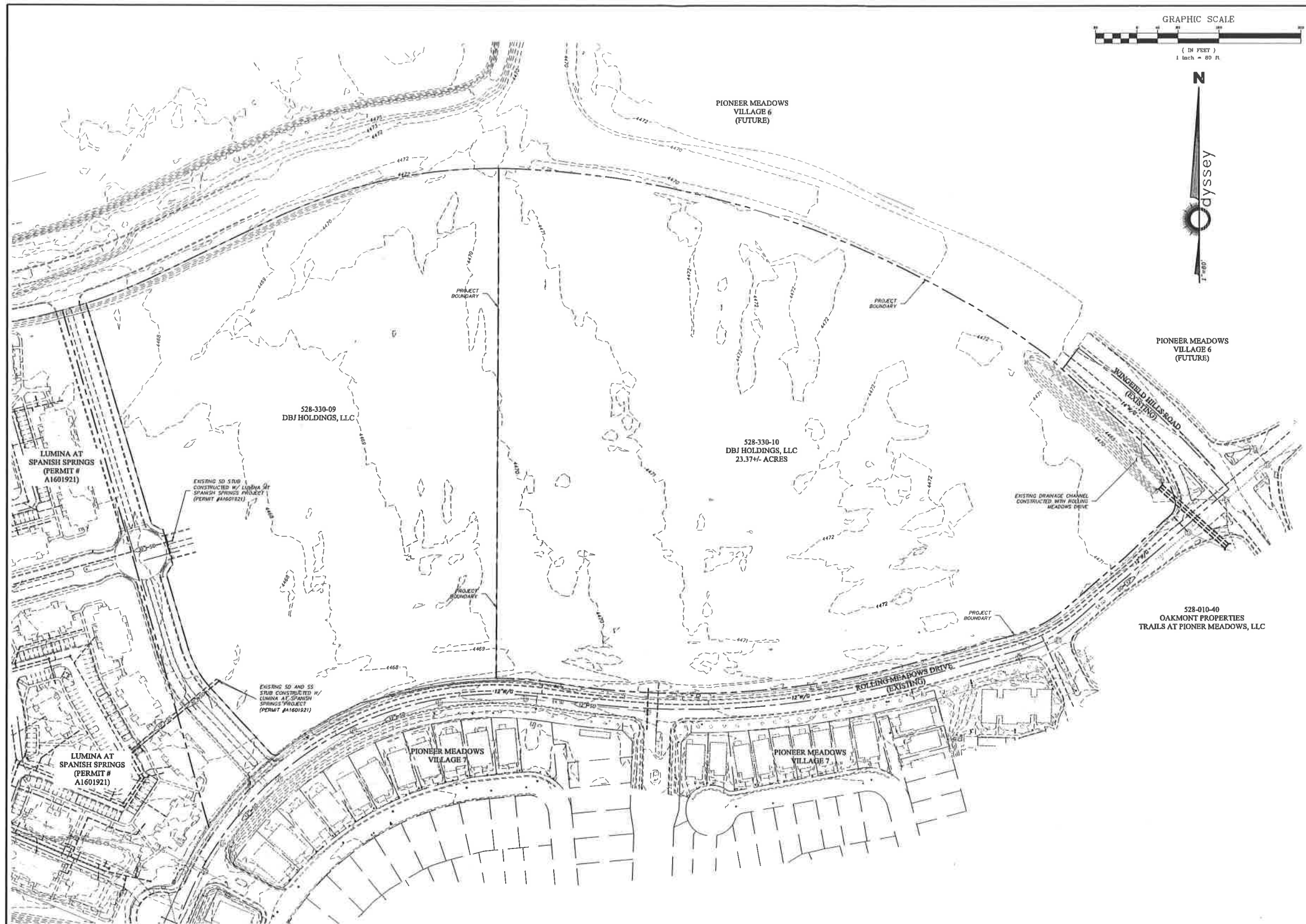
P.E. #15598

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 8/24/16  
 DRAWN BY: K.W.A.  
 DESIGNED BY: K.W.A.  
 CHECKED BY: K.W.A.  
 PIONEER MEADOWS VILLAGE 10  
 TENTATIVE MAP  
 TITLE SHEET  
 SPARKS WASHOE NEVADA



SCALE	
HORIZ.	
VERT.	
JOB NO.	3755
SHEET	C-1
OF	6



REV.	DATE	DESCRIPTION	BY	APP'D

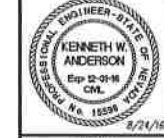
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 DRAWN BY: K.W.A.  
 DESIGNED BY: ACA02016  
 CHECKED BY: K.W.A.

**PIONEER MEADOWS VILLAGE 10**  
**TENTATIVE MAP**  
**EXISTING CONDITIONS PLAN**

SPARKS      WASHOE      NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (775) 358-3303 FAX (775) 358-3300  
 WWW.ODYSSEYENGINEERING.COM

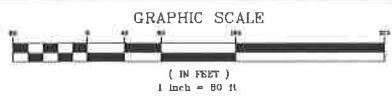
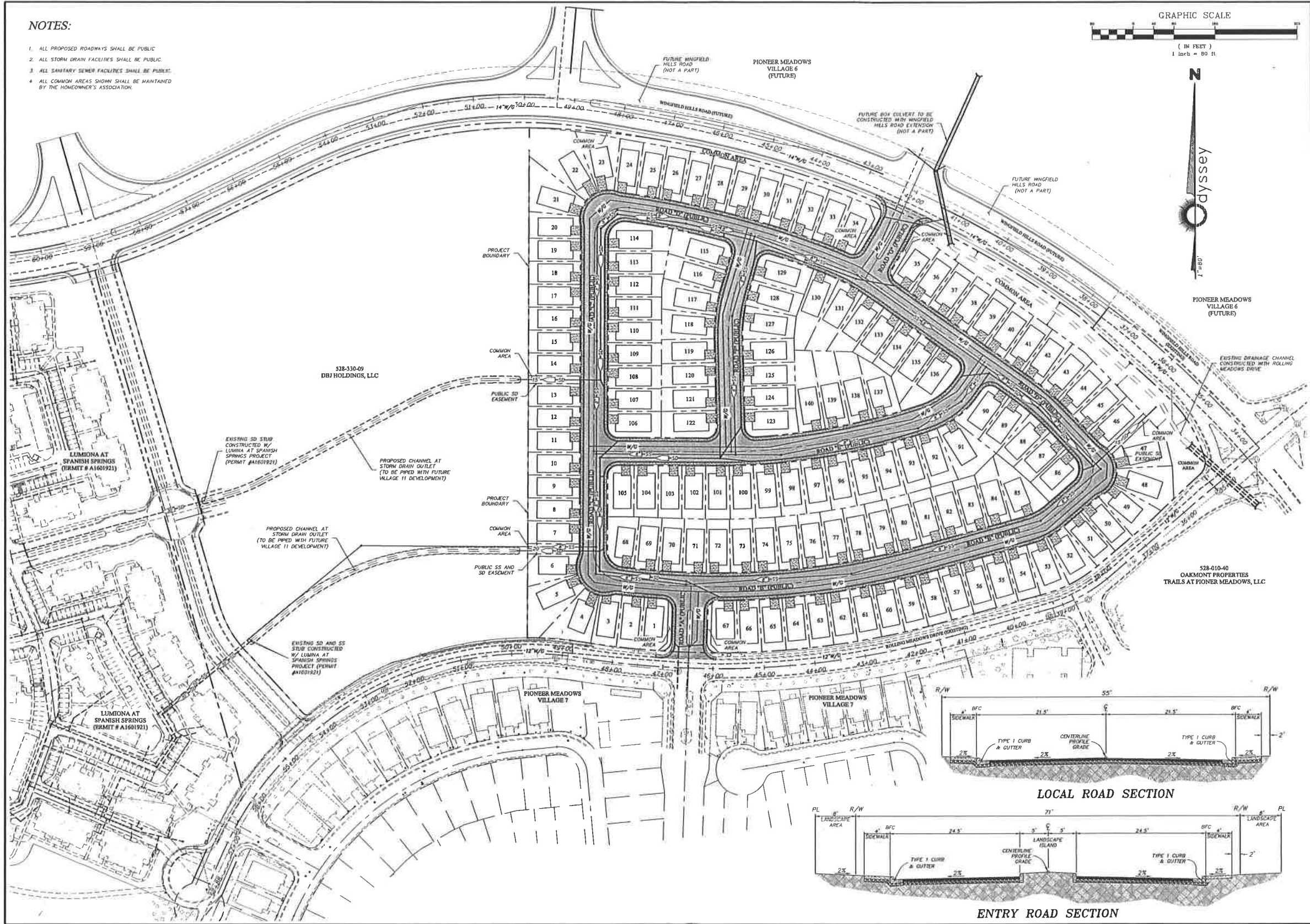
**odyssey**  
 ENGINEERING  
 INCORPORATED



SCALE  
 HORIZ. 1"=80'  
 VERT.      "  
 JOB NO.  
 3755  
 SHEET  
**C-2**  
 OF  
**6**

**NOTES:**

1. ALL PROPOSED ROADWAYS SHALL BE PUBLIC
2. ALL STORM DRAIN FACILITIES SHALL BE PUBLIC
3. ALL SANITARY SEWER FACILITIES SHALL BE PUBLIC
4. ALL COMMON AREAS SHOWN SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 8/24/16  
DRAWN BY: K.W.A.  
DESIGNED BY: A.CADIZO  
CHECKED BY: K.W.A.

**PIONEER MEADOWS VILLAGE 10**  
**TENTATIVE MAP**  
**OVERALL SITE PLAN**

SPARKS WASHOE NEVADA

528-130-09 DBJ HOLDINGS, LLC

528-010-40 OAKMONT PROPERTIES TRAILS AT PIONEER MEADOWS, LLC

805 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
(775) 358-3303 FAX (775) 358-3328  
ODYSSEYENGINEERING.COM

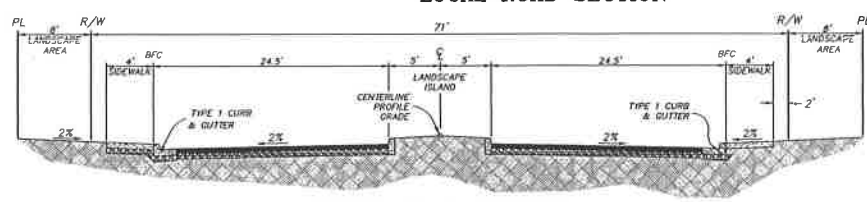
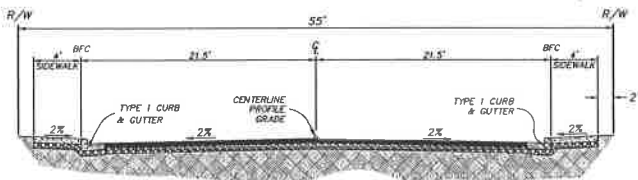
**Odyssey**  
ENGINEERING  
INCORPORATED

KENNETH W. ANDERSON  
Exp. 12-28-24  
No. 15588  
8/24/16

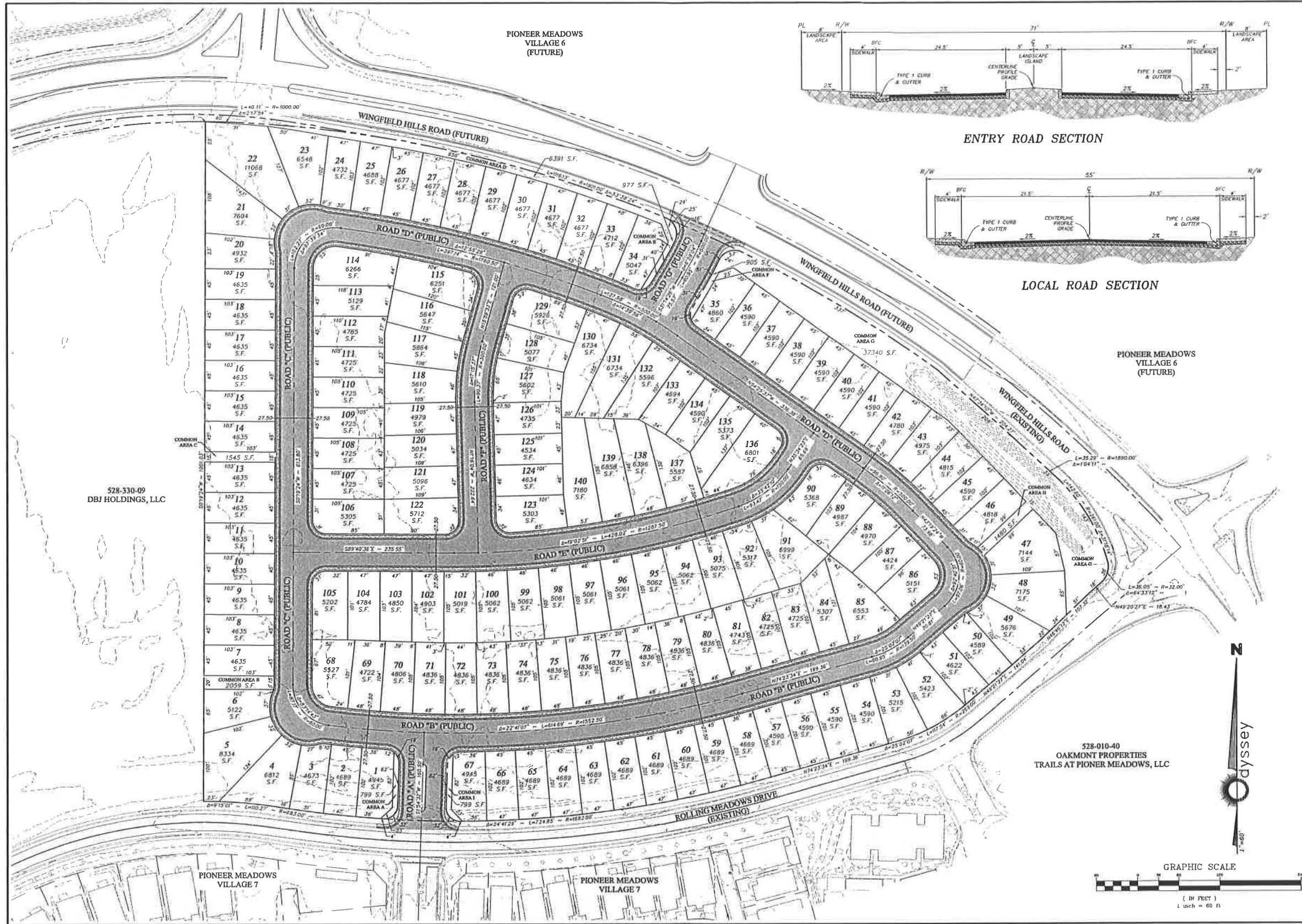
SCALE  
HORIZ. 1"=80'  
VERT. 1"=80'

JOB NO. 3755

SHEET C-3 OF 6







528-330-09  
DBJ HOLDINGS, LLC

528-010-40  
OAKMONT PROPERTIES  
TRAILS AT PIONEER MEADOWS, LLC

DATE	REV.	DESCRIPTION	BY	APP'D.
8/24/16				

PIONEER MEADOWS VILLAGE 10  
TENTATIVE MAP  
PRELIMINARY SITE PLAN

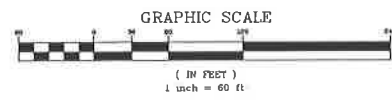
SPARKS WASHOE NEVADA

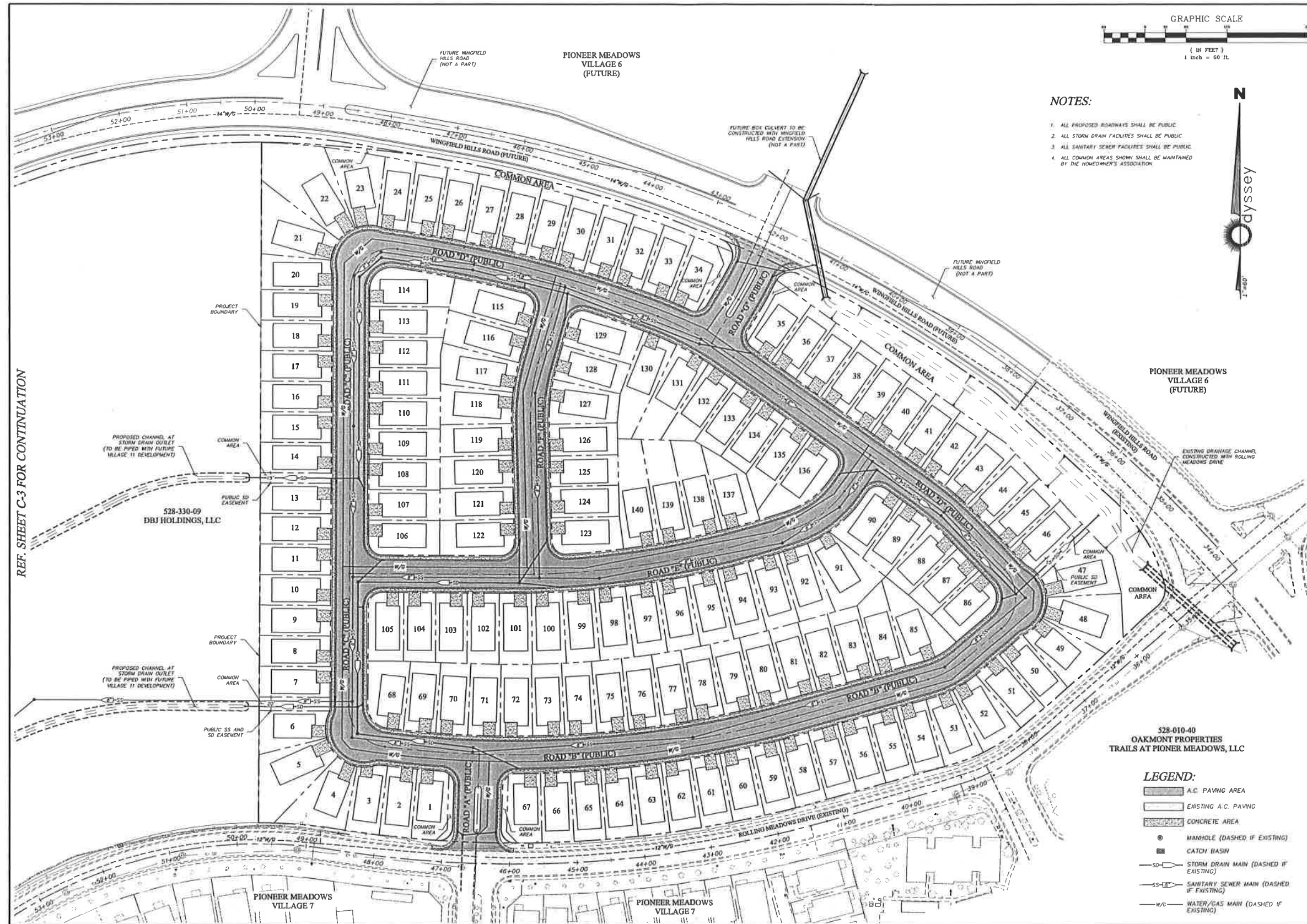
885 ROBERTS LANE, SUITE 104, SPARKS, NV 89431  
(775) 368-1300 FAX (775) 358-3328  
ODYSSEYENGINEERING.COM

**odyssey** ENGINEERING INCORPORATED

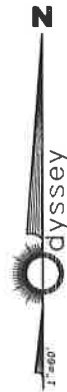
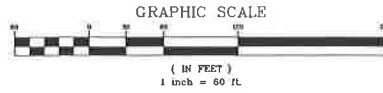


SCALE  
HORIZ. 1"=60'  
VERT. 1"=10'  
JOB NO. 3755  
SHEET C-4 OF 6





REF. SHEET C-3 FOR CONTINUATION



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 8/24/16  
DRAWN BY: K.W.  
DESIGNED BY: JAGABDOL  
CHECKED BY: K.L.A.

**PIONEER MEADOWS VILLAGE 10  
TENTATIVE MAP  
PRELIMINARY UTILITY PLAN**

SPARKS WASHINGTON NEVADA

**Odyssey ENGINEERING INCORPORATED**  
805 ROBERTA LANE, SUITE 104, SPARKS, NV 89439  
(775) 358-3302 FAX (775) 358-3329  
odysseyeng.com

**KENNETH W. ANDERSON**  
Exp. 12-31-18  
C.M.A.  
No. 1559  
8/24/16

SCALE  
HORIZ. 1"=60'  
VERT.     

JOB NO.  
3755

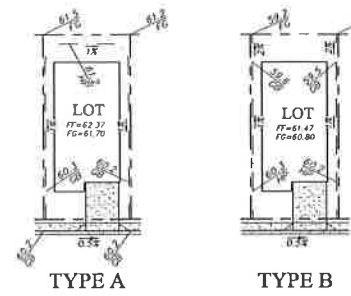
SHEET  
C-5  
OF  
6





**LEGEND:**

- A.C. PAVING AREA
- EXISTING A.C. PAVING
- CONCRETE AREA
- MANHOLE (DASHED IF EXISTING)
- CATCH BASIN
- STORM DRAIN MAIN (DASHED IF EXISTING)
- SANITARY SEWER MAIN (DASHED IF EXISTING)
- GAS/WATER MAIN (DASHED IF EXISTING)



TYPICAL LOT GRADING  
N.T.S.

**NOTES:**

1. ADD 4.00 FEET TO ALL TRUNCATED ELEVATIONS.
2. ALL ROADWAYS WITH THE PROJECT SHALL BE PUBLIC.
3. ALL STORM DRAIN FACILITIES SHALL BE PUBLIC.
4. ALL SANITARY SEWER FACILITIES SHALL BE PUBLIC.
5. ALL COMMON AREAS SHOWN SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

REF. SHEET C-3 FOR CONTINUATION

528-330-09  
DBJ HOLDINGS, LLC

528-010-40  
OAKMONT PROPERTIES  
TRAILS AT PIONEER MEADOWS, LLC

DATE	REV.	DESCRIPTION	BY	APP'D
8/24/16				
8/24/16				
8/24/16				
8/24/16				
8/24/16				

DATE: 8/24/16  
DRAWN BY: K.R.A.  
CHECKED BY: J.A.G.  
DESIGNED BY: J.A.G.  
PROJECT NO.: 528-010-40

**PIONEER MEADOWS VILLAGE 10**  
TENTATIVE MAP  
PRELIMINARY GRADING PLAN

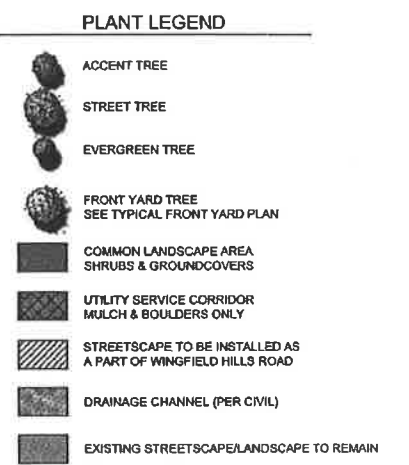
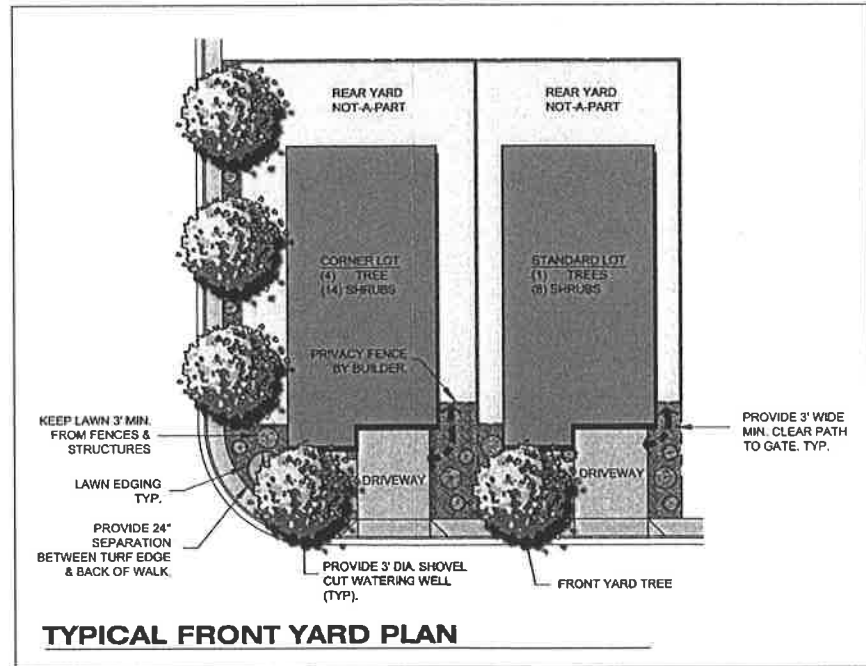
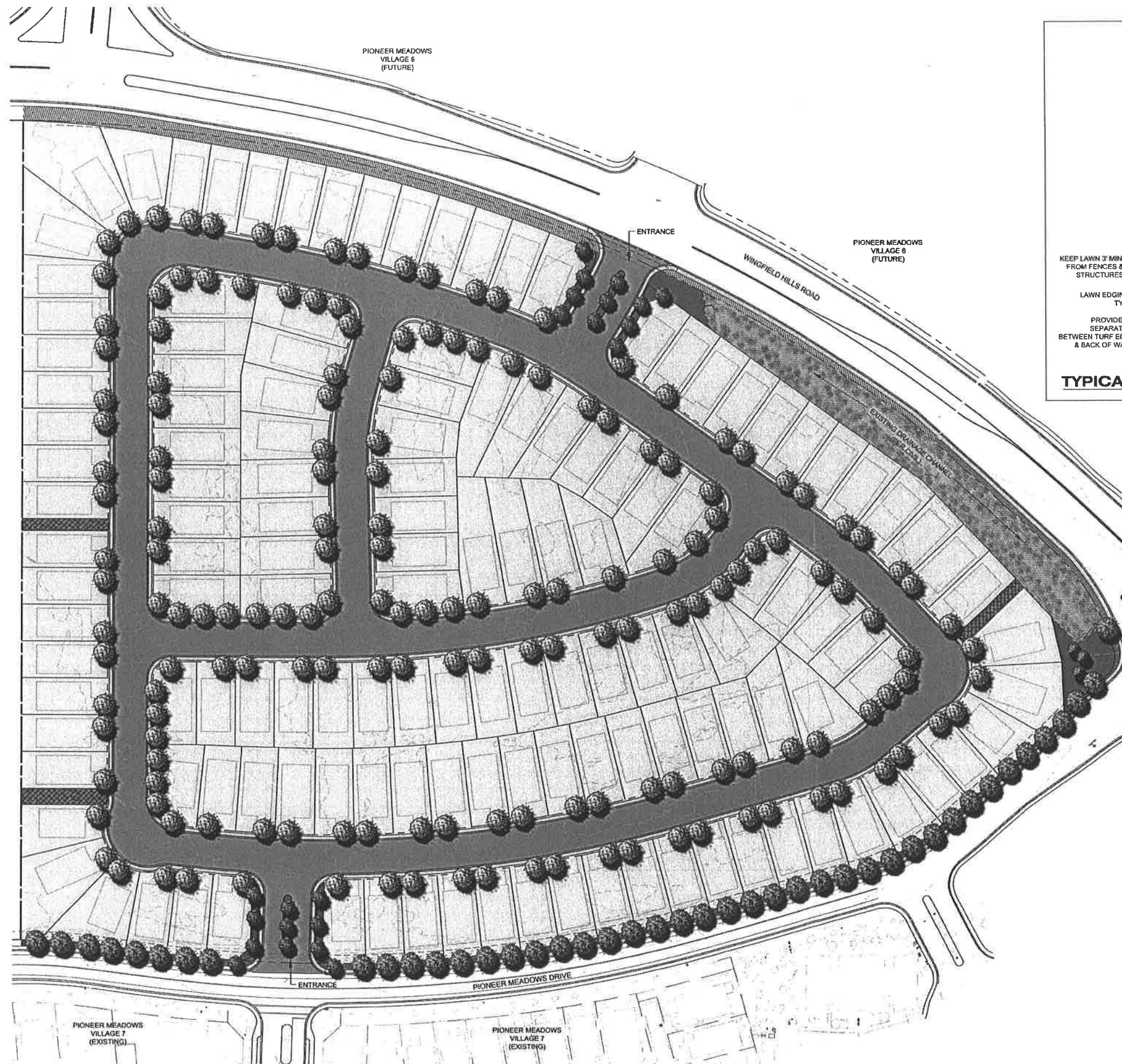
SPARKS NEVADA

528-010-40  
OAKMONT PROPERTIES  
TRAILS AT PIONEER MEADOWS, LLC

528-330-09  
DBJ HOLDINGS, LLC

odyssey ENGINEERING INCORPORATED

SCALE  
HORIZ. 1"=60'  
VERT. 1"=10'  
JOB NO. 3755  
SHEET C-6 OF 6



**GENERAL NOTES**

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL PLANTER BEDS WILL RECEIVE 4" DEPTH OF MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.







**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

September 6, 2016

FR: Chrono/PL 182-16

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

**RE: PCN16043 (Pioneer Meadows Village 10)**

Dear Mr. Crittenden,

The RTC has reviewed this request for a tentative map for a 140 single family lot subdivision, on a site approximately 23 acres in size in the PUD (Planned Unit Development – Pioneer Meadows) zoning district. This project is generally located on the northwest corner of Wingfield Hills Road and Rolling Meadows Drive.

The 2035 Regional Transportation Plan (RTP) identifies Wingfield Hills Road/Lazy 5 Parkway as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards should be adhered to:

Access Management Standards-Arterials <sup>1</sup> and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
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 <sup>4</sup>	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.

<sup>2</sup> 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.

<sup>3</sup> Minimum spacing from signalized intersections/spacing other driveways.

<sup>4</sup> If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Wingfield Hills Road/Lazy 5 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 intersecting corridor. This project should be required to meet all conditions necessary to complete road improvements to maintain policy LOS standards.

The 2035 RTP identifies Lazy 5 Parkway as a new 2 lane road from David Allen Parkway to Wingfield Hills Drive and to be widened from 2 to 4 lanes from Delores Drive to Wingfield Hills Drive in the 2023-2035 timeframe. As the extension of Lazy 5 Parkway is outside the first 10 years of the 2035 RTP and therefore not currently in the Regional Road Impact Fee (RRIF) Capital Improvement Plan (CIP), any improvements to Lazy 5 Parkway (Wingfield Hills Road) will not be eligible for impact fee waivers.

The 2040 RTP is currently under development. The list of projects to be included in the 2040 RTP will be presented to the RTC Board on September 16, 2016. Once the 2040 RTP has been adopted, a new RRIF CIP will be developed based on the first 10 years of the RTP. Please contact Julie Masterpool, Senior Engineer, at 775-335-1897 or email [jmasterpool@rtcwashoe.com](mailto:jmasterpool@rtcwashoe.com) to discuss the Regional Road Impact Fee Capital Improvement Program.

The RTP, the 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 if you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Planner

RK/jm

Copies: Jon Ericson, City of Sparks Public Works  
Daniel Doenges, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
David Jickling, Regional Transportation Commission



**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

September 6, 2016

Ian Crittenden, Planner  
City of Sparks Planning Department  
431 Prater Way  
Sparks, NV 89431

RE: Pioneer Meadows Village 10; APN: 528-330-10  
PCN16043, Administrative Review

Dear Mr. Crittenden;

The Washoe County Health District, Environmental Health Services Division (Division) Engineering has reviewed the above referenced project.

**Tentative Map Review and Final Map Conditions per NAC 278**

**This Division requires the following conditions to be completed prior to review and approval of any Final Map:**

- 1) Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
  - a) The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - b) Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- 2) Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Division of a grading permit application.
  - a) The application shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- 3) Improvement plans for the water system may be constructed prior to Final Map submittal only after Water Project approval by this Division.
  - a) For improvement plans approved prior to Final Map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to Final Map submittal.
  - b) Any changes to previously approved improvement plans made prior to Final Map submittal shall be resubmitted to this Division for approval per NAC 278.290.



**This Division requires the following to be submitted with the Final Map application for review and approval:**

- 1) Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Division.
- 2) Prior to approval of a Final Map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Division an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following:
  - a) The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage.
  - b) The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Division that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
  - c) The developer must bear the cost of the inspections.
  - d) The developer may select a third-person inspector but the selection must be approved by the Division or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
  - e) A copy of the inspection plan must be included with the Final Map submittal.
- 3) Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
  - a) A copy of this letter must be included with the Final Map submittal.
- 4) Prior to final approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Division.
  - a) A copy of this letter must be included with the Final Map submittal.
- 5) The Final Map application packet must include a letter from Nevada Division of Environmental Protection to this Division certifying their approval of the Final Map.
- 6) The Final Map application packet must include a letter from Division of Water Resources certifying their approval of the Final Map.
- 7) Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
  - a) Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- 8) Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.

**Other Division Conditions**

- 1) The grading and civil plans must be reviewed by the WCHD Vector Borne Diseases for review in accordance with the WCHD Regulations Governing the Prevention of Vector-Borne Diseases:
  - a) <https://www.washoecounty.us/health/files/regulations/ehs/05-22-03-vector.pdf>



If you have any questions regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,

Bob Sack, Division Director  
Environmental Health Services Division  
Washoe County Health District

BS:wr

cc: File - Washoe County Health District

ec: Odyssey Engineering Inc. – [ken@odysseyreno.com](mailto:ken@odysseyreno.com)



**Washoe County School District**

Every Child, By Name And Face, To Graduation

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: Angela Taylor, President \* John Mayer, Vice President \* Veronica Frenkel, Clerk \*  
Howard Rosenberg \* Lisa Ruggerio \* Ryan Gonda \* Diane Nicolet \* Traci Davis, Superintendent

31 August 2016

Ian Crittenden, Planner  
City of Sparks Planning & Community Services Department  
431 Prater Way  
Reno NV USA 89431

RE: **PCN16043 (Pioneer Meadows Village 10)**

Dear Mr Crittenden,

The Washoe County School District formally requested an 8.5-acre elementary school site within the Pioneer Meadows development, which is included in their Development Standards Handbook from 2006. The school site is not a part of the Village 10 development, but we want to keep track of development progress in this area so that the District is prepared to move forward with the school site at the appropriate time.

**140** new single-family residential units will impact Washoe County School District facilities. This project is currently zoned for the following schools:

**Sepulveda Elementary School**

- **Estimated project impact = 39** new ES students (**140** single-family units x **0.277** ES students per unit)
- **Base Capacity = 664**
- **2015-2016 Enrollment = 793\***
- **% of Base Capacity = 119%**
- **Overcrowding Strategies:**
  - **Sepulveda ES has 1** portable building (**2** classrooms) in use that provide temporary space for an additional **50** students.
  - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule<sup>1</sup> when their enrollment reaches 120% of capacity. **The additional 39 students anticipated from the Pioneer Meadows Village 10 will put Sepulveda at 125%, which will trigger a multi-track year-round schedule at a to-be-determined date.**
  - Assignment to the closest elementary school with available capacity may be used for students in this development.





- **\*2016-2017 School Year enrollment numbers are not yet available but will be provided as soon as WCSD completes Student Count Days during the first weeks of September.**

### Shaw Middle School

- **Estimated project impact = 9 new MS students (140 single-family units x 0.064 MS students per unit)**
- **Base Capacity = 1072**
- **2015-2016 Enrollment = 1016\***
- **% of Base Capacity = 95%**
- **Overcrowding Strategies:**
  - **Shaw MS has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.**
  - **Per adopted District Policy 6111, most middle schools will be converted to a double session<sup>2</sup> calendar when enrollment exceeds 120% of capacity.**
  - **Assignment to the closest middle school with available capacity may be used for students in this development.**
  - **\*2016-2017 School Year enrollment numbers are not yet available but will be provided as soon as WCSD completes Student Count Days during the first weeks of September.**

### Spanish Springs High School

- **Estimated project impact = 19 new HS students (140 single-family units x 0.136 HS students per unit)**
- **Base Capacity = 2160**
- **2015-2016 Enrollment = 2319\***
- **% of Base Capacity = 107%**
- **Overcrowding Strategies:**
  - **Spanish Springs HS has 5 portable units (10 classrooms) in place that provide temporary space for an additional 250 students.**
  - **Per adopted District Policy 6111, high schools will convert to a double session calendar<sup>2</sup> when enrollment exceeds 120% of capacity.**
  - **Assignment to the closest high school with available capacity may be implemented for students in this development.**

- **\*2016-2017 School Year enrollment numbers are not yet available but will be provided as soon as WCSD completes Student Count Days during the first weeks of September.**

Recommended WCSD Condition for PCN16043 (Pioneer Meadows Village 10):

*A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.*

**Definitions:**

- 1. Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- 2. Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

**For more information, go to the Washoe County School District’s Data Gallery at: <http://datagallery.washoeschools.net/>**

Thank you for the opportunity to comment.

*Mike Boster*

**Mike Boster**

**School Planner**

**14101 Old Virginia Road**

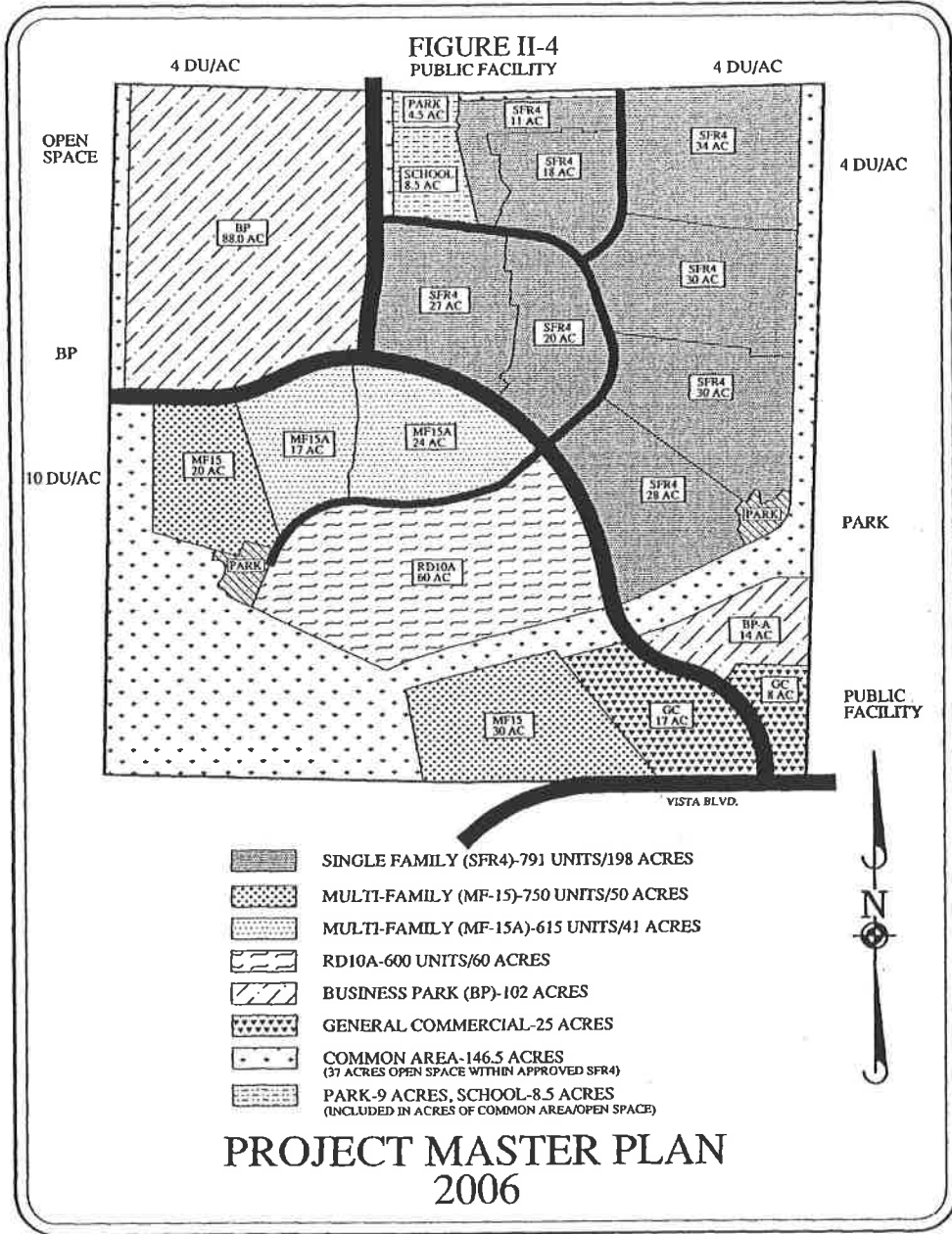
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Development Standards Handbook for Pioneer Meadows  
Section II-Master Plan





## SCHOOL SITE

### *Description*

*Pioneer Meadows* has designated approximately eight and half (8.5) acres for an Elementary School site. The area and location of the school site within *Pioneer Meadows* may be revised with the administrative approval of both the Washoe County School District and the Administrator of Community Development Department. A Master Plan Amendment will not be required to relocate the school sites. The following ***Permitted Uses*** and ***Uses Requiring a Site Plan Review*** define alternatives for the site if the Washoe County School District relocates the school site or no longer desires the site. Washoe County School District must purchase the site within five (5) years of the approval of this Development Standards Handbook (PCN06052) or the property will convert to residential use at a maximum density of four dwelling units/acre.

### ***Permitted Uses***

- Recreation areas.
- Public schools.
- Parks.
- Accessory uses.
- SFR4 (residential use compliant with SFR4 Zoning standards subject to release of the property from the Washoe County School District). The total number of dwelling units allowed within the *Pioneer Meadows* development is not to be exceeded.

### ***Uses Requiring a Site Plan Review***

- Private recreation clubs.
- Churches.
- Private schools.
- Structures over thirty feet (30') in height.
- Public buildings (and facilities).

***The Following Standards pertain to all potential non-residential Uses on the site.***

### ***Landscaping***

- Twenty-five foot (25') wide landscape area along all residential collectors.

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***Development Standards Handbook for Pioneer Meadows, --  
Section III--Development Standards and Descriptions***

***Lot Setbacks***

- Twenty-five feet (25') along residential collectors.
- Rear and side yards abutting residential areas: fifty feet (50').

***Building Standards***

- Five feet (5') from back face of curb.
- Ten feet (10') between buildings.
- Thirty foot (30') maximum height.
- Parking to accommodate use and to be approved by the Administrator at plan review.

***Lot Design Criteria***

- Minimum lot size - One (1) acre.
- Minimum lot width - 120 feet.

***Accessory Structures***

Accessory Structures shall comply with the City of Sparks' Municipal Code.