



Design Review Committee Staff Report

Meeting Date: July 9, 2015

Subject: Tentative Subdivision Map Case Number TM11-001, Monte Vista at Estates of Mount Rose

Applicant: TL Mt. Rose Estates, L.P.

Summary: Review of design standards

Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3622

E-Mail: rpelham@washoecounty.us

Description

To review the landscaping and design plans for Tentative Subdivision Map Case Number TM11-001, Monte Vista at Estates of Mount Rose, a 23-lot single-family subdivision on one parcel with common open space as authorized in Article 608.

- Location: North of Mt. Rose Highway/Callahan Road intersection
- Assessor's Parcel Number: 150-460-01
- Parcel Size: 82.38 acres
- Regulatory Zone: High Density Rural (HDR) and General Rural (GR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 2 - Commissioner Lucey
- Development Code: Authorized in Article 608 - Tentative Subdivision Maps
- TMSA: Within the Truckee Meadows Service Area
- Section/Township/Range: Section 35, T18N, R19E, MDM
Washoe County, NV

DESIGN REVIEW COMMITTEE / LANDSCAPING AND COMMON OPEN SPACE REVIEW

1n. Prior to any ground disturbing activity or finalization of a final map, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained for a 3-year period. These financial assurances shall be added to, and included with, the subdivision improvement agreement of the Engineering Division. The following shall also apply:

- i. Placement of boulders shall be used as accent elements of the landscaped berms for the lots adjacent to Mountain Ranch Road.
- ii. For final approval, all slopes over ten feet (if applicable) shall be revegetated from the bottom to the top of the slope according to plans submitted by a landscape architect. These plans shall include the placement of large boulders found on site in a natural-appearing manner. Alternatively, the slopes may be graded to be undulating both horizontally and vertically, or a combination of grading and revegetation, depending on the slopes location and visual impact. Retaining walls, where required, shall be limited to six feet in height, and shall be stepped/terraced as required by code, with landscaping on the step. Prior to the issuance of grading permits, the final slope treatment shall be approved by the Design Review Committee.
- iii. All project signage shall be of monument style and not to exceed 10-feet in height, and have no more than sixty (60) square feet of surface area per side. The signage type shall be in the form of a rockery wall design. Prior to the issuance of signage permits, all signs must be approved by the Design Review Committee.
- iv. All signage shall be in compliance with the Development Code and the Mt. Rose Highway Scenic Corridor Standards. The main entry sign to the subdivision shall include/add the following wording below "Monte Vista"
- v. All signage may have low wattage backlit lettering for identification purposes only, but may not have diffused up or down lighting.
- vi. A fencing plan including fencing types and materials shall be presented to the Design Review Committee for their approval and inclusion in the CC&R's. Fencing adjacent to any identified wildlife corridors shall be Nevada Department of Wildlife (NDOW) approved.

Applicant: TL Mt. Rose Estates, L.P.
330 Douglas Blvd. Suite. 450
Roseville, CA 95661

Representatives: Wood Rodgers
Attn: Todd Gammill
5440 Reno Corporate Drive
Reno, NV 89511