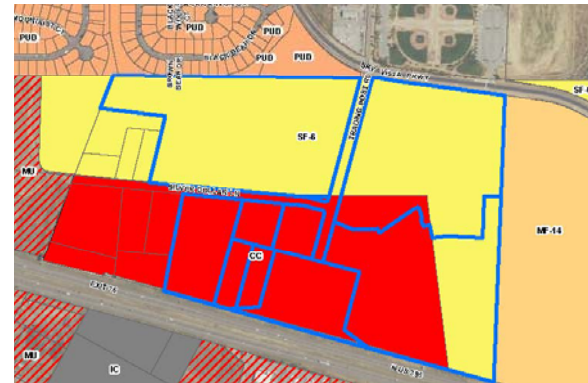


SILVER DOLLAR ESTATES

PLANNING COMMISSION MEETING | DECEMBER 7, 2017



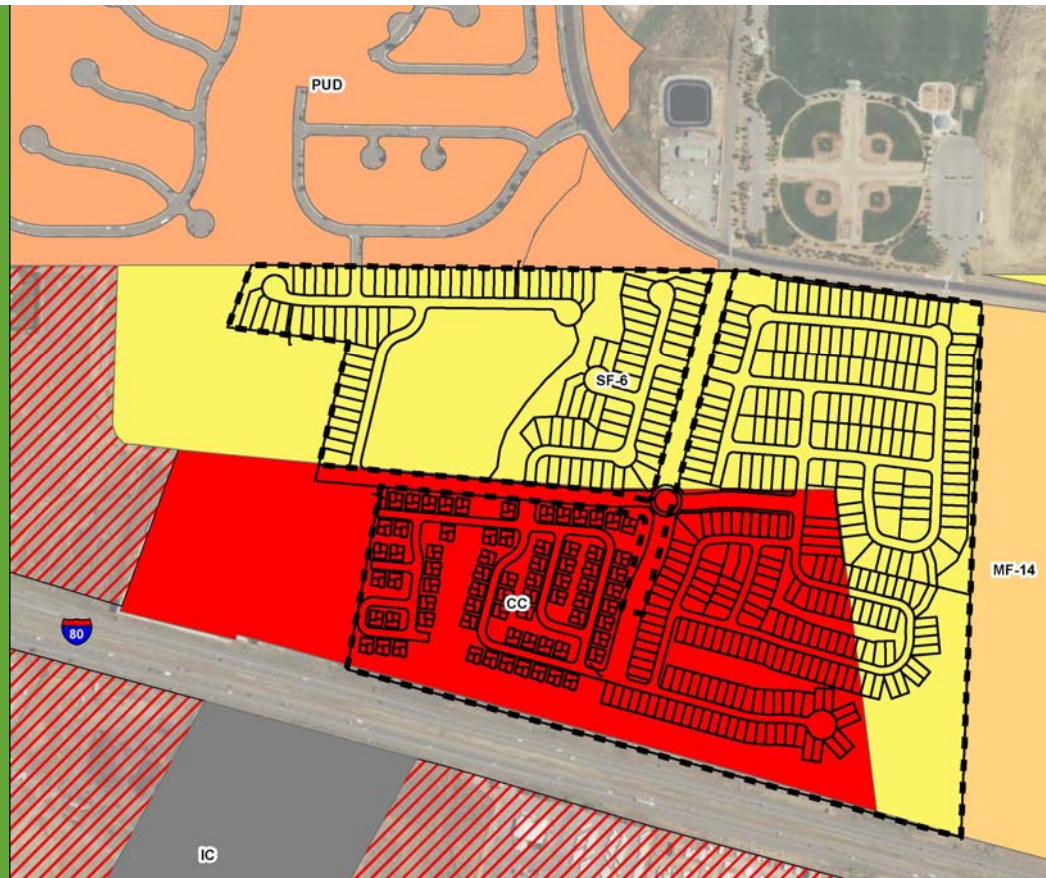
- ~92.2 acres
- Split zoning
 - SF6 & Community Commercial
- Compatible with surrounding uses
- Two Drainageways
- Overhead Utility easement
- Appropriate transition between uses
- Ideal Infill Opportunity



Site Information

- Project conforms with existing Zoning boundaries
- Single Family 6,000
 - Single Family Detached Permitted
 - Cluster Development allowed with SUP
 - Single Family Attached allowed with SPR
- Community Commercial
 - Single Family Attached allowed with SPR
- Site Plan Review elevated to Special Use Permits
- Lots clustered to preserve Drainageway and Open Space
- 100' buffer along highway

Site Design



- Tentative Map
 - 619 single family lots
 - Mix of detached and attached products
 - ~25 acres Open Space/Common Area
- Special Use Permits
 - Cluster Development
 - Attached single family
 - Elimination of residential adjacency height to setback ratio
 - Fills greater than 10 feet
 - Disturbing a Major Drainageway



Project Request



Product Samples

**Preliminary Estimation of Fees
Silver Dollar Estates**

City of Reno Sewer Connection Fee	\$3.9M
City of Reno Residential Park Fee	\$619,000
RTC	\$2.4M
ESTIMATED FEES	\$7M

* Does not include fees paid to Washoe County for dust control, TMWA for water rights, NV Energy for design, or NDEP for storm water permit.