

The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting held on AUGUST 8, 2017.
by ANGELA FUSS
for Agenda Item No. 28
and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.

WASHOE COUNTY COMMISSION

August 8, 2017



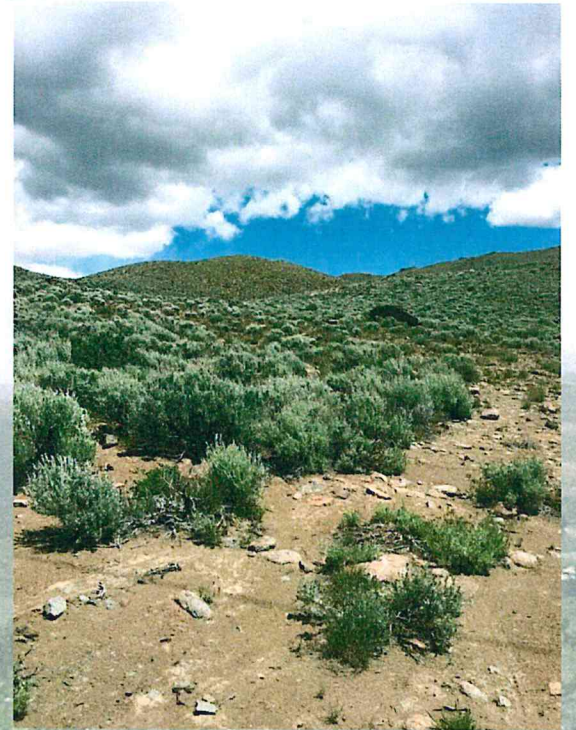
A S C E N T É

APPEAL TM16-009, SW16-003

Introduction



- History of Forest Area Plan
- Ascenté Appeal and Process
- Key Topics of Discussion

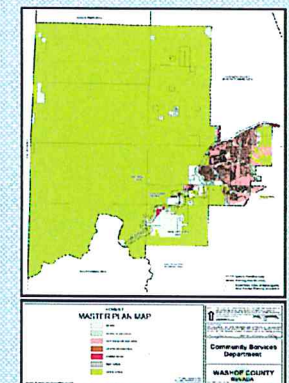
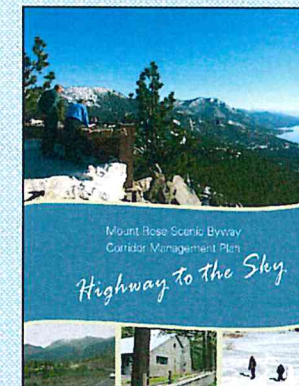
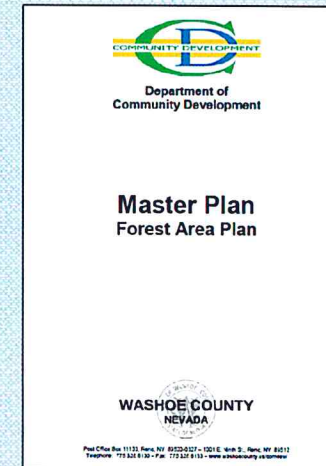


PROCESS: Forest Area Plan



Update Process & Timeline to Adoption

- Under review between the years 2005 to 2010
 - 5 year process
 - Over 30 community meetings and public hearing
- What did the Forest Area Plan determine?
 - Density
 - How and where development is shaped
 - Conformance with Mt. Rose Scenic Corridor
 - Access and circulation



Community Outreach & Public Input

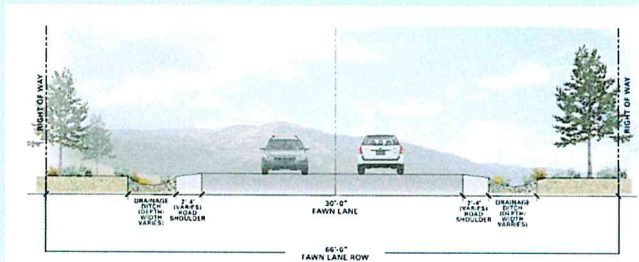
- **Community Outreach Process**
 - 2 open house community meetings
 - Meetings with adjacent property owners, small groups of neighbors, HOA groups
 - Ascenté website and flyers
 - 27 meetings with Washoe County staff
 - 2 CAB meetings
- Resulted in three project redesigns



Changes to the Ascenté Design

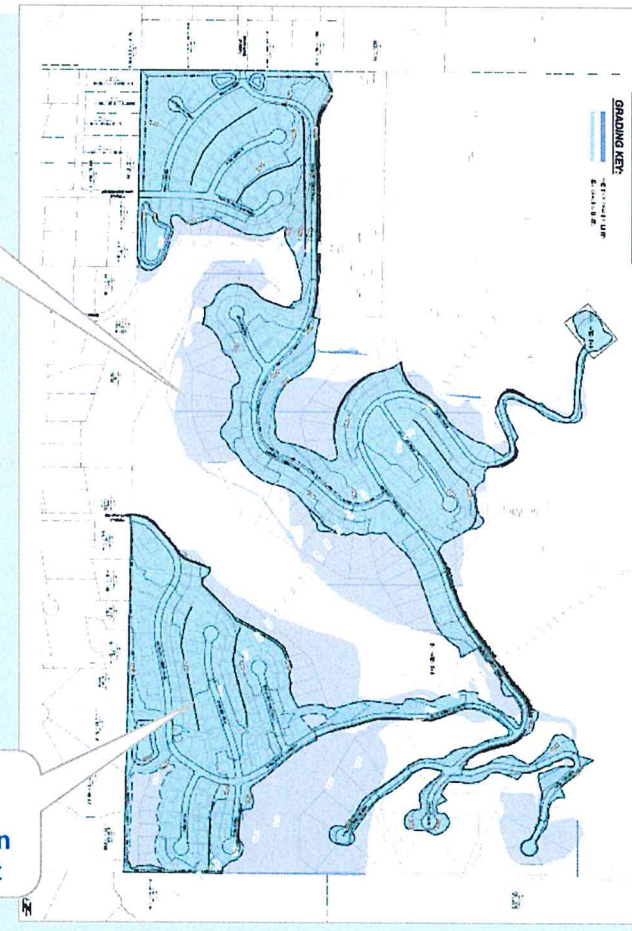
- **Project Redesign**

- Reduced lot count
- Reduced traffic
- Open space buffers
- Reduced overall grading
- Added equestrian trail to Fawn Lane
- Trail and open space
- Increased storm drainage capacity



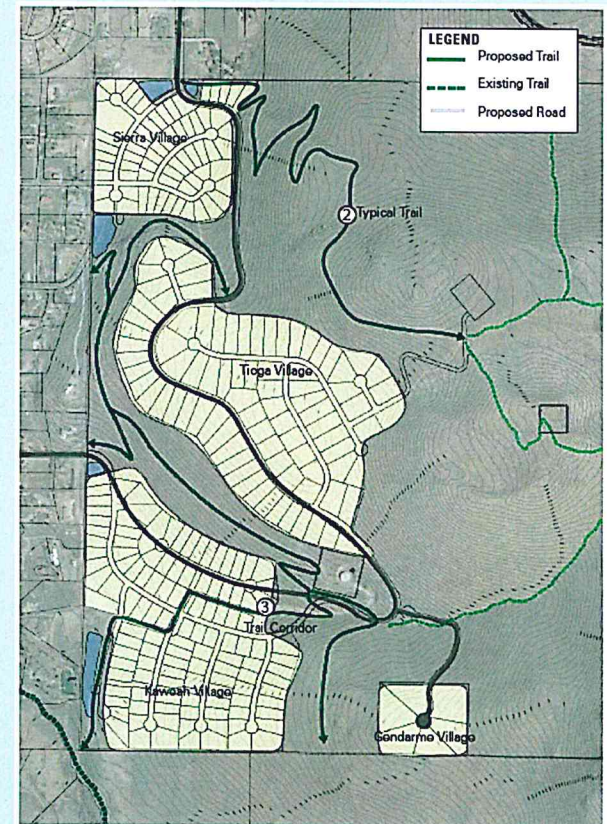
Areas in purple reflect the previous site plan grading concept

Areas in blue reflect the modified site plan grading concept



Outcome of Redesign

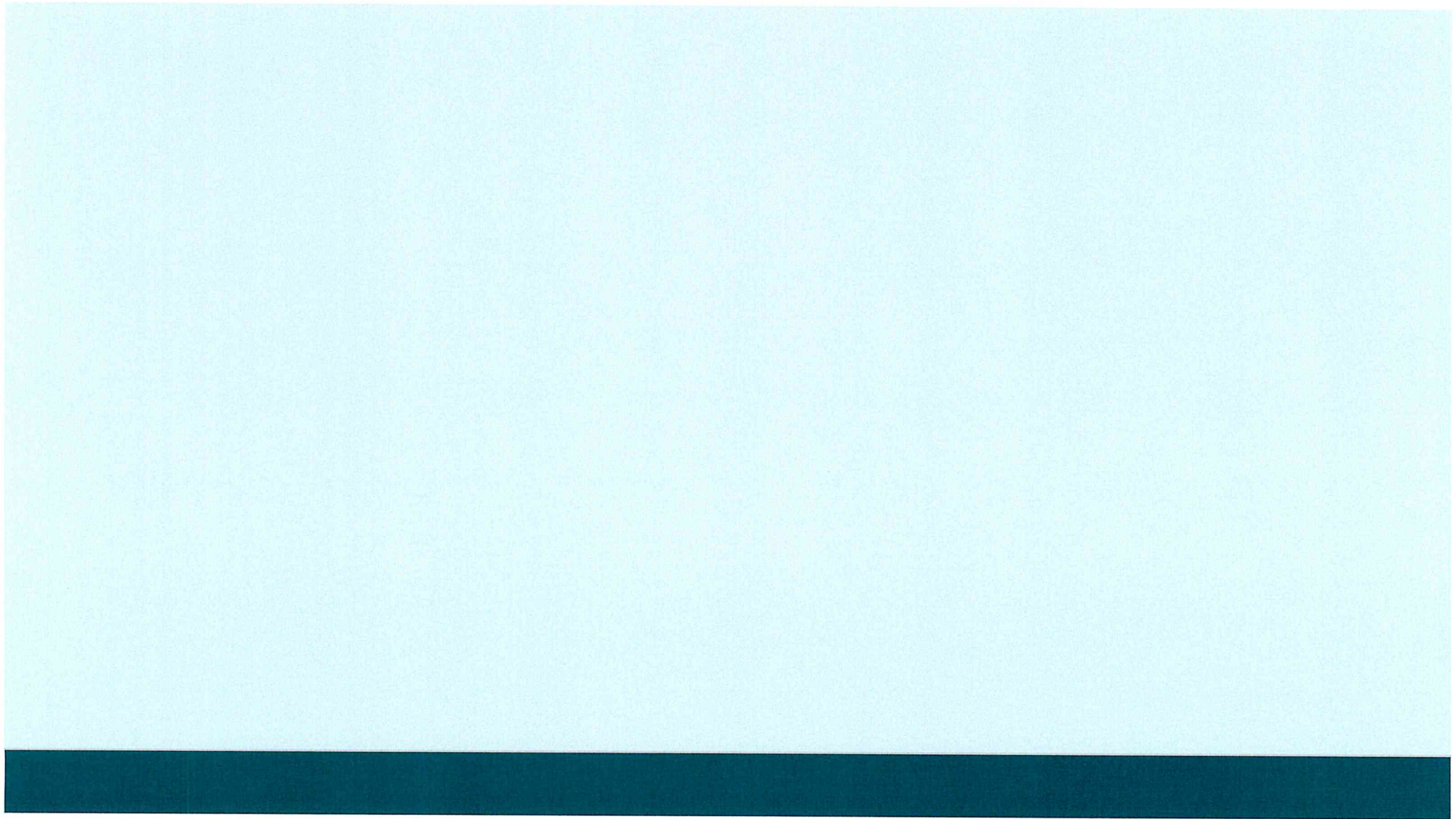
- **Staff recommendation of approval**
 - 134 Conditions of Approval
- **Washoe County Planning Commission recommendation of approval**
- **Appeal by Callahan Neighbors Community Group**
 - Fault lines
 - Lead contamination
 - Traffic
 - Storm drainage



Thank You



A S C E N T É



Proposed Fawn Lane Improvements

9.1

