

# DONOVAN RANCH



WASHOE COUNTY PLANNING COMMISSION

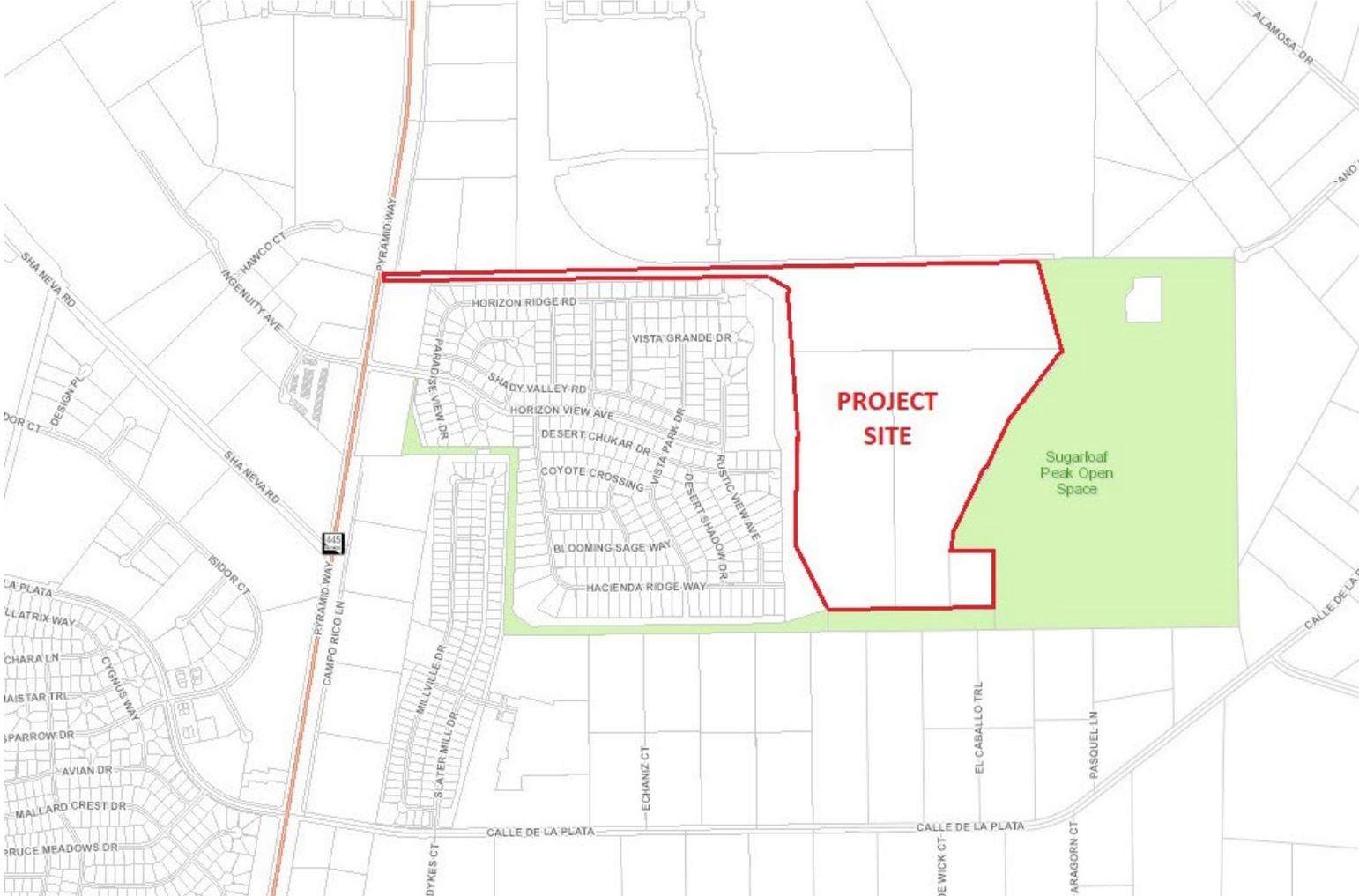
MAY 3, 2022

- A **Master Plan Amendment** to re-designate 144.83± acres of property from Rural to Suburban.
- A **Regulatory Zone Amendment** to rezone 144.83± acres from General Rural (GR) to Low Density Suburban (LDS).

# PROJECT REQUEST

# PROJECT LOCATION

EAST OF SHADOW RIDGE, WEST OF SUGARLOAF PEAK  
(144.83 ACRES)





# EXISTING CONDITIONS

## CURRENT OPERATIONS



# EXISTING CONDITIONS

## CURRENT OPERATIONS

VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



# EXISTING CONDITIONS

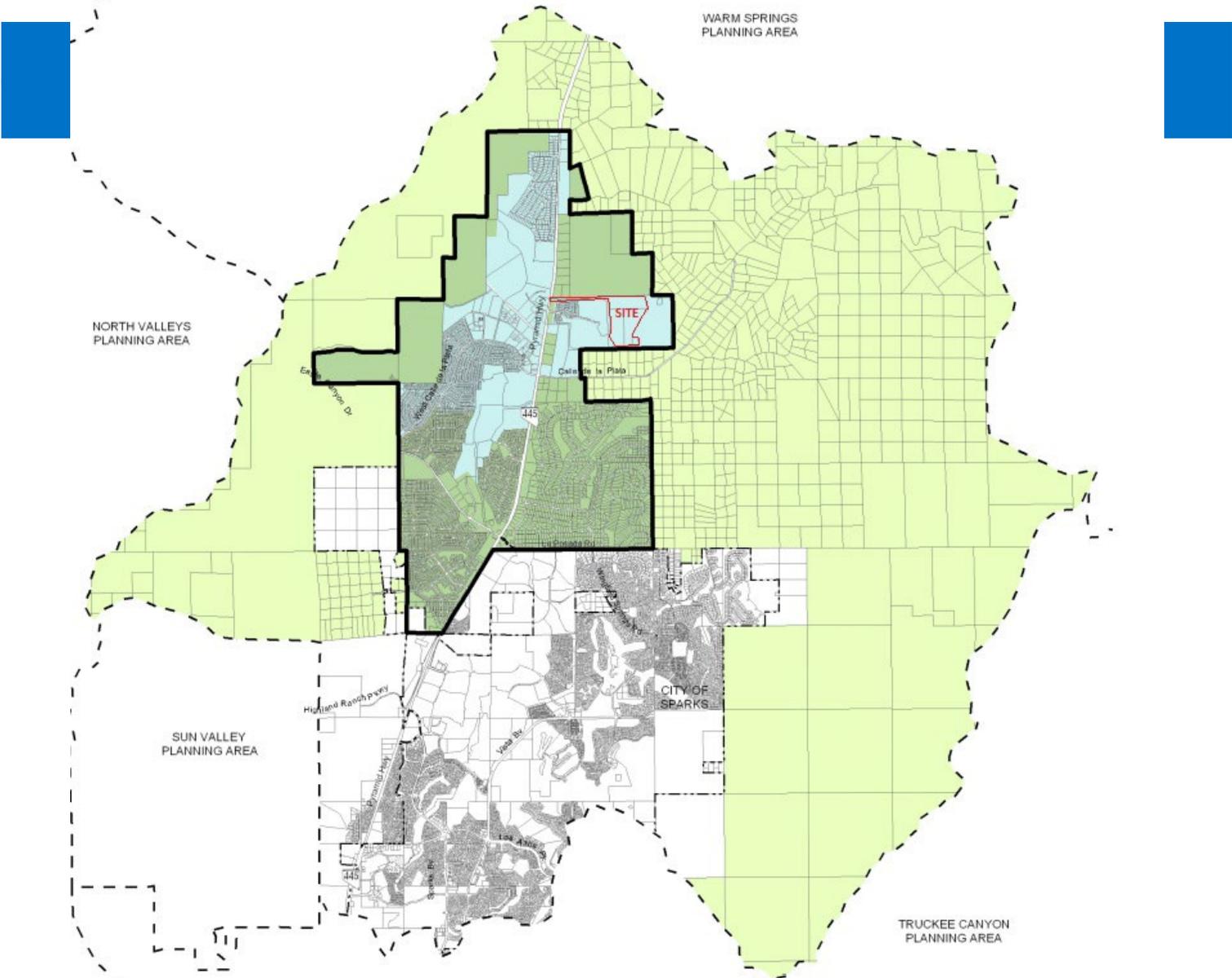
## HORIZON VIEW EXTENSION



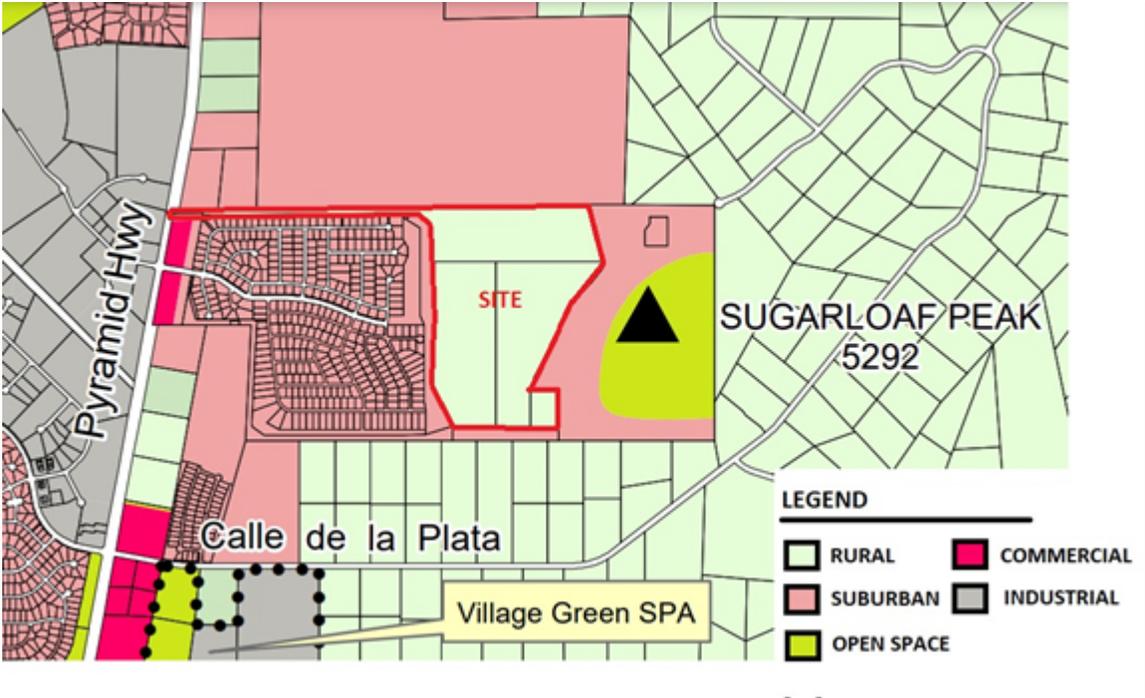
# PROJECT BACKGROUND/ HISTORY

- Donovan family has operated the current aggregate mine for nearly 70 years.
- Shadow Ridge and Sugarloaf Peak were originally part of the overall Donovan Ranch.
- Pit properties and Shadow Ridge were included in the Spanish Springs Specific Plan in the 1990's.
- The pit currently operates under a Special Use Permit and is considered a conforming use.
- The long-term vision for the mine was to transition to a more compatible residential use once operations ceased.

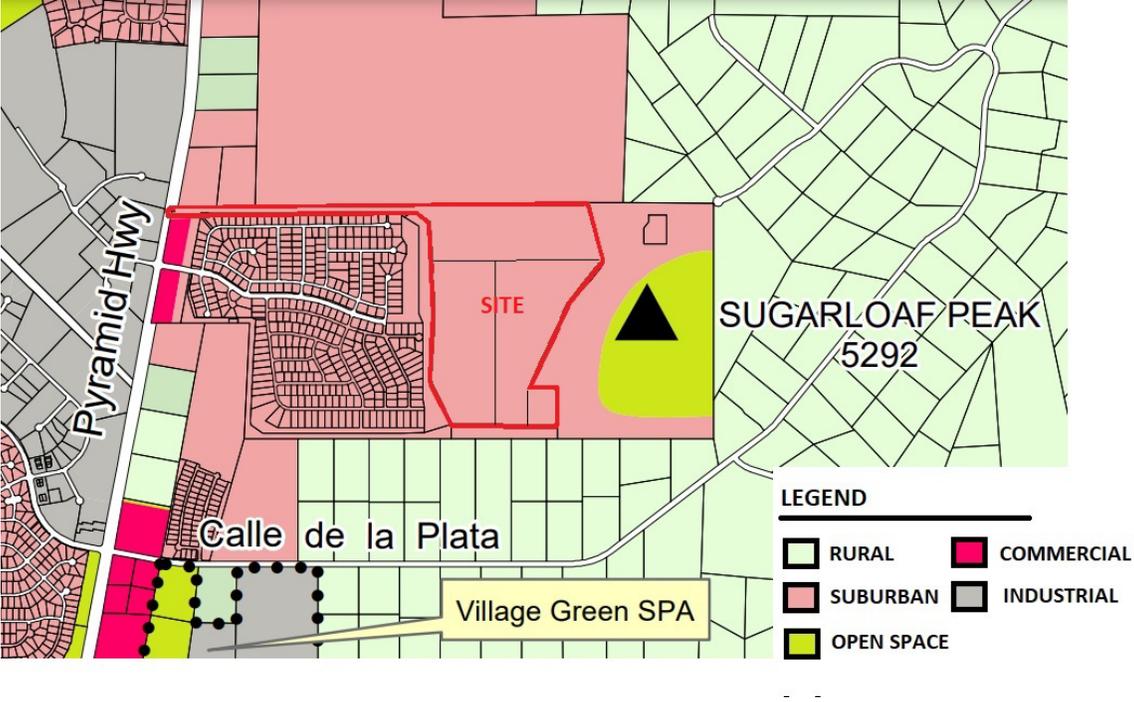
# SPANISH SPRINGS AREA PLAN



# MASTER PLAN

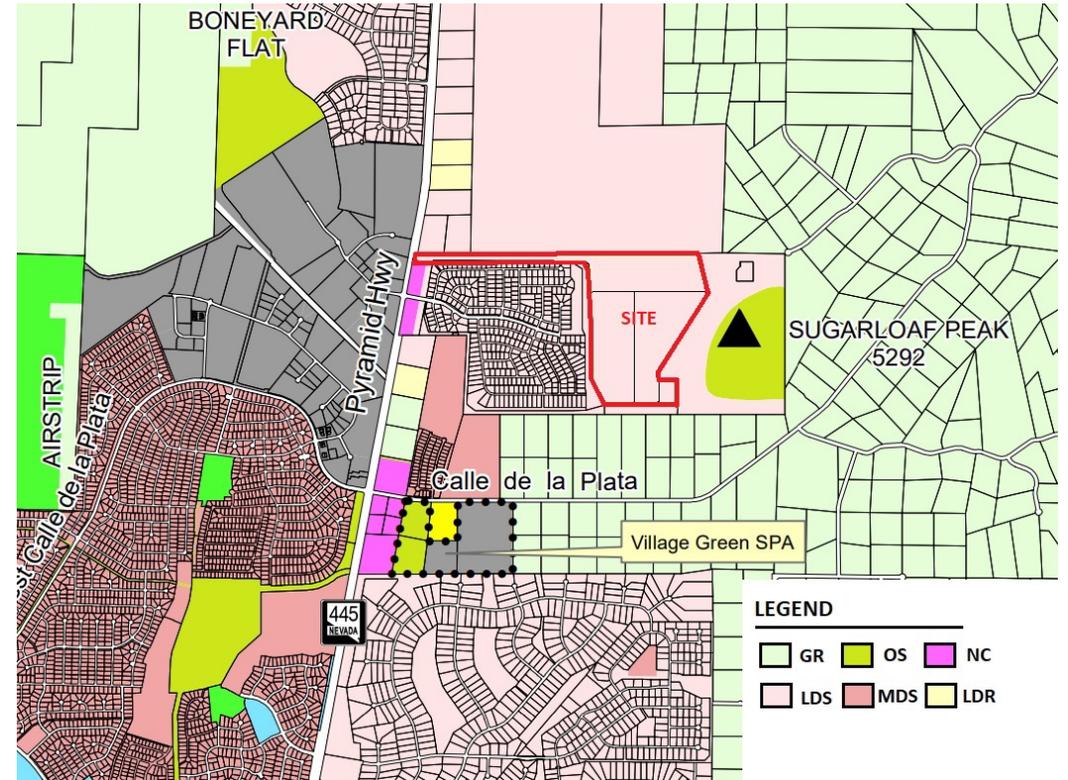
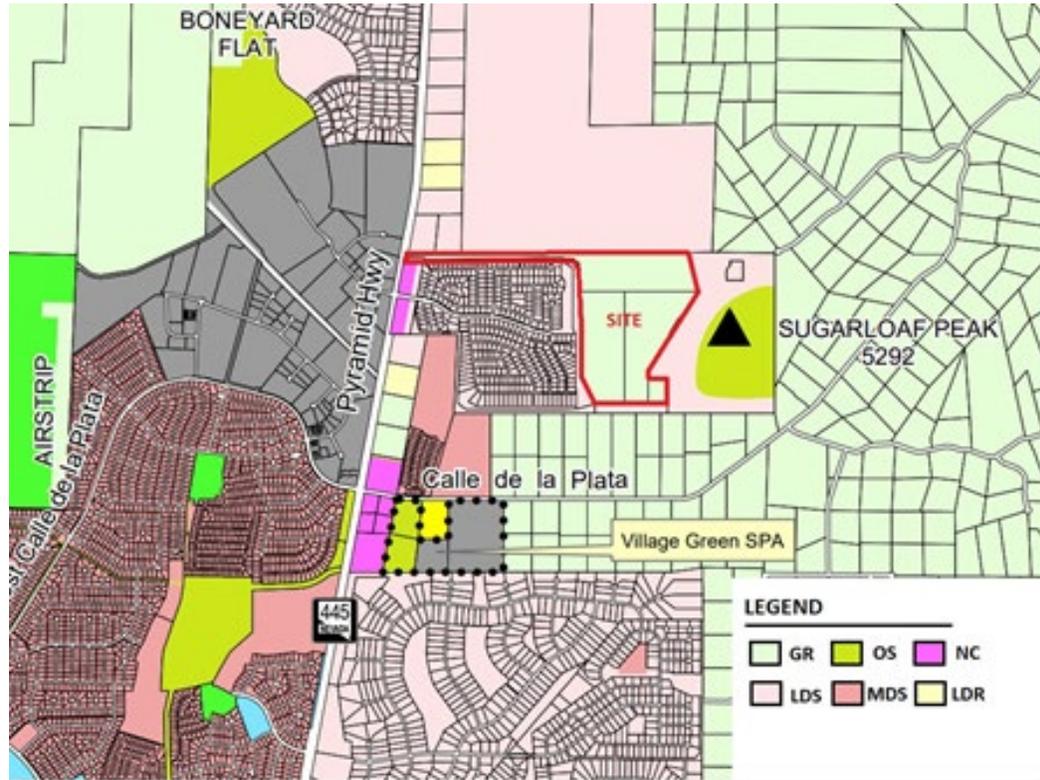


**EXISTING**



**PROPOSED**

# ZONING

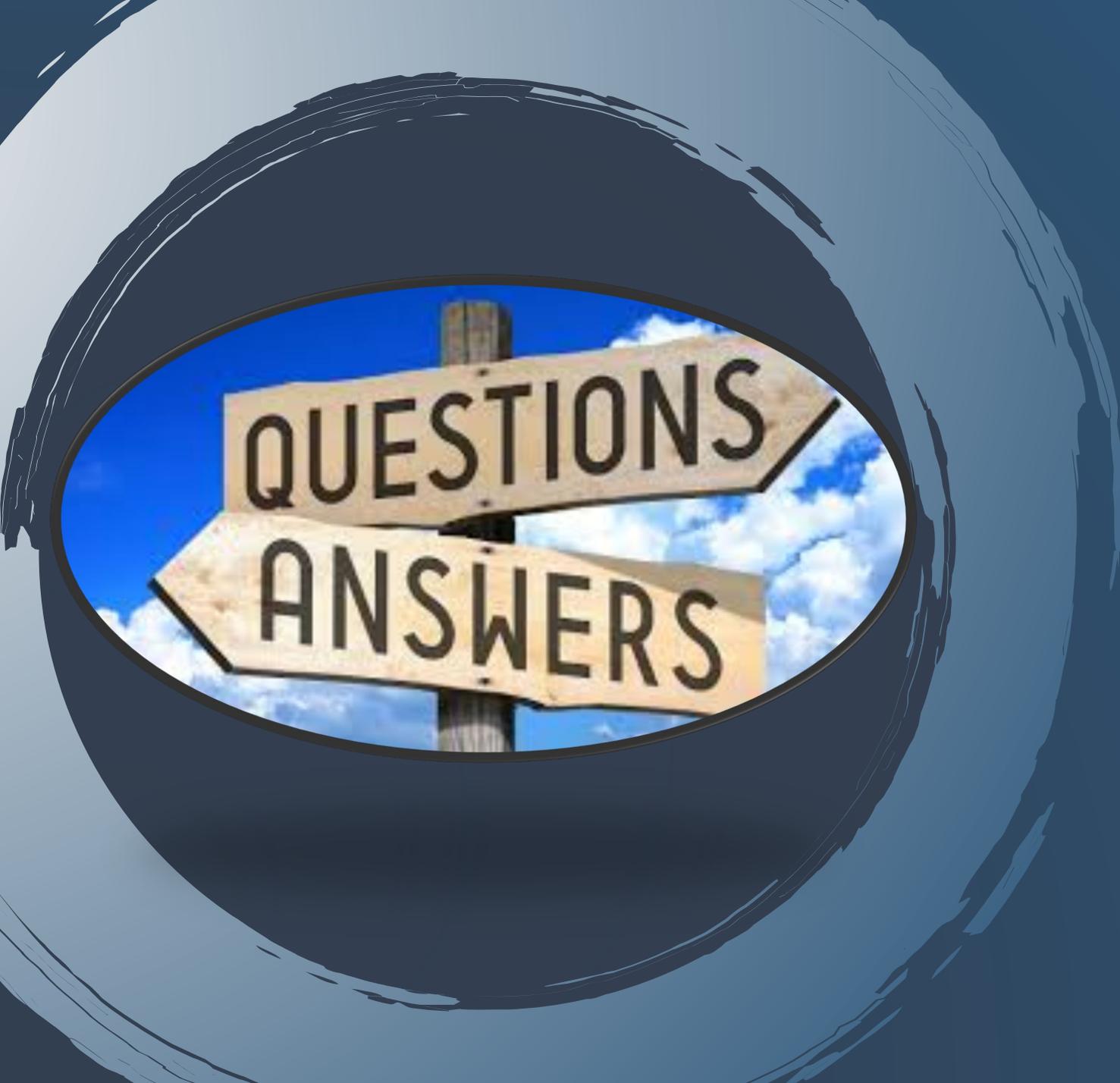


# PROJECT CONSIDERATIONS

- Proposed land use designations are identical to Shadow Ridge (and all adjoining properties).
- 1 dwelling unit per acre density.
- This request does NOT grant a right to construct new homes.
- Future development subject to a Tentative Map process similar to this.
- Zoning would permit up to 144 single family homes comparable to Shadow Ridge.
- These requests essentially fulfill the vision of the SSSP and Area Plan.
- Tentative Map process will include detailed plans and impact analysis(s).

# PROJECT CONSIDERATIONS

- Future development/repurposing of the pit has been envisioned since the SSSP (25+ years).
- Truck traffic (up to 750 trips) will be eliminated.
- Horizon View Avenue is designed as a residential collector and easements are in place for access extension.
- Residential use is much more compatible than existing mining operations.
- Fully supported by goals and policies of the Spanish Springs Area Plan and Washoe County Master Plan.



**Mike Railey**  
**Christy Corporation, Ltd.**

**Tom Donovan**  
**RT Donovan Company**