



September 4, 2018

Charles A. Moore
Fire Chief
Truckee Meadows Fire Protection District
1001 E. 9th Street – Building D
Reno, NV 89512

Re: Request to Modify Wildland Urban Interface Area Hazard Designation

Chief Moore:

It was a pleasure meeting with you and Chief Beaver. Per our discussions, we are requesting a modification to the WUI Area designation to either Low or Moderate Hazard. Below is a description of the property, location, site development, proposed structures and we are including a site map/plan with addresses and a site landscape plan.

Attached is a map showing the property location, along the Mt. Rose Highway at the intersection of Mt. Rose Highway and Edmonton Drive. The property is adjacent to the Mt. Rose Highway along the northern boundary; the existing Rolling Hills subdivision along the southern boundary; Edmonton Drive along the eastern boundary; and privately owned undeveloped property along the western boundary.

This site is being developed into a 93 unit subdivision known as Colina Rosa (Symphony Ranch is the marketing name). Attached is a map showing the community layout. Plans consist of 1 and 2 story homes; ranging in size from 1405 square feet to 3175 square feet. Construction consists of exterior stucco walls, dual paned windows, and concrete tile roofing and in compliance with current WUI building construction requirements.

The community consists of 5 cul-de-sacs. Each cul-de-sac entrance has a fire hydrant plus one additional hydrant located approximately half way into each cul-de-sac. The 'mid cul-de-sac hydrants are located between the following lots: 80/81, 62/63, 44/45, 25/26 and 5/6.

The entire site is under construction with grading nearly complete. Paving of the first 2 cul-de-sacs is complete and paving of the final 3 cul-de-sacs is scheduled for September/October of this year.

Each front yard will have improved landscaping installed prior to completion of the home (copy of the approved front yard landscape plan is attached), which will include approximately two trees, 10 shrubs, 200 – 300 square feet of grass, rock/gravel/dg and in-ground sprinklers and drip irrigation. Rear yard landscaping is at the discretion of the client after move-in.

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All lots have a minimum 20' rear yard setback (20' from house to property line). All lots on the west side of the street have setbacks that typically range over 40' from house to property line due to the slope of the lots.

Builder installed landscaping along the Mt. Rose Corridor, along Edmonton Drive and along Butch Cassidy Drive, per the attached landscaping plans, will be installed prior to closing of the first home. This landscaping will be irrigated with drip lines and maintenance will be performed by a Homeowners Association (HOA). Additionally, along the western boundary, there is a 20' to 25' rock rip rap channel that will be installed with the subdivision prior to closing of the first home. This area is not planted or irrigated and will be maintained by the HOA and kept free from large weed growth. This western boundary is the only area adjacent to undeveloped property. The minimum allowable setback from the home to property line is 20', plus the additional rip-rap area of 20' to 25' creates a defensible space of at least 40'. Adding in the slope of most lots adjacent to this area adds an additional 20' of defensible space (typical HOA maintained landscape plans attached).

Based on these elements, we would ask that the fire risk hazard associated with this site be reduced from the current High Hazard to a Low Hazard or Moderate Hazard fire severity category.

Please let us know if we can provide any additional information or if we can answer any questions.

Sincerely,



Mark DeWeese | Division Purchasing Manager

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