

SURROUNDING AREA INFORMATION ON PINE TREE RANCH SUBDIVISION

The developers of Pine Tree Ranch Subdivision would like to welcome you to our new neighborhood within the Southwest Truckee Meadows. The purpose of this information is to give you facts about the surrounding area. We are sharing with you the most current information we have on land use plans (zoning) in the area and other pertinent matters.

AREA GROWTH AND LAND USE

There are several planned subdivisions and other developments in the area surrounding Pine Ranch Subdivision. While substantial growth is planned, we cannot forecast the future until we positively know what activity will take place in our neighborhood. The Washoe County Government Complex, located at 1001 E. 9th Street in Reno is an excellent place to visit for information and to address your questions and concerns about area growth. Any land use questions should be addressed to the Washoe County Comprehensive Planning Department (telephone 358-3600).

Attached to this information is a map of the subdivision and surrounding land, showing proposed uses. Also attached is a copy of the land use plan of Washoe County for the entire Southwest Truckee Meadows area. As you can see, substantial residential and commercial growth is planned in this area.

WHITES CREEK FLOOD PLAIN

The subdivision is located in the "FEMA Flood Plain". This means that the area is susceptible to some flooding in the event of an abnormally rainy period. The subdivision has been designed to divert flooding through drainage ditches and retention basins, and to control flooding by diversion to streets. However, it is possible that portions of lots in the subdivision could be subject to some flooding. This is why some drainage courses through the subdivision cannot be altered and must be maintained, and fencing must be constructed in such a way to allow the free flow of low flood waters through yards. Lenders on lots within the flood plain will require the homeowner to carry flood insurance.

Any erosion or storm control, rip-rap (rock) slopes or drainage swales, must not be disturbed unless an alternative method of drainage has been approved by the Washoe County Public Works Department after a certificate of occupancy for a home is issued. Some lots have cross drainage to and from other lots. This drainage is within easement limits and cannot be altered or blocked in any way, on any lot, unless approved by the Washoe County Public Works Department. Maintaining the flow in these swales on lots is the responsibility of the lot owners.

POSSIBLE FLOOD CONTROL ASSESSMENT DISTRICT

Washoe County has issued a study which proposes possible flood control improvements on Whites Creek for which an assessment district may be formed. The county has not decided whether or not to construct these improvements, but they may include a detention basin or channelization structures to mitigate the flows of Whites Creek. In the event these improvements are constructed, a flood control assessment district may be imposed upon the residents of the subdivision. The improvements should alleviate any flood hazards to the subdivision, which would end the requirement most lenders impose to carry flood insurance. Therefore, the assessments for the district should be offset by the savings in premiums for flood insurance.

OTHER EXTREME CONDITIONS

Earthquakes, though not prevalent, are possible in this area. Extreme weather conditions in the winter can cause snow and ice, which require chains and snow tires on vehicles and make driving hazardous. High winds are prevalent, on occasion, during any season.

AIRPORT TRAFFIC

The Reno-Cannon International Airport is located approximately ten miles to the northeast. All our neighborhood is under an airport flight zone. However, planes should be at a height of at least 5,000 feet above ground level when flying over.

GEOTHERMAL PLANTS

There is an area of intense geothermal activity south of the subdivision in the Steamboat Hills area. This geothermal activity is conducive to the production of electricity by geothermal plants. There are currently two such plants in this area south of the Mt. Rose Highway, and there is a Possibility that more electrical plants will be constructed in the future.

COMMERCIAL SITES

The Washoe County land use plan shows commercial sites along the Mt. Rose Highway in the vicinity of this subdivision. In addition, there is a four acre commercial site adjacent to the subdivision on the east side of Wedge Parkway. There may be a shopping center constructed in this location in the future, or possibly an office complex.

WEDGE PARKWAY

Wedge Parkway bisects the subdivision and is currently a two lane road. However, it is a 100 foot right-of-way designed to accommodate a four lane arterial street. Currently it has only half street improvements. Wedge Parkway is intended to be expanded in the future when traffic volume warrants additional road capacity.

WHITES CREEK LANE

Whites Creek Lane borders the subdivision on the north as a quiet residential street. It may in the future be improved and expanded to a major collector for traffic from subdivisions to the northeast. If this occurs, Whites Creek Lane is designed to intersect Wedge Parkway north of the subdivision when construction of the street is complete.

I-580 FREEWAY

The expansion of the I-580 freeway from South Meadows Parkway to Mt. Rose Highway is currently in progress. Major interchanges are planned at South Virginia Street in the vicinity of the old Brown School and at Mt. Rose Highway. Both of these interchanges will have night lighting.

WASHOE COUNTY PARK SPORTS COMPLEX

A major county park sports complex is designed east of the subdivision. Soccer fields and baseball diamonds are among the amenities in the complex. This park is designed to have night lighting.

UTILITIES

Electricity and gas are provided by Sierra Pacific Power company/Westpac Utilities. Water is provided by Washoe County through the South Truckee Meadows General Improvement District. A lease fee is charged to monthly water bills for the use of ground water rights by homeowners in subdivision.