



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

May 20, 2020

City of Sparks
Planning & Community Services Department
431 Prater Way
Sparks, NV 89431
Attention: Sienna Reid – Planner

RE: PCN19-0040 5 Ridges (includes DA20-0001, AX20-0002, MPA20-0001, RZ20-0001)

Dear Ms. Reid,

Nevada Department of Transportation (NDOT) staff have reviewed the project tentatively scheduled to be reviewed by the Sparks Planning and Community Services Department on May 26, 2020. Upon review, NDOT has the following comments:

PCN19-0040 5 Ridges Development – Requests for a site 421.58 acres in size located at 555 Highland Ranch and 2436 Donatello Drive, Sparks, Nevada for:

- **DA20-0001** – An amendment to the Development Agreement between the City of Sparks, QK, LLC, and 5 Ridges Development Company, Inc.
- **AX20-0002** – A request to annex into the City of Sparks a site 34.71 acres in size;
- **MPA20-0001** – A request to change the land use designations of:
 - Approximately 34.71 acres from General Rural (Washoe County Designation) to approximately 10.00 acres of IDR (Intermediate Density Residential) and 24.71 acres of OS (Open Space);
 - Approximately 13.81 acres from IDR (Intermediate Density Residential) to MF-14 (Multi-Family Residential);
 - Approximately 15.00 acres from C (Commercial) to MF-14 (Multi-Family Residential); and,
- **RZ20-0001** – A request to rezone approximately 10.00 acres from General Rural (Washoe County Designation) to SF-6 (Single-family Residential, 6,000 sq. foot lots); 24.71 acres from General Rural (Washoe County Designation) to A5 (Agriculture); approximately 13.81 acres from SF-6 (Single-Family Residential, 6,000 sq. foot lots) to MF-2 (Multi-Family Residential); and approximately 15.00 acres from C2 (Commercial) to MF-2 (Multi-Family Residential).

NDOT comments:

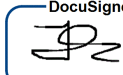
1. The draft development agreement ultimately requires two road improvement projects be constructed when certain triggers are met. The two projects are the widening of Highland Ranch Parkway and capacity improvements to the intersection of Pyramid Way and Highland Ranch Parkway. The two projects have slightly different triggers for construction. NDOT recommends that the development agreement require the two road improvement projects to be constructed concurrently. Concurrent construction of the

two projects would allow the operational benefits of both to be fully experienced.

2. As referenced in the draft development agreement, an NDOT encroachment permit will be required for the proposed improvements that will be constructed within NDOT right of way.
 - a. As part of the NDOT encroachment permit submittal, the applicant will be required to submit updated traffic counts current at the time of application. The updated traffic counts will be used to determine final design requirements for the proposed capacity improvements at the intersection of Pyramid Way and Highland Ranch Parkway.
 - b. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to encroachment permits.
3. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

Thank you for the opportunity to review these projects. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:

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Tara Smaltz, PE
Engineering Services Manager
NDOT District II

TMS:alw

Cc: Rebecca Kapuler – Regional Transportation Commission
Julie Masterpool, PE – Regional Transportation Commission
Sondra Rosenberg, PTP – NDOT Assistant Director of Planning
Mike Fuess, PE, PTOE – NDOT District Engineer
Denise Ina, PE, PTOE – NDOT Traffic Operations
Alex Wolfson, PE – NDOT Traffic Engineering
Marlene Revera – NDOT Administration
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