



LDC06-00299

Village on the River



Subject Site



0 75 150 300
Feet

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Community Development Department.

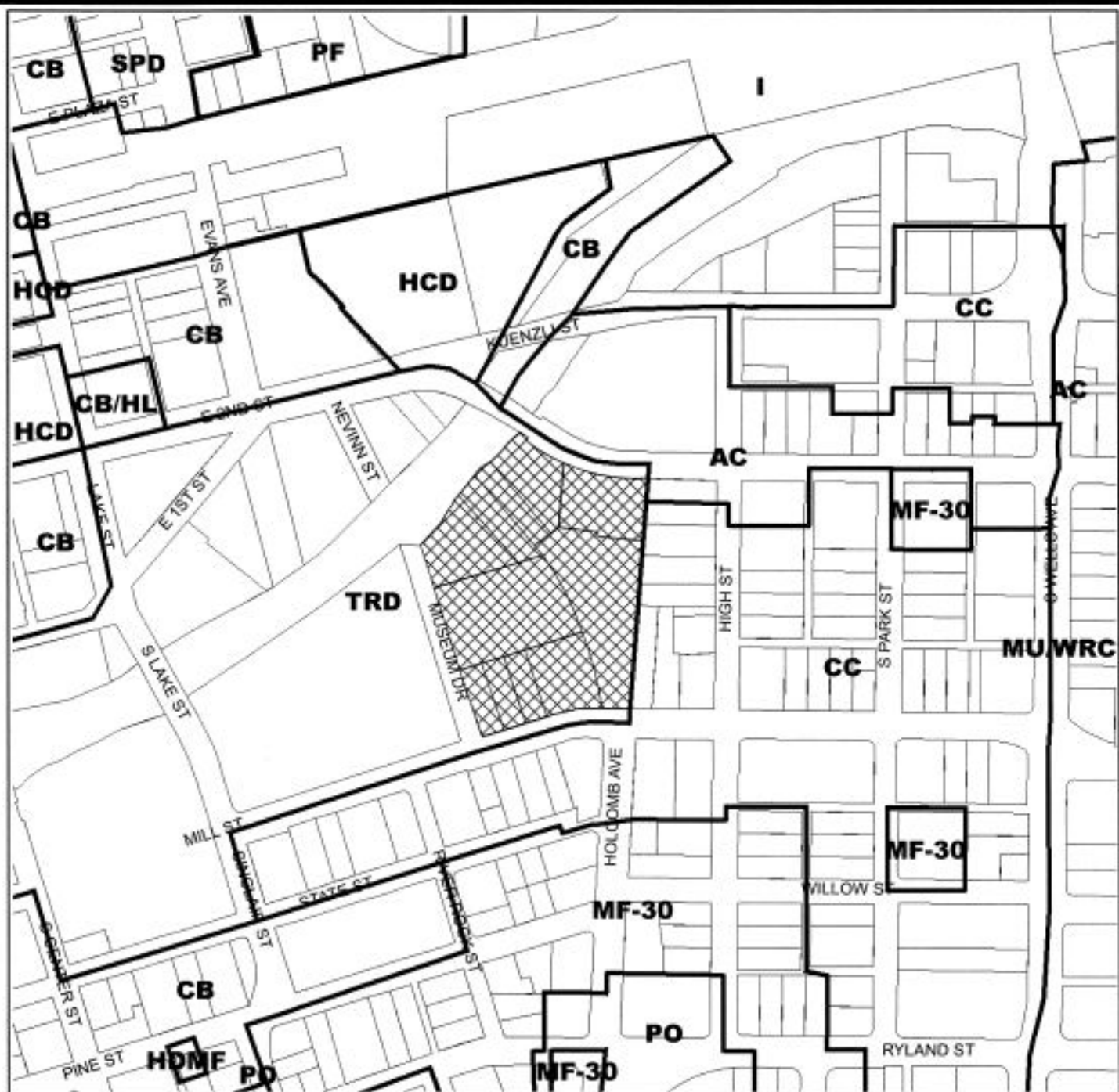
Map Produced: January 20, 2006



Community Development
Department

450 Sinclair Street
P.O. Box 1900
Reno, NV 89505

Phone: 334-2063
Fax: 334-2043
www.cityofreno.com

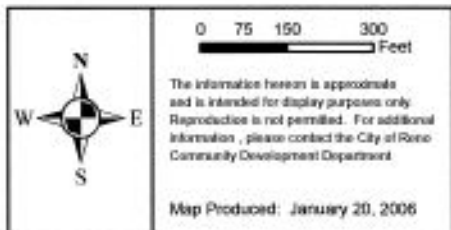


LDC06-00299

Village on the River



Subject Site



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Department

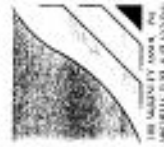
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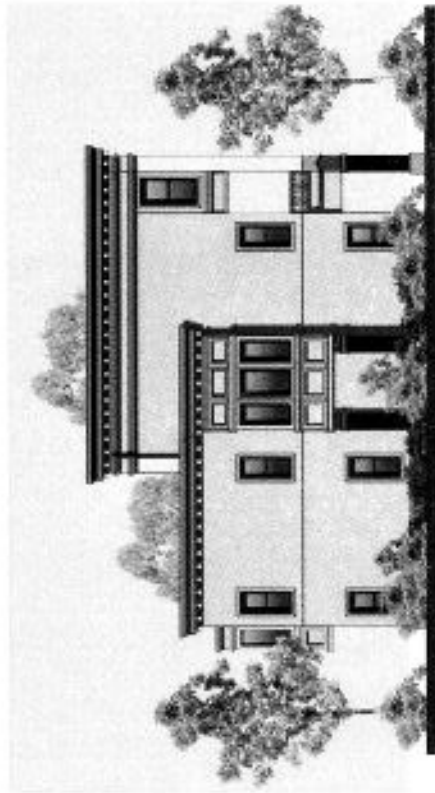


RIVERWALK

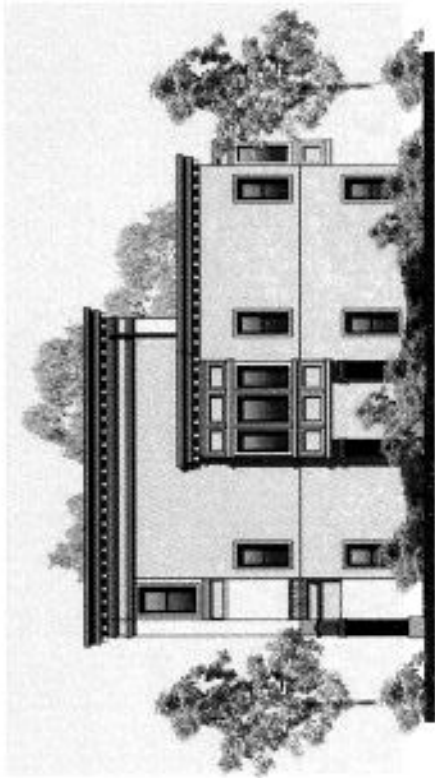
SILVERSTAR DEVELOPMENT



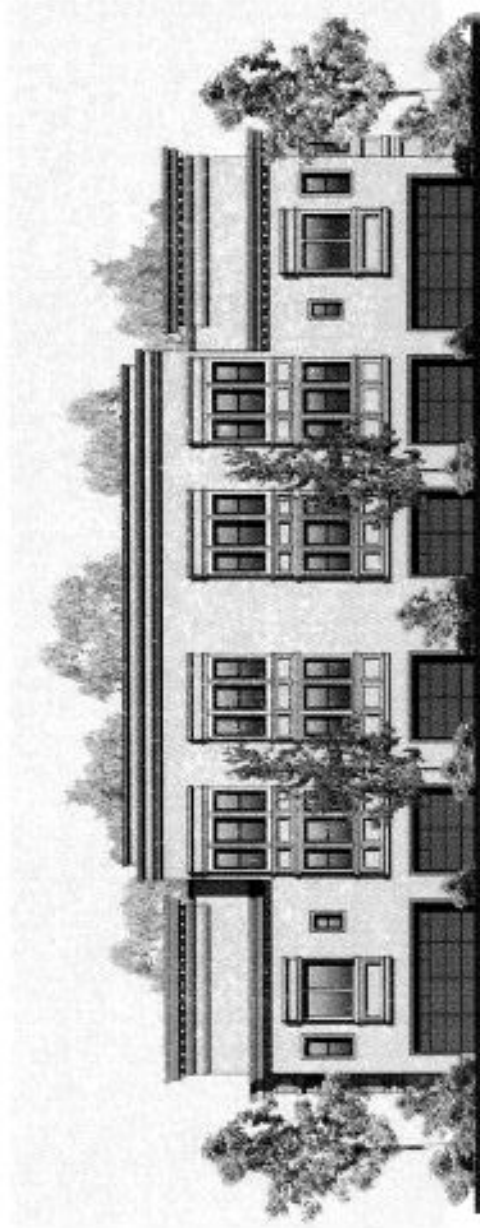
LDC06-00299
(Village on the River)



LEFT ELEVATION

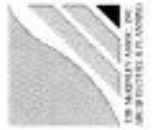


RIGHT ELEVATION



REAR ELEVATION

VILLAGE ON THE RIVER SILVERSTAR COMMUNITIES ELEVATION 'A'





PROJECT REVIEW FORM Ward One Southwest Reno Neighborhood Advisory Board

Case No. LDC06-00299 Date: 2/14/06
 Case Name: VILLAGE ON THE RIVER
 Case Planner: CLAUDIA HANSON
 NAB Member Name: Jon Dewey
 Community Liaison: Lisa Mann

NAB COMMENTS:

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

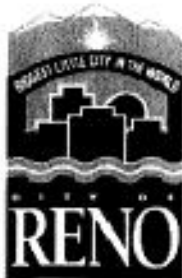
SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

WOULD PREFER A "PARKWAY" SETBACK OF BUILDINGS FROM
MILL STREET I.E. STREET CURB THEN PLANTING
STRIP, THEN SIDEWALK, THEN PLANT MATERIAL
THEN BUILDING. THE FRONT DOORS OF THE RESIDENCES
ARE TOO CLOSE TO THE STREETS.

Day Smith
 NAB Chair Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. LDC06-00299 Date: 2/14/06
Case Name: Village on the River
Case Planner: Claudia Hanson
NAB Member Name: Janet Frey
Community Liaison: Lisa Mann

NAB COMMENTS:

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

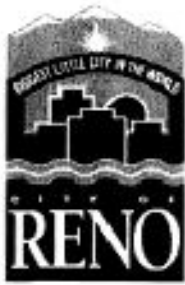
<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Increase landscaping and space between
Mill Street and project in order decrease
the noise aspect and increase the green
view.

Day Intu

NAB Chair Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. L0C06-00299 Date: 2/14/06

Case Name: Village on the River

Case Planner: Claudia Hanson

NAB Member Name: Ward 1 NAB

Community Liaison: Lisa Mann

NAB COMMENTS:

- nice housing product mix for downtown
- seems to be addressing access issues from the river
- overall a welcome addition to the neighborhood

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

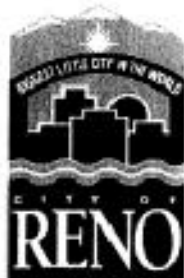
SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Day Smith

NAB Chair Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. SPC06-00299

Date: 02/14/06

Case Name: Village next door

Case Planner: Claudia Hansen

NAB Member Name: Doug Smith

Community Liaison: Lisa Mann

NAB COMMENTS:

Walking Path
How far back from river 50 ft set back
sewer lift station
100 yr flood plain
Cochran Ditch ???
137 units 38 parking stalls

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

\$300,000
\$100,000 watch
Play area
Lighting or bike walk
Landscaping or Mill street
Walkable - Livable Community

Doug Smith
NAB Chair Signature

Keeper

PROJECT REVIEW FORM

Ward 1

Neighborhood Advisory Board

Case No. LDC 06-00299 Date: 2-14-06

Case Name: Village on the River

Case Planner: Claudia Hanson

Community Liaison: Lisa Mann

NAB Comments:

Good project

Concerns: The "sample concerns" box below may be used as a guide during the project review process. Please check any concerns your NAB may have in the box below or add additional comments in the spaces provided.

SAMPLE CONCERNS:

- ☐ Auto & Pedestrian Access
- ☐ School Impact
- ☐ Building Height Pollution
- ☐ Landscaping
- ☐ Lighting

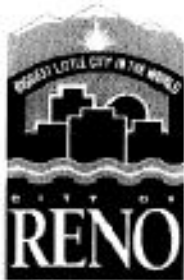
- ☐ Police/Fire Safety
- ☐ Neighborhood Compatibility
- ☐ Intensity/Density
- ☐ Privacy
- ☐ Environmental Concerns

- ☐ Architecture
- ☐ Traffic
- ☐ Signage
- ☒ Good Location

Suggested modifications to the proposal to address NAB concerns:

NAB Chair Signature





PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. LD 06-00299

Date: 2/14/06

Case Name: Village on the River

Case Planner: CLAUDIA HANSON

NAB Member Name: Richard Hill

Community Liaison: Lisa Mann

NAB COMMENTS:

Will this project do anything to enhance
the bike path - on the river side experience?

NO STEPS DOWN FROM DEVELOPMENT DOWN TO
bike path.

Width of sidewalks & lack of setback from sidewalk
is an issue - is this what the T.O. is will bring us?

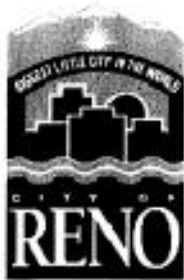
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

NAB Chair Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. L0006-00099 Date: 2/14/06

Case Name: Village on the River

Case Planner: Claudia Hanson

NAB Member Name: Lori Wray

Community Liaison: Lisa Mann

NAB COMMENTS:

Really Nice exteriors, needs more in the way
of presenting a walkable area around Mill Street
Parkways with landscaping & trees would enhance
the project and make it more pedestrian
friendly

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
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<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Add wider sidewalks, park ways

NAB Chair Signature