



October 23, 2017

Re: Neighborhood Meeting for proposed change to Washoe County/Southwest Truckee Meadows Area Plan

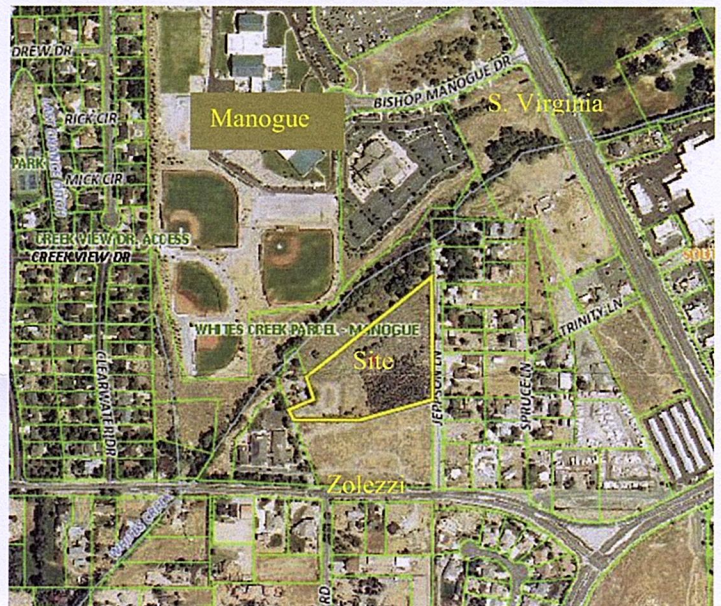
Dear Washoe County resident:

I am inviting you to a Neighborhood meeting on Thursday November 2, 2017 at 6 pm at Elizabeth Lenz Elementary School located at 2500 Homeland Drive in Reno, Nevada. We will discuss a proposed amendment to the Southwest Truckee Meadows (SWTM) Area Plan. This is a single item agenda focused only on this issue.

I am working with the owners of a 5.1-acre site (APN 162-010-31) located near Zolezzi/Jeppson Lane Intersection. The applicant is required by Washoe County to have a series of neighborhood meetings to discuss the requested change to the Master Plan. Lenz school is a convenient location to host such a meeting in relation to the site and the noticing area.

The purpose of the meeting is to get your input on the proposed change in a community workshop format. Our request is to modify policy SW.1.8(f) of the Thomas Creek Suburban Character Management Area of the SW Truckee Meadows Area Plan by removing the language stating "MDS - Three units per 1 acre". This change would allow residential density of 5 dwellings per acre for a townhome project in the Medium Density Suburban (MDS) zone on this site and potentially 5 other vacant MDS parcels in this Character Management element of the Area Plan. The location map (to the right) shows the parcel that has requested this change.

Please call me at 857-7710 or email me your comments to johnk@klsdesigngroup.com. I would appreciate hearing any of your concerns and look forward to seeing you at the meeting.



Thank you,

A handwritten signature in black ink, appearing to read 'John F. Krmpotic'.

John F. Krmpotic, AICP
KLS Planning & Design
Planning Consultant