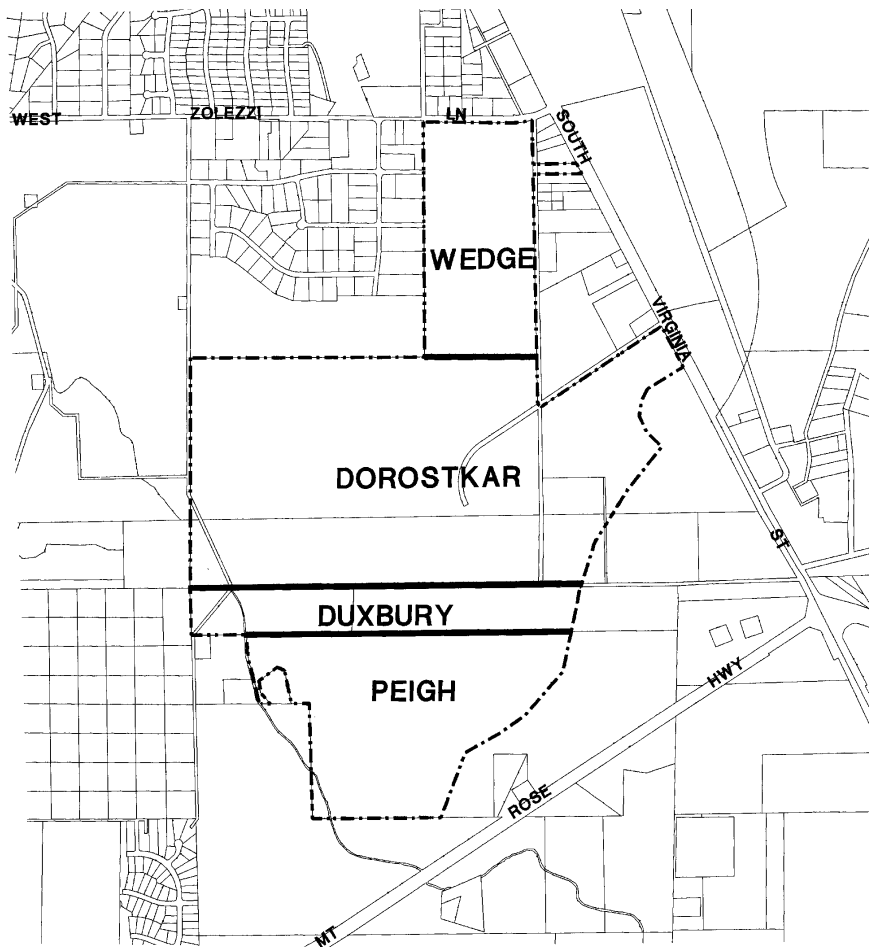


Wedge/Dorostkar/Duxbury/Peigh Specific Plan (WDDP SP) The overall goal for the WDDP SP is to create an area devoted to residential land uses that are compatible with the land use patterns of the surrounding area. General commercial uses are envisioned to serve the community as this area experiences continued growth. In addition to residential and commercial uses, the 83-acre South Valleys Regional Park site is designated for the WDDP SP. The WDDP SP will maintain the number of residential units as adopted by the Washoe County Commission in the Southwest Truckee Meadows Area Plan on May 12, 1992, previous to the SP designation. In addition, it will recognize a regional park site that has been designated as a needed facility in the 1993-98 Washoe County Capital Improvements Program.

The Wedge, Dorostkar, Duxbury and Peigh properties are shown in Figure 1.

Figure 1
WDDP SP Properties



Note: - - - - - Denotes SP boundary line.

Source: Washoe County Department of Community Development.

Table 2 shows the number of dwelling units allowed on each of the properties.

The Southwest Truckee Meadows Area Plan allows 603 units within this SP. Should the property owners wish to develop more than 603 dwelling units, a comprehensive plan amendment would be required. Additionally, Washoe County cannot guarantee that it is possible to develop 603 dwelling units. The ultimate number of units is dependent on the site plan approved by the Washoe County Planning Commission and Board of County Commissioners. The proposed development must comply with the guidelines within Policy SWTM.4.9.

Table 2
WDDP SP Land Use Information
(As of May 12, 1992)

Property Owner	Land Use Designation	Acres	Units
Wedge	General Commercial	1.0	0
	General Rural	20.6	0
	Low Density Suburban	59.0	59
Subtotal		80.6	59
Dorostkar	General Commercial	8.0	0
	General Rural	32.2	0
	Low Density Suburban	250.0	250
	Freeway Right-of-Way	4.7	0
Subtotal		294.9	250
Duxbury	General Rural	3.2	0
	Low Density Suburban	42.0	42
	Freeway Right-of-Way	2.1	0
Subtotal		47.3	42
Peigh	General Commercial	20.0	0
	General Rural	3.0	0
	Low Density Suburban	72.0	72
	Low Density Urban	15.0	180
	Freeway Right-of-Way	31.0	0
Subtotal		141.0	252
Total		563.8	603

Source: Washoe County Department of Community Development.