DAYTON VALLEY ROAD BRIDGE

INTRO: Can't talk about any new homes on Dayton Valley Rd without talking about a 2nd bridge. The county road plan from 2010 actually shows 5 bridges. Most require access through Minor or Quilici ranches…except for one.

LAND USE: Hard to believe but everyone sings from a common master plan. I have attached a picture (and link below) for the "land use" that Lyon County Uses. The gist of it is that all the ranches will eventually turn into master planned communities.

https://www.lyon-county.org/DocumentCenter/View/11226/LU-1-Dayton_landuse-1

ROADWAYS: In late 2010 the county adopted a "County-Wide Integrated Roadway Network" for Dayton. I have attached a picture of the roadways and a direct link below. I also included a sat-view oriented in the same direction. The gist of this is that those little stub roads near the Smith's are the bridge crossings between the 50 and DVR. Segale, Graves Cardelli, Fort Churchill, River Rd and good old Dayton Valley Rd are your future. River Rd connects to Pinecone near the Taco Bell and extends to the Liquor Store on Lakes Blvd (OFF DVR). Obviously, only the bridge on DVR @ Hwy 50 was built.

https://lyon-county.org/DocumentCenter/View/1529/Dayton_RoadwayNetwork_12-23-2010?bidId=

RANCHES: All of the property adjacent to the river is owned by private ranchers. Unless they 1) give/sell an easement or 2) sell the land as a future development there will never be a crossing using Segale, Graves, Cardelli, or River Rd. That leaves Ft. Churchill.

RIVER: The river is an important asset to our area because it constantly recharges our regional aquifer. To cross a river with a bridge requires special permits and millions of dollars. Last estimate I heard was $6MM for the DVR bridge to Ft. Churchill.

FT CHURCHILL RD: If you look at the road network map you can see that Dayton Valley RD (DVR) swings behind and around the Ranchos passing only briefly through private land that is mostly unbuildable. This route is the most realistic.

DAYTON VALLEY RD (DVR): In the short-term Dayton Valley Rd would be extended to be a 4-lane road (with median) until it reaches Sutro Rd. Why here? This is where the Master Plan area stops and the Rural-Residential lots begin. In time it would be extended to Ft. Churchill per the plan. Problem is that the required BLM land and private land are not available for purchase, transfer or easement at this time. Without all of this nothing happens.

DVR BRIDGE: The current bridge that crosses the Carson River is actually a state route. You can see the signs on each side of the bridge. NDOT maintains the bridge.

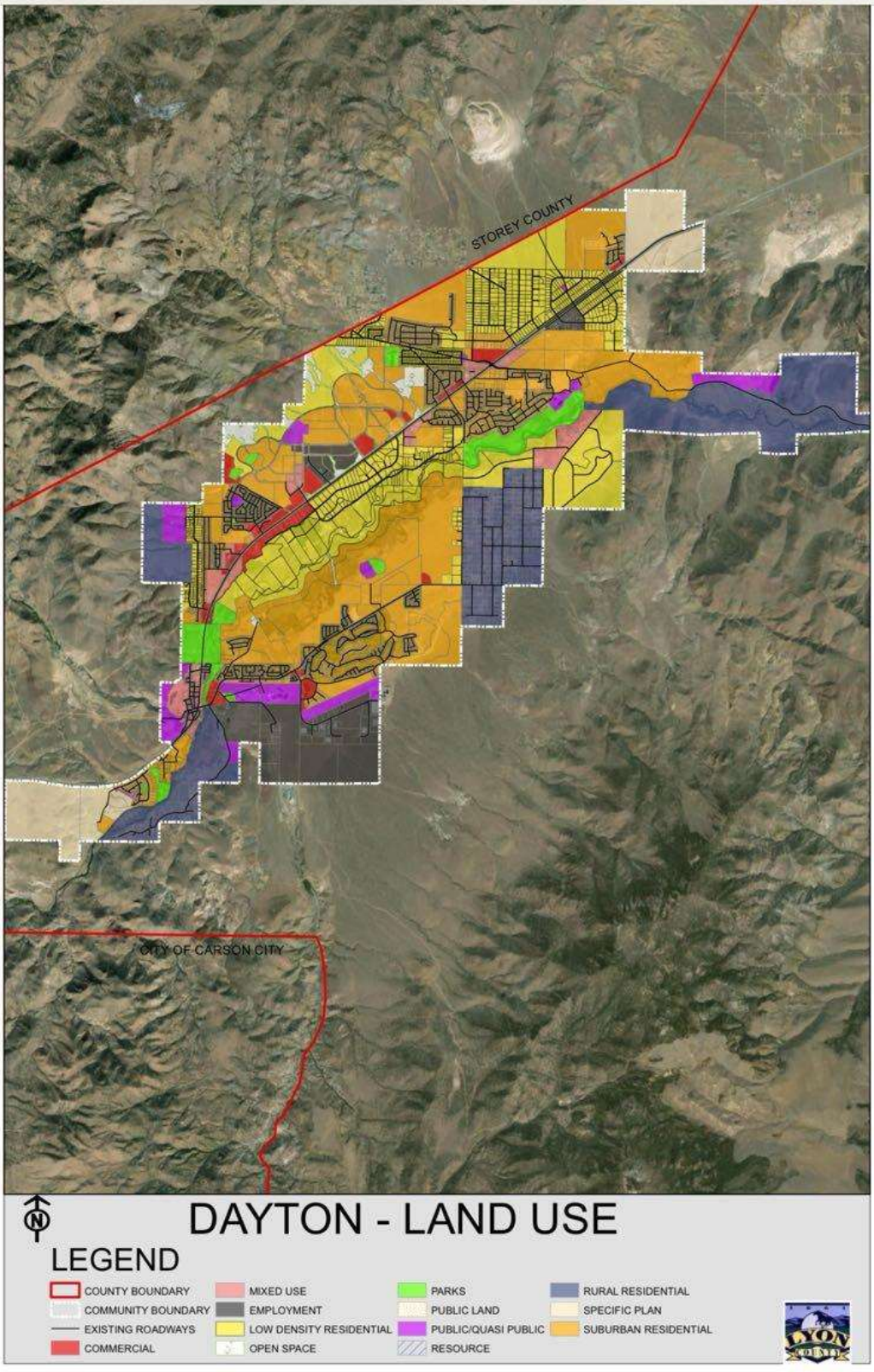
TIMING: The simple fact is that a second bridge is only going to come when there is a sufficient tax base to fund it. It also requires political will to get the rights, easements and even eminent domain, if needed. If Minor ranch or Quilici ranch was purchased by a developer the other routes across the river would appear quickly.

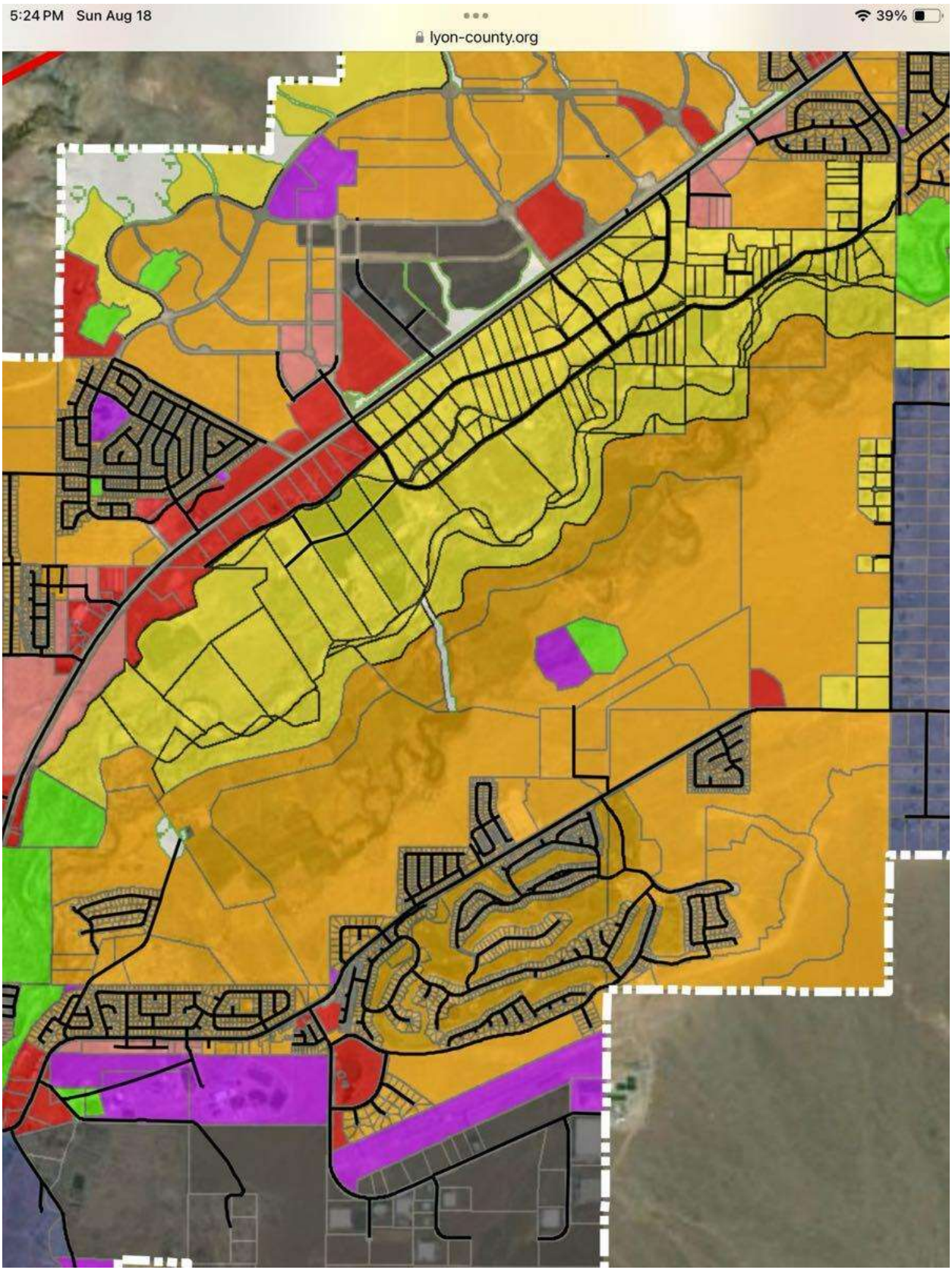
GOSSIP: Usually, I work in hard facts with documentation to back it up. I'm gonna' make an exception. Although hard to confirm, there is an increasing rumble that the county wants Legacy 49 to focus on the drainage plan (which is also from 2010) and they will handle the bridge. I'm interested to see what the county has in store. I'm interested in what our new County Manager (and Lyon County BOCC) has to say about the possibility of a bridge if Legacy 49 is approved.

QUANDRY: The golf course needs more homes to survive. Do you wait for the course to fail while Legacy 49 sits in regulatory purgatory because of a bridge? Is your home value's tie to the golf course more important than your desire to see a second bridge or less homes? These are serious questions that take deep soul searching to find the answer. Legado risks flooding and can't fund their reserves. Quail Ridge was designed knowing there would be a RV park immediately behind their backyard fences. I'm talking exhaust pipe to fence. The Ranchos homeowners would say that "all our problems are minor because their homes have flooded 3 out of the last 6 years". We all have a different perspective because we all have different problems.

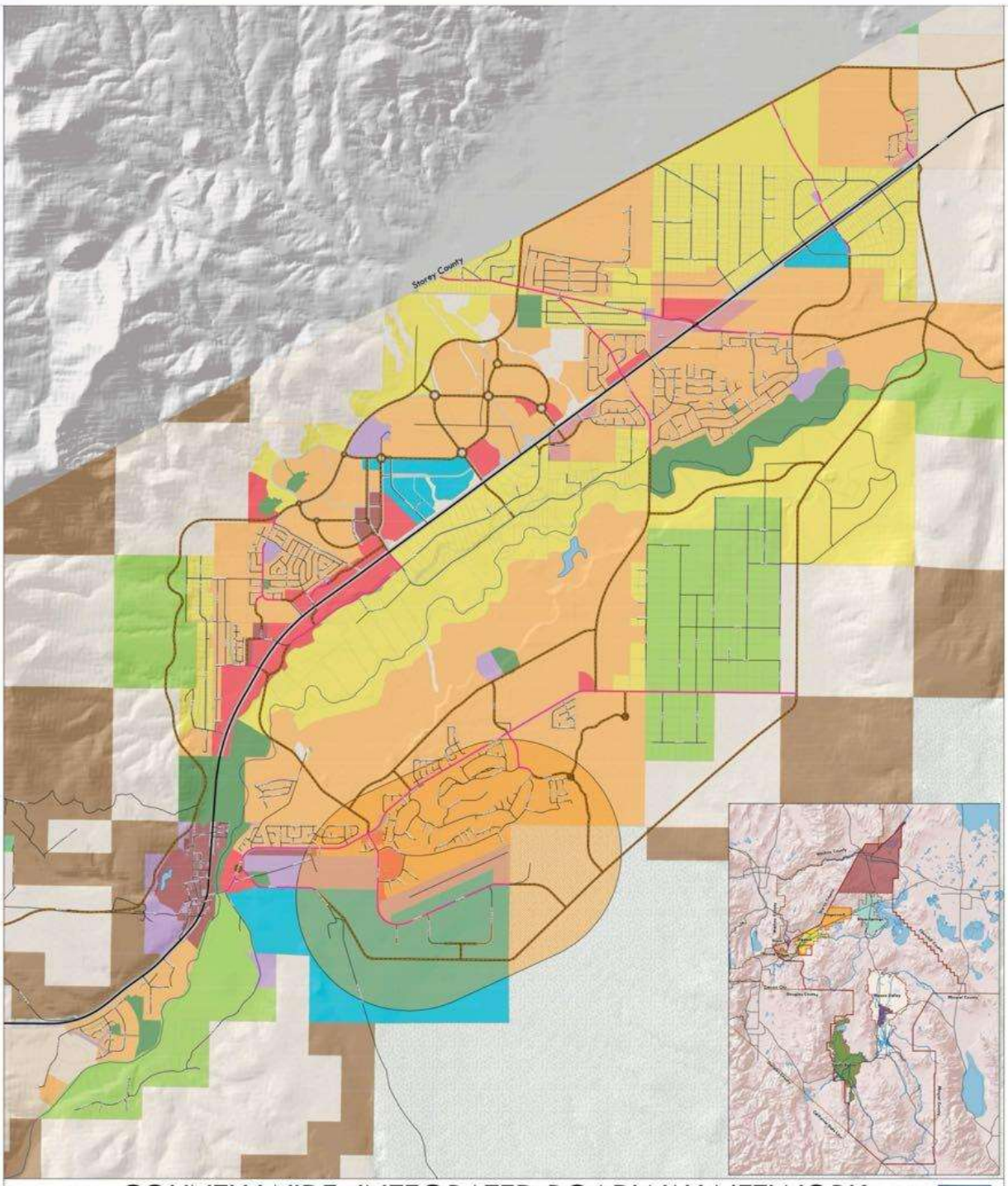
OUTRO: The road network plan makes it very clear where the bridges go. As the homes and businesses are built (and the tax base increases) it will make sense to extend DVR and add a second bridge. The only immediate path is to use Ft. Churchill and this requires BLM land and riparian easements to cross the river. You also need the will (and tax base) to motivate our elected officials to find a way. It's in the 2010 master road plan for Dayton.

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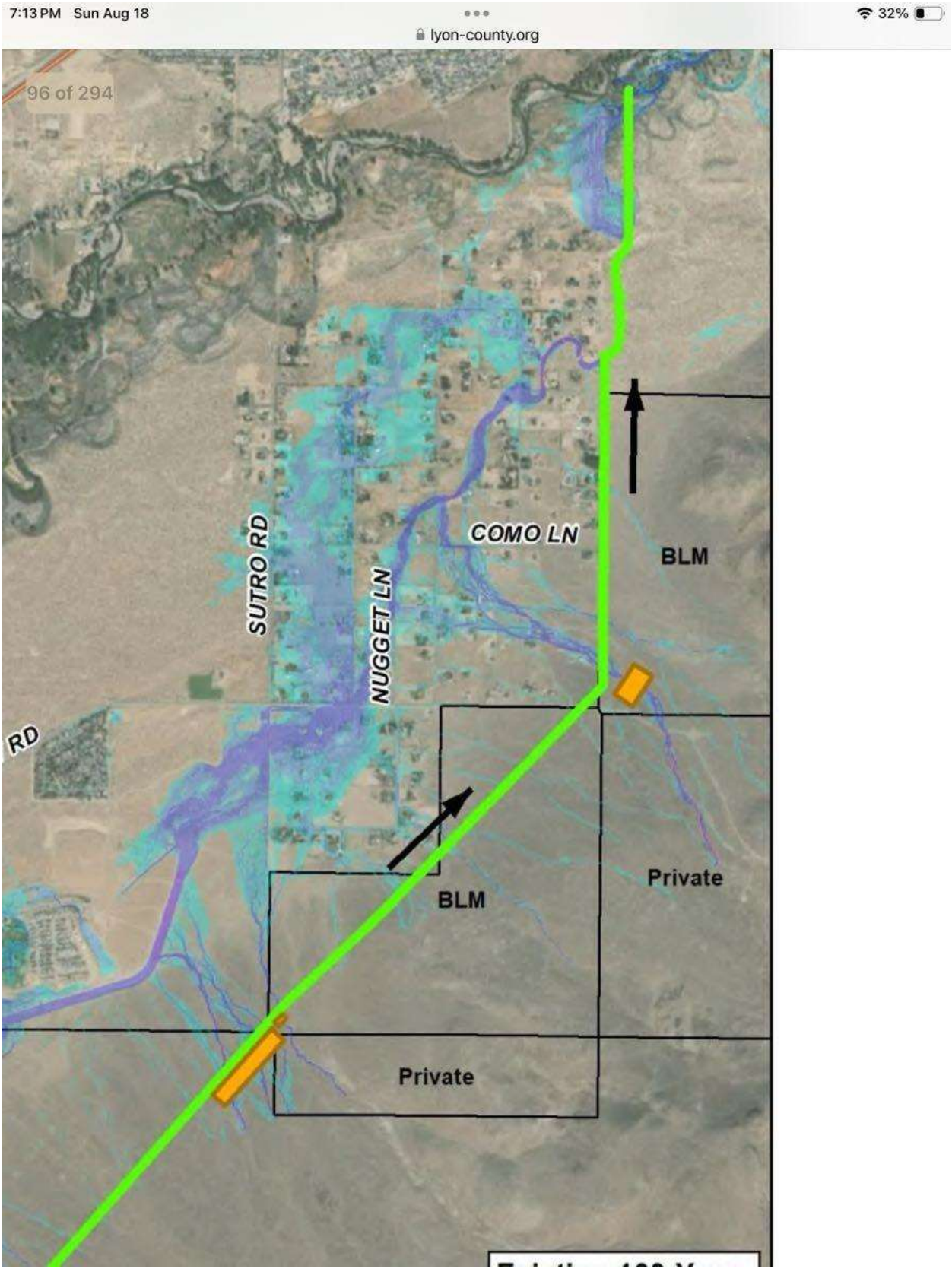
COUNTY-WIDE INTEGRATED ROADWAY NETWORK
DAYTON

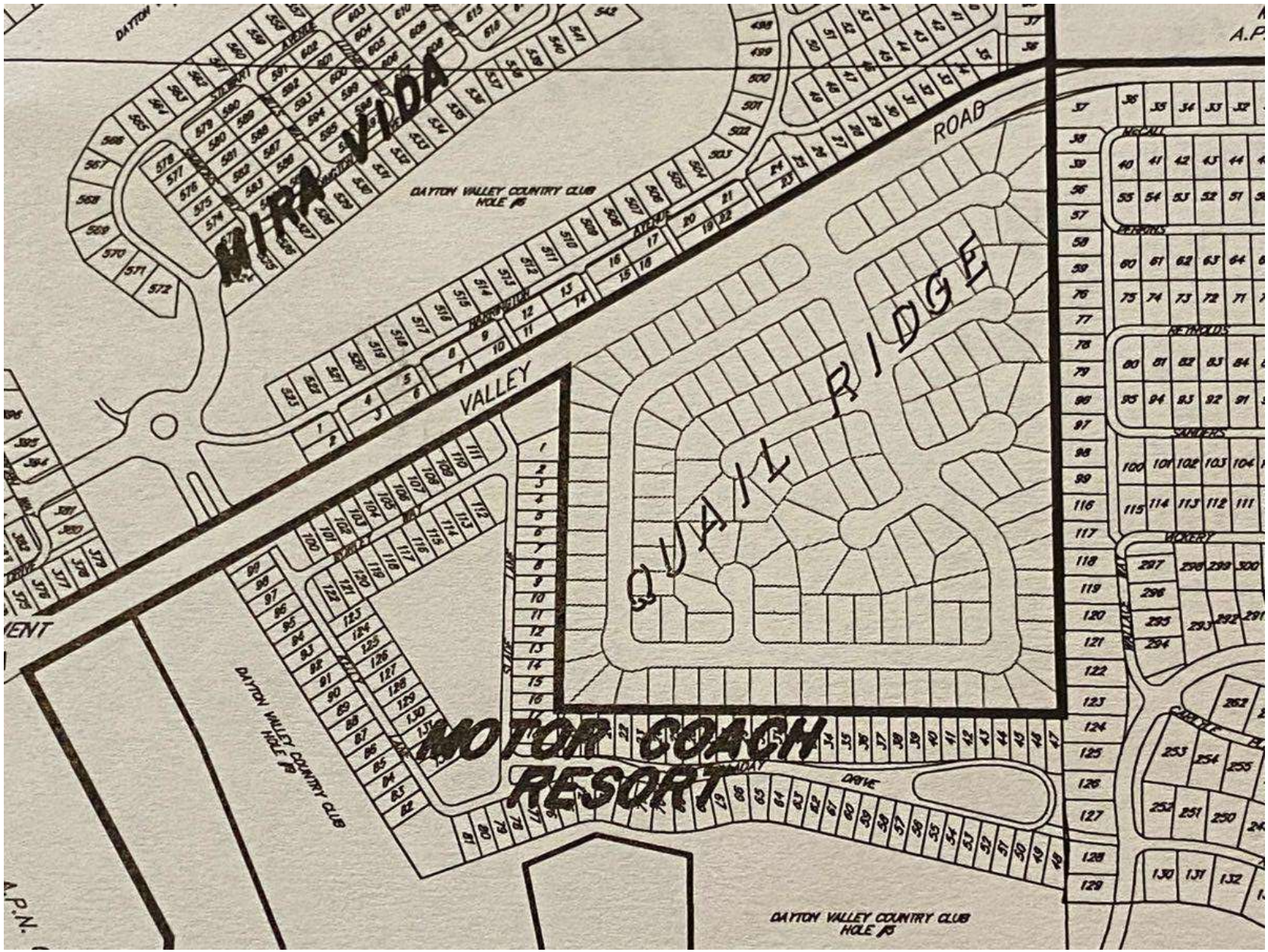
COMPREHENSIVE MASTER PLAN

Legend

Alternative Routes
- Existing Routes
- Proposed Emergency Access Routes
- Proposed Routes
- US & State Hwys
- Railroads

Land Use
- CITY OF FERNLEY
- CITY OF YERINGTON
- COMMERCIAL MU
- EMPLOYMENT
- HC MU
- INDUSTRIAL
- LDR
- OPEN SPACE
- PUBLIC LAND
- PUBLIC/QUASI PUB
- RR
- SPECIFIC PLAN


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96 of 294
SUTRO RD
NUGGET LN
COMO LN
BLM
RD
BLM
Private
Private


MIRA VIDA
ROAD
VALLEY
QUAIL RIDGE
MOTOR COACH RESORT
DRIVE
DAYTON VALLEY COUNTRY CLUB HOLE #5
DAYTON VALLEY COUNTRY CLUB HOLE #6
DAYTON VALLEY COUNTRY CLUB HOLE #8
DAYTON

TENTATIVE MAP FOR VILLAGES 10-14, MIRA VIDA AND MOTOR COACH RESORT

A PORTION OF THE LAKES AT DAYTON VALLEY P.U.D. AS APPROVED JULY 1, 2004

DAYTON, LYON COUNTY, NEVADA

OWNER

DAYTON VALLEY INVESTORS, LLC
5525 KIETZKE LANE, SUITE 102
RENO, NV 89511
(775) 348-9444

DEVELOPER

LAKEMONT COMMUNITIES NEVADA, LLC
5525 KIETZKE LANE, SUITE 102
RENO, NV 89511
(775) 348-9444

ENGINEER

MID-VALLEY ENGINEERING
1111 "L" STREET
MODESTO, CA 95354
(209) 529-4214

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "2200 RESET 1978"

BASIS OF ELEVATION:

NORTH AMERICAN VERTICAL DATUM 1929.

UTILITIES

CABLE – CHARTER COMMUNICATION
ELECTRICAL – SIERRA PACIFIC POWER COMPANY
SEWER – LYON COUNTY UTILITIES
SOLID WASTE – WASTE MANAGEMENT
TELEPHONE –

PROJECT DATA

VILLAGE 10

TOTAL RESIDENTIAL UNITS: 131
MIN. LOT SIZE: 7421 SQ. FT.
MAX. LOT SIZE: 15933 SQ. FT.
AVG. LOT SIZE: 8690 SQ. FT.

VILLAGE 11

TOTAL RESIDENTIAL UNITS: 120
MIN. LOT SIZE: 9963 SQ. FT.
MAX. LOT SIZE: 15467 SQ. FT.
AVG. LOT SIZE: 11309 SQ. FT.

VILLAGE 12

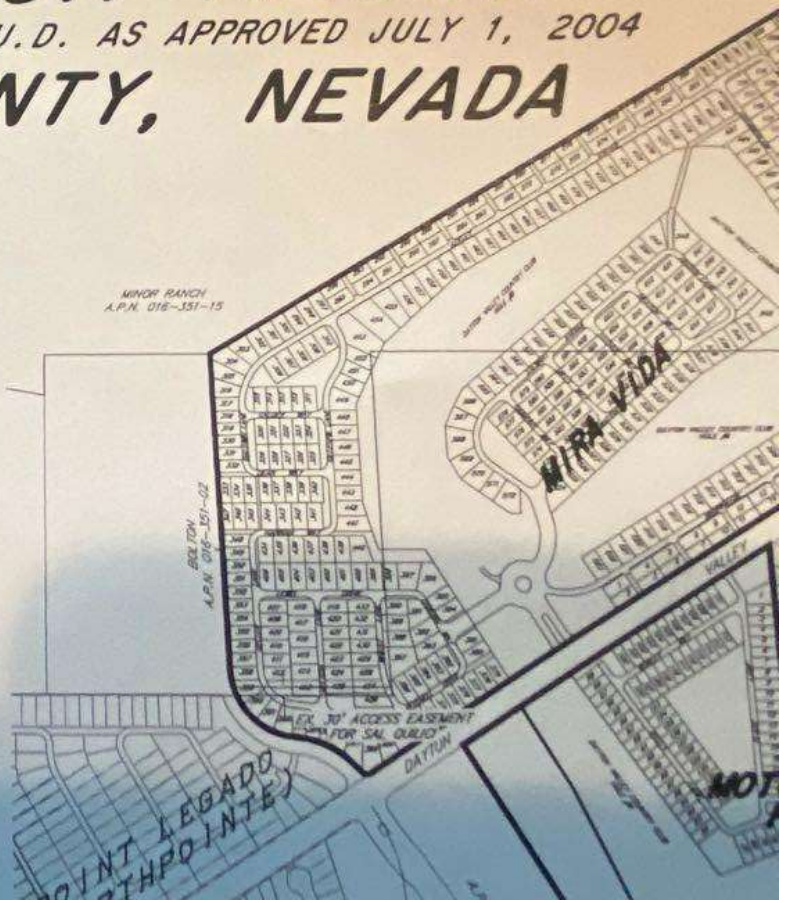
TOTAL RESIDENTIAL UNITS: 371
MIN. LOT SIZE: 6188 SQ. FT.
MAX. LOT SIZE: 12686 SQ. FT.
AVG. LOT SIZE: 7137 SQ. FT.

VILLAGE 13

TOTAL RESIDENTIAL UNITS: 412
MIN. LOT SIZE: 6140 SQ. FT.
MAX. LOT SIZE: 16502 SQ. FT.
AVG. LOT SIZE: 7318 SQ. FT.

VILLAGE 14

TOTAL RESIDENTIAL UNITS: 230
MIN. LOT SIZE: 4894 SQ. FT.
MAX. LOT SIZE: 12348 SQ. FT.
AVG. LOT SIZE: 6878 SQ. FT.



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Done



LEGACY 49

403 ACRE PLANNED UNIT DEVELOPMENT

(DAYTON, LYON COUNTY, NEVADA)

ASSESSOR PARCEL NUMBER	01x-041-xx, xx & 11
TOTAL PROJECT AREA	403 Acres

(A) RESIDENTIAL

ID	GENERAL DESCRIPTION	ACREAGE	LOTS	MIN LOT AREA	MAX LOT AREA	AVG LOT AREA	DENSITY
V5	Village 5	23.2 ac	129 lots	4,770 sf	9,489 sf	5,513 sf	5.6 du/ac
V6	Village 6	19.3 ac	89 lots	4,130 sf	10,710 sf	6,447 sf	4.6 du/ac
V4	Village 4	31.2 ac	139 lots	4,278 sf	11,620 sf	8,540 sf	4.5 du/ac
V8	Village 8	39.4 ac	149 lots	4,078 sf	17,320 sf	8,549 sf	4.2 du/ac
V3	Village 3	33.7 ac	183 lots	5,447 sf	17,859 sf	7,802 sf	5.5 du/ac
V7	Village 7	36.4 ac	141 lots	5,447 sf	14,741 sf	7,386 sf	4.0 du/ac
V2	Village 2	44.5 ac	215 lots	5,447 sf	15,026 sf	6,756 sf	4.9 du/ac
V9	Village 9	29.7 ac	129 lots	5,201 sf	18,774 sf	7,219 sf	4.3 du/ac
	RESIDENTIAL SUMMARY:	306.0 ac	1,153 lots	4,078 sf	17,859 sf	7,115 sf	4.4 du/ac

(B) COMMERCIAL

ID		ACREAGE	LOTS	SPECIFIC USE	DENSITY
C1	Town Square	4.8 ac	N/A	Small+ Craggs Concrete, Restaurant with Bar, Church, Retail & Office	N/A
C2	Small Strides	1.0 ac	N/A	6,000 sf Daycare	N/A
C3	C-Store & Gas Station	1.1 ac	N/A	C-Store with Gas Station	N/A
C4	Retail Pad "A"	1.2 ac	N/A	Retail & Office	N/A
C5	Retail Pad "B"	2.8 ac	N/A	Retail & Office	N/A
C6	Mini Storage	4.5 ac	N/A	Mini Storage	N/A
C7	Motor Coach Resort	22.0 ac	160 Units	Incl. C-Store, Restaurant & Bar	7.1 du/ac
C8	Hotel	4.7 ac	N/A	70 Room Hotel	N/A
C9	RV & Boat Storage	4.7 ac	N/A	Indoor/Outdoor RV & Boat Storage	N/A
	COMMERCIAL SUMMARY:	47.2 ac	160 lots		

(C) ROW

ID	GENERAL DESCRIPTION	ACREAGE
ROW 1	Legacy Drive	11.6 ac
ROW 2	Spine Road	2.8 ac
ROW 3	Commercial Drive	3.4 ac
	OPEN SPACE SUMMARY:	17.8 ac

(D) COMMON AREA

ID	GENERAL DESCRIPTION	ACREAGE
OS2	Landscaped Stormwater Area	47.5 ac
OS3	Trail System	13.9 ac
CS1	School Site	19.0 ac
	COMMON AREA (D):	81.1 ac

SUMMATION OF AREAS:

A - RESIDENTIAL	240.3 ac
B - COMMERCIAL	45.3 ac
C - ROW	17.8 ac
D - COMMON AREA	81.1 ac
TOTAL = (A) + (B) + (C) + (D)	403.1 ac

LEGEND

- OPEN SPACE (PRIVATE)
- OPEN SPACE (ROW)
- OPEN SPACE (LANDSCAPED STORMWATER FACILITIES)
- PAVEMENT (PRIVATE)
- PAVEMENT (ROW)
- PROPOSED SIGNAGE
- TRAIL SYSTEM

OPEN SPACE CALCULATIONS:

ID	OPEN SPACE DESCRIPTION	ACREAGE	% OF TOTAL
OS1	Landscaped Stormwater Area	47.2 ac	17.2%
OS3	Trail System	13.2 ac	3.4%
OS-V3	Village 3	5.6 ac	1.1%
OS-V5	Village 5	5.5 ac	1.1%
OS-V4	Village 4	5.5 ac	1.1%
OS-V8	Village 8	5.5 ac	1.1%
OS-V6	Village 6	0.9 ac	0.2%
OS-V7	Village 7	5.5 ac	1.1%
OS-V2	Village 2	5.5 ac	1.1%
OS-V9	Village 9	5.5 ac	1.1%
OS-C7	Motor Coach Resort	10.2 ac	2.6%
OS-C8	Hotel	1.1 ac	0.3%
	OPEN SPACE SUMMARY:	76.7 ac	19.4%

The information presented herein has been obtained from sources we believe to be reliable and assumptions as stated. The Red Ltd. has not, however, attempted to guarantee the accuracy of the information. Certain of the property uses subject to rents, vacations, Details may change without prior notice.

THE RED Ltd

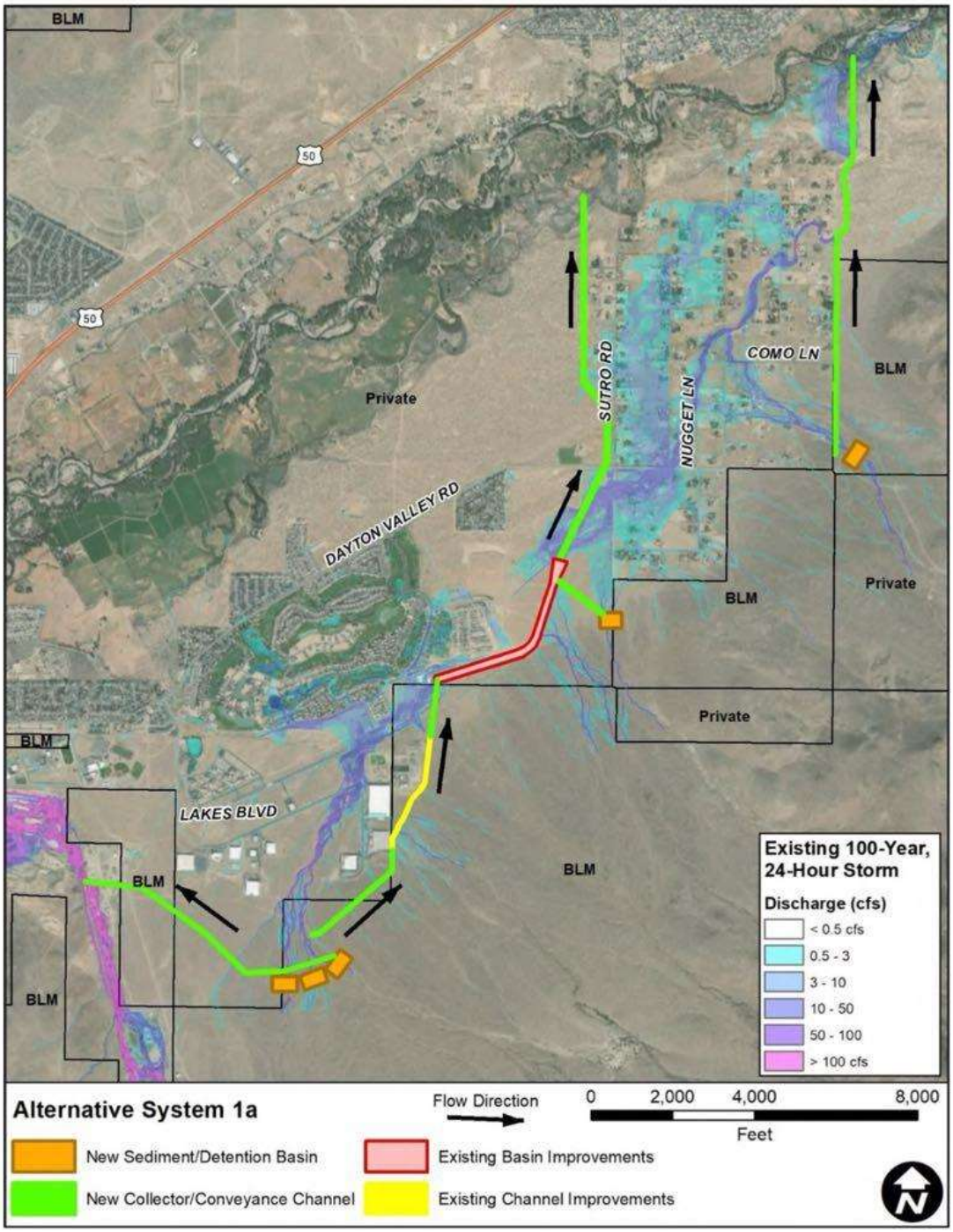
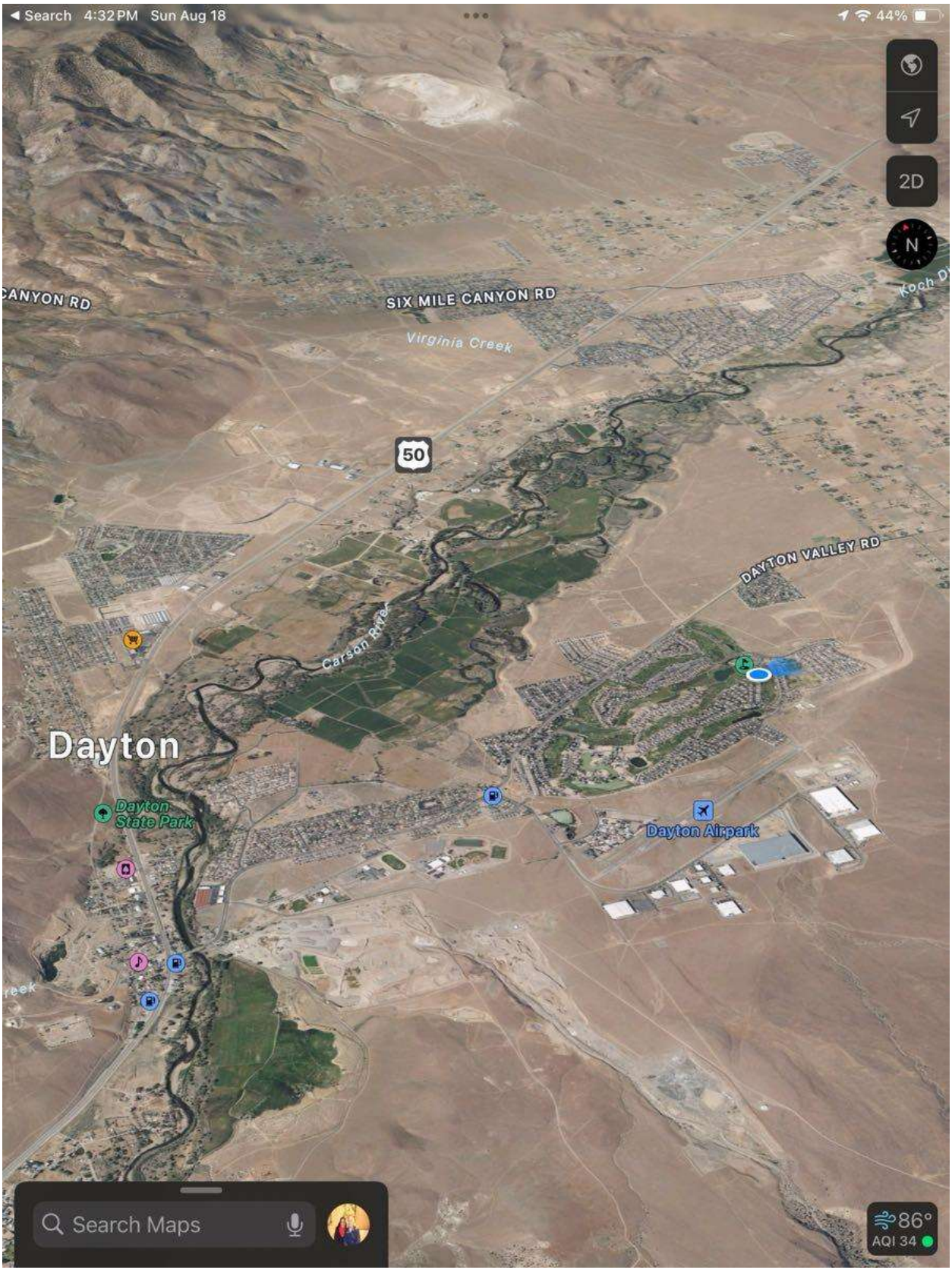


Figure 5-3. Conceptual layout of Alternative 1a


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CANYON RD
SIX MILE CANYON RD
Virginia Creek
50
DAYTON VALLEY RD
Carson River
Dayton
Dayton State Park
Dayton Airpark
Search Maps
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AQI 34