

**From:** [Chisholm, Kyle W](#)  
**To:** [Jeff Foster](#); [James Pehrson](#)  
**Cc:** [wanderson@lumosinc.com](#); [Iveson, Jennifer P](#); [David Snelgrove](#)  
**Subject:** Re: [EXTERNAL] LDC24-00056 Habitat for Humanity Tentative Map  
**Date:** Thursday, June 13, 2024 1:58:02 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image.png](#)  
[Outlook-horiz22\\_web.png](#)

Hi Jeff & James,

I wanted to let you know that WCSD staff met with Mr. Snelgrove and his team to discuss the pedestrian crossing issue for this project.

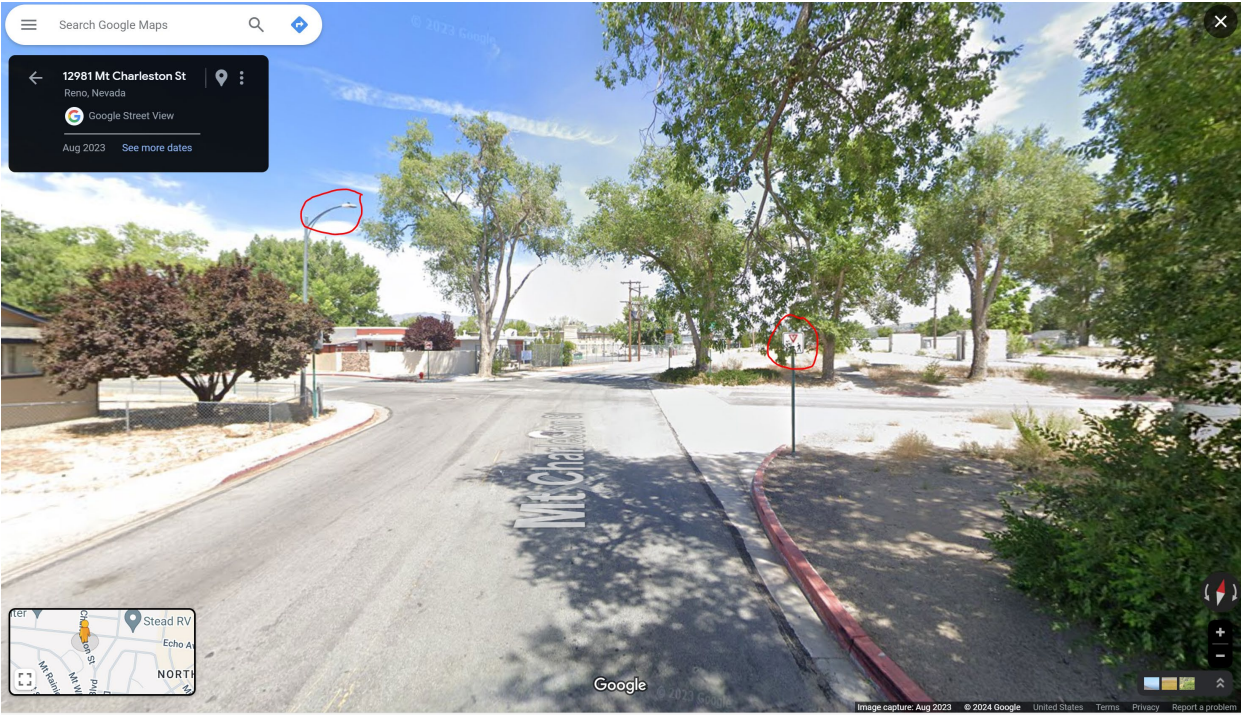
Based on this, WCSD would like to revise our previous comment to remove the mid-block crosswalk requirement and request that the applicant work with the City to install improved advanced pedestrian warning signage further south along Mt. Charleston Street, which is a 35 mph street, and also to ensure that existing street lighting is adequate for the existing crosswalks at the Mt. Charleston Street and Echo Avenue intersection. The image below shows the existing signage and light pole of concern.

With these improvements, our concerns regarding pedestrian safety will be addressed. We appreciate everyone's attention and willingness to find a logical solution to this issue.

Please let me know if you have any questions.

Thank you,

**Kyle Chisholm**  
School Property Planning Manager  
Washoe County School District, Capital Projects  
Office: (775) 789-3810  
Email: [Kyle.Chisholm@WashoeSchools.Net](mailto:Kyle.Chisholm@WashoeSchools.Net)



**From:** David Snelgrove <[dsnelgrove@bowman.com](mailto:dsnelgrove@bowman.com)>  
**Sent:** Thursday, June 13, 2024 6:14 AM  
**To:** Chisholm, Kyle W <[Kyle.Chisholm@WashoeSchools.net](mailto:Kyle.Chisholm@WashoeSchools.net)>  
**Cc:** James Pehrson <[PehrsonJ@reno.gov](mailto:PehrsonJ@reno.gov)>; [wanderson@lumosinc.com](mailto:wanderson@lumosinc.com); [wanderson@lumosinc.com](mailto:wanderson@lumosinc.com); [Jeff.Foster@FosterJ@reno.gov](mailto:Jeff.Foster@FosterJ@reno.gov)  
**Subject:** RE: [EXTERNAL] LDC24-00056 Habitat for Humanity Tentative Map

You don't often get email from [dsnelgrove@bowman.com](mailto:dsnelgrove@bowman.com). [Learn why this is important](#)

**From:** Jeff Foster <FosterJ@reno.gov>  
**Sent:** Wednesday, June 12, 2024 10:29 AM  
**To:** David Snelgrove <dsnelgrove@bowman.com>; wanderson@lumosinc.com  
**Cc:** James Pehrson <PehrsonJ@reno.gov>  
**Subject:** FW: [EXTERNAL] LDC24-00056 Habitat for Humanity Tentative Map

Please see the feedback below from WCSD regarding a pedestrian crossing and sidewalk waiver.



**Jeffrey A. Foster**

*Associate Planner*  
Development Services Department  
775.393.4165 (o) or 775.399.5153 (c)  
[fosterj@reno.gov](mailto:fosterj@reno.gov)  
1 E. First St., Reno, NV 89505

[Reno.Gov](http://Reno.Gov)

**Please be advised that my working hours are as follows:**  
*Mon-Fri - 8:00 am to 4:30 pm*

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**From:** Chisholm, Kyle W <[Kyle.Chisholm@WashoeSchools.net](mailto:Kyle.Chisholm@WashoeSchools.net)>  
**Sent:** Wednesday, June 12, 2024 9:53 AM  
**To:** Jeff Foster <[FosterJ@reno.gov](mailto:FosterJ@reno.gov)>  
**Subject:** Re: [EXTERNAL] LDC24-00056 Habitat for Humanity Tentative Map

Hi Jeff,

To clarify, the applicant has not reached out to WCSD. After reviewing with our Safe Routes Coordinator, WCSD is requesting that the applicant be required to install a mid-block pedestrian crossing at the proposed Mount Charleston Street and Christine Price Way intersection. With this, we are comfortable with the sidewalk waiver as proposed.

In addition, WCSD does not anticipate any school capacity issues and can accommodate students potentially generated by the development.

Please let me know if you have any questions.

Thank you,

**Kyle Chisholm**  
School Property Planning Manager  
Washoe County School District, Capital Projects  
Office: (775) 789-3810  
Email: [Kyle.Chisholm@WashoeSchools.Net](mailto:Kyle.Chisholm@WashoeSchools.Net)



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**From:** Jeff Foster <[FosterJ@reno.gov](mailto:FosterJ@reno.gov)>  
**Sent:** Tuesday, June 11, 2024 8:38 AM  
**To:** Chisholm, Kyle W <[Kyle.Chisholm@WashoeSchools.net](mailto:Kyle.Chisholm@WashoeSchools.net)>  
**Subject:** RE: [EXTERNAL] LDC24-00056 Habitat for Humanity Tentative Map





July 8, 2024

Jeff Foster  
Associate Planner  
City of Reno, Community Development  
fosterj@reno.gov

**Re: Habitat for Humanity (LDC24-00056)**  
**APN 086-142-04 (13905 Mt. Vida Street)**

Dear Mr. Foster:

On June 10, 2024, the Reno-Tahoe Airport Authority (RTAA) provided an initial response to the above referenced project, which would eventually result in future residential development south of the Reno-Stead Airport (RTS) and specifically, within the horizontal surface as defined by Federal Aviation Regulations (FAR) Part 77. The future housing will be an estimated 2,000 feet south of the RTS aircraft parking apron and an estimated 3,000 feet south of the main runway.

In the June 10, 2024 letter, the RTAA requested two (2) conditions to minimize the interior noise impact of aircraft overflights and aircraft noise based on the project location. Those two conditions included incorporation of construction methods and/or materials to reduce interior noise levels to a maximum of 45 dBA DNL and incorporation of air condition units that would allow windows to remain closed.

After conversations with and supporting documentation from the developer's representative, Dave Snelgrove, CFA, that shows the property within a noise contour band between 50.0-54.9 dB (National Transportation Noise in the USA), the RTAA is amenable to replacing the original request with the following:

*Use of a formal airport noise disclosure notice that would be included in sales and rental documents and would travel with property ownership in perpetuity so long as operations continue at the Reno-Stead Airport. RTAA will provide sample document(s) directly to the developer's representative.*

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6476 or [lbutterfield@renoairport.com](mailto:lbutterfield@renoairport.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield", is written over a light blue circular stamp.

Lissa K. Butterfield  
Manager of Planning & Environmental Services  
Reno-Tahoe Airport Authority





June 10, 2024

Jeff Foster  
Associate Planner  
City of Reno, Community Development  
fosterj@reno.gov

**Re: Habitat for Humanity (LDC24-00056)**  
**APN 086-142-04 (13905 Mt. Vida Street)**

Dear Mr. Foster:

The above referenced project, for a tentative subdivision map, is a preliminary step towards future residential development south of the Reno-Stead Airport (RTS) and specifically, within the horizontal surface as defined by Federal Aviation Regulations (FAR) Part 77. The future housing will be an estimated 2,000 feet south of the RTS aircraft parking apron and an estimated 3,000 feet south of the main runway.

Any future noise-sensitive development, such as residences, will experience aircraft overflights and aircraft noise, especially during special events/seasons. Therefore, the Reno-Tahoe Airport Authority (RTAA) requests the following items be incorporated under the building permit process to minimize the interior noise impact of aircraft overflights and aircraft noise:

*Incorporation of construction methods and/or materials for noise attenuation to reduce interior noise levels to a maximum of 45 dBA DNL. Qualified architects and/or engineers can provide these construction recommendations.*

*Incorporation of air conditioning to allow windows to remain closed.*

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6476 or [lbutterfield@renoairport.com](mailto:lbutterfield@renoairport.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield", is located below the "Sincerely," text.

Lissa K. Butterfield  
Manager of Planning & Environmental Services  
Reno-Tahoe Airport Authority

**From:** [COOPER, CLIFFORD E](#)  
**To:** [Jeff Foster](#)  
**Subject:** LDC24-00056 Habitat for Humanity  
**Date:** Monday, June 3, 2024 9:14:14 AM

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Jeff,

AT&T does not have any adverse comments regarding this project.

CLIFF COOPER  
SR SPECIALIST-OSP DESIGN ENGINEER  
AT&T NEVADA  
1375 Capital Blvd rm 115  
Reno, NV 89502  
ROW Office: 775-453-7578  
Cell: 775-200-6015  
Email: [cc2132@att.com](mailto:cc2132@att.com)  
***TEXTING and DRIVING...It Can Wait***