

WOODLAND VILLAGE LAND USE AMENDMENTS



MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT REQUESTS

Prepared by:



JANUARY 8, 2021

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Prepared for:

Woodland Village North, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

January 8, 2021

Table of Contents

Introduction	1
Project Location	1
Existing Conditions.....	2
Project Description	5
Project Requests	6
Master Plan Amendment.....	6
Regulatory Zone Amendment.....	8
Potential Impacts	8
Cold Springs Area Plan	10
Area Plan Findings.....	11
Master Plan Amendment Findings	14
Regulatory Zone Amendment Findings	16

List of Figures:

Figure 1 – Vicinity Map	1
Figure 2 – Existing Conditions (Azurite Parcels).....	2
Figure 3 – Existing Conditions (Alpine Walk Property)	3
Figure 4 – Existing Conditions (Village Parkway/Briar Drive Property)	4
Figure 5 – Existing/Proposed Master Plan Designations	7
Figure 6 – Existing/Proposed Zoning	9

Appendices:

Washoe County Development Application
Owner Affidavit
Master Plan Amendment Application
Regulatory Zone Amendment Application
Property Tax Verification

Attachments:

Electronic Files (USB Flash Drive)

WOODLAND VILLAGE LAND USE AMENDMENTS

Introduction/Executive Summary

This application includes the following requests within or adjacent to Woodland Village, moving 27 units of density to land better suited for development (adding no additional units):

- A **Master Plan Amendment** to redesignate 6± acres within the Cold Springs Area Plan from Rural to Suburban Residential.
- A **Regulatory Zone Amendment** to rezone 10.13± acres within the Cold Springs Area Plan from Medium Density Suburban (MDS) to High Density Rural (HDR), rezone 6± acres from General Rural (GR) to MDS, and reestablish MDS density on 3± acres located within the boundaries of Woodland Village.

Project Location

The proposed requests involve four individual parcels located within or adjacent to Woodland Village in Cold Springs. This includes 10.13± acres located at the southern terminus of Azurite Drive, east of Magnetite Drive (APN #'s 087-520-01 and 02), a 6± acre portion of APN # 556-290-35 located on the east side of Alpine Walk Court, and a 3± acre portion of APN # 556-290-24 located on the north side of Village Parkway at Briar Drive. Figure 1 (below) depicts the parcels included in this request.



PROJECT AREAS ARE HIGHLIGHTED IN RED.

Figure 1 – Vicinity Map

WOODLAND VILLAGE LAND USE AMENDMENTS

Existing Conditions

The Azurite Drive Parcels (APN #'s 087-520-01 and 02) are currently vacant and are characterized by rolling terrain, becoming steep at the eastern property boundary. Azurite Drive currently terminates at the western property boundary with single family residences adjoining the site to the west. Figure 2 (below) depicts the existing onsite conditions at the Azurite properties.

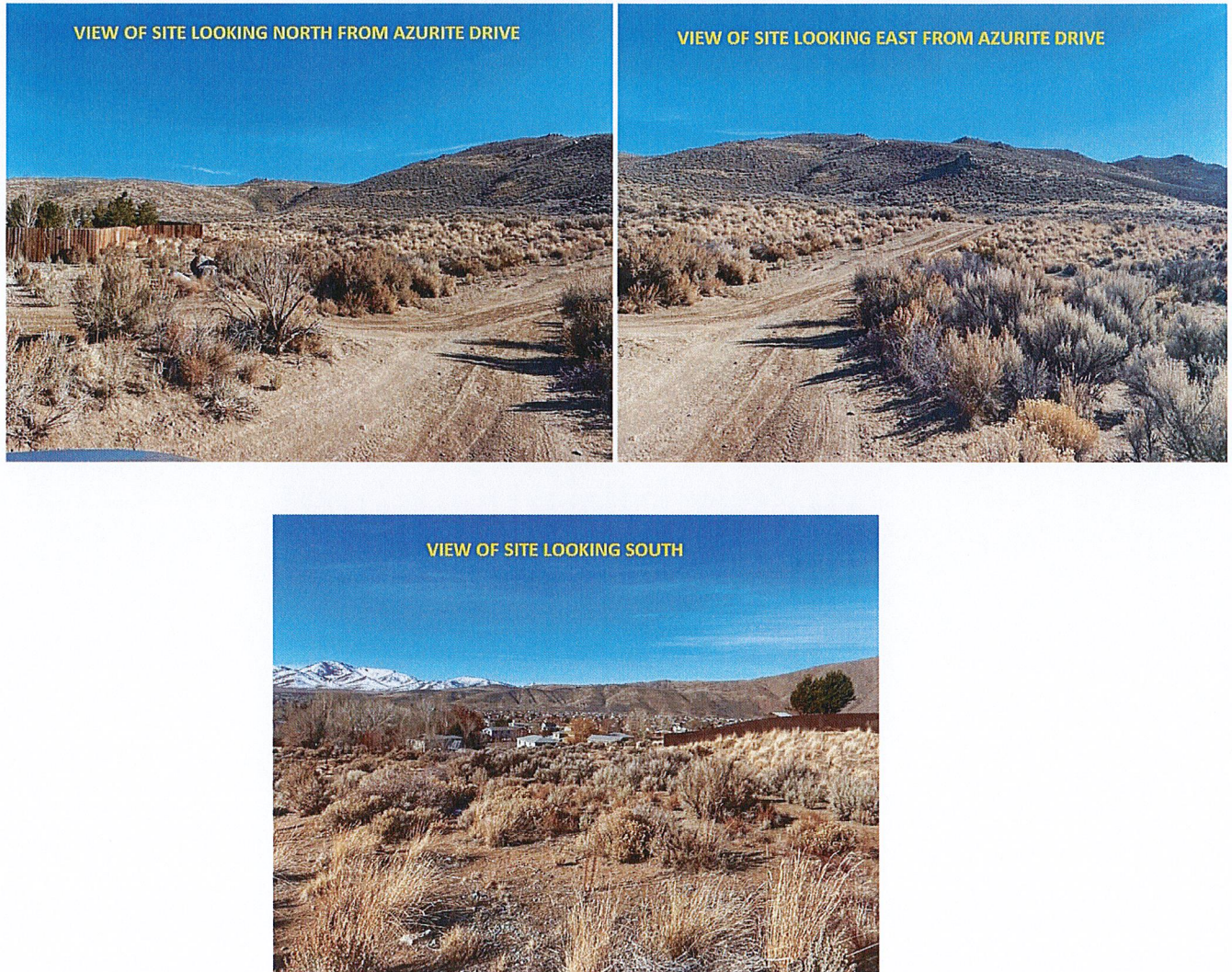


Figure 2 – Existing Conditions (Azurite Parcels)

WOODLAND VILLAGE LAND USE AMENDMENTS

The Alpine Walk Court site (6± acre portion of APN # 556-290-35) is located directly east of Woodland Village Phase 23. In fact, grading of the property has already occurred and was approved with the Phase 23 final map. The site is essentially graded flat with a 2:1 to 3:1 slope on the east side. Figure 3 (below) depicts the Alpine Walk property.

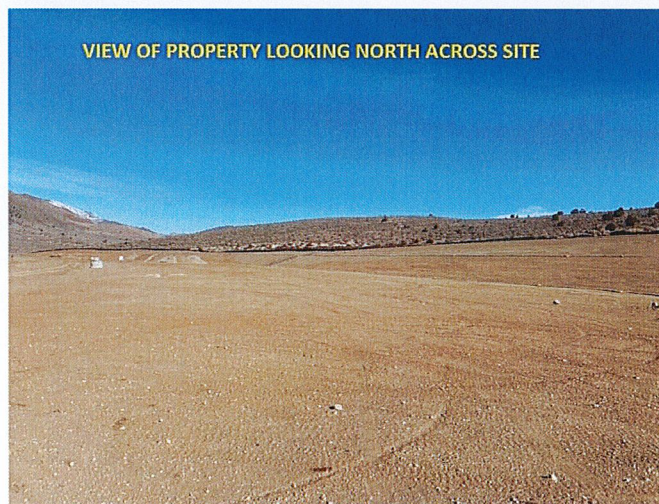
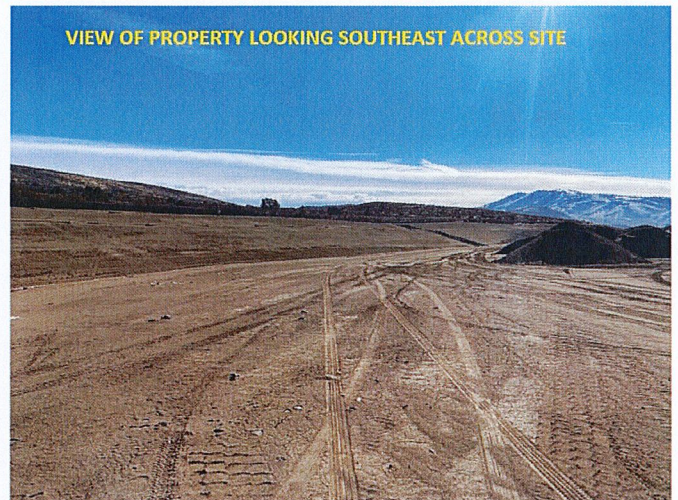
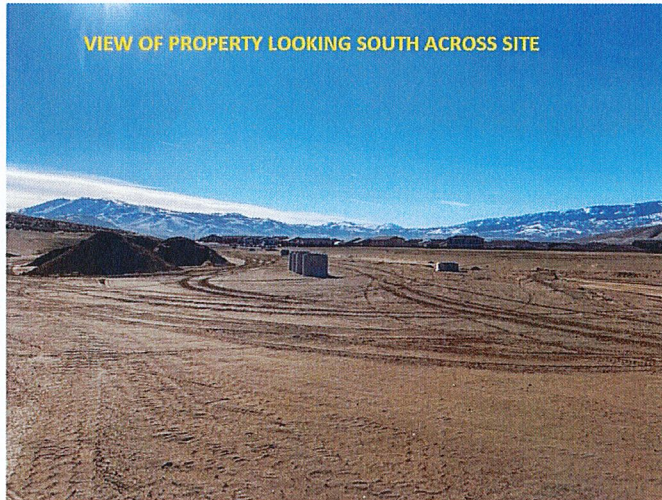


Figure 3 – Existing Conditions (Alpine Walk Property)

WOODLAND VILLAGE LAND USE AMENDMENTS

The final parcel included (a 3± acre portion of APN # 556-290-24) is located on the north side of Village Parkway at Briar Drive. The property has been previously graded with development of the adjoining lots to the west (and Village Parkway) and is currently vacant (Woodland Village common area). Figure 4 (below) depicts the conditions of the Village Parkway/Briar Drive site.

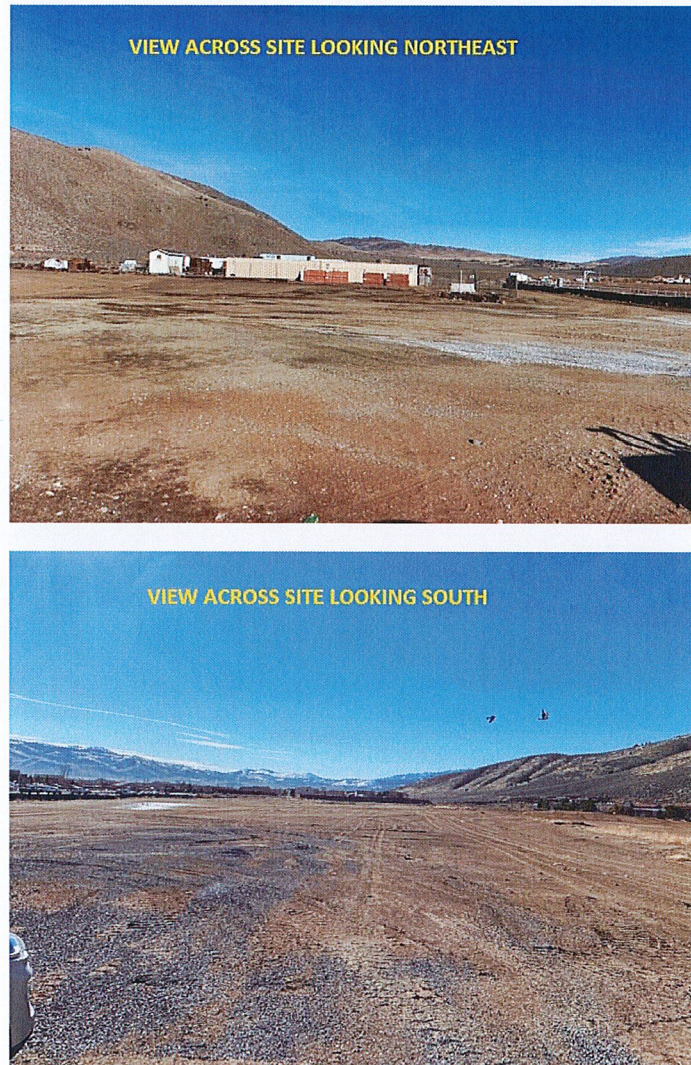


Figure 4 – Existing Conditions (Village Parkway/Briar Drive Property)

WOODLAND VILLAGE LAND USE AMENDMENTS

Project Description

The Master Plan and Regulatory Zone Amendment requests included with this application essentially represent a “clean-up” of land use within Woodland Village. The overall Woodland Village project is a master-planned community that includes single family residential, parks, schools, a village center (limited commercial use), and open space. The project included a single tentative map with a total of 2,028 single family units.

Woodland Village includes a mix of Suburban Residential and Rural Master Plan designations along with corresponding Medium Density Suburban (MDS) and General Rural (GR) zoning. The approved tentative map incorporated a Common Open Space Development that clustered density within the various project phases. In doing so, all density associated with the MDS zoning was accounted for.

Now that Woodland Village is nearing full buildout, there are a variety of “zoning pockets” remaining within the project. This includes areas of MDS that are located within common areas, as well as areas of GR that are well suited for development. However, the density associated with the MDS zoning has already been accounted for and no additional density remains. An exception to this is the Azurite Drive parcels. These MDS-zoned parcels, totaling 10.13± acres, were not included within the Woodland Village tentative map. Under the current MDS designation, a total of 30 units are permitted on the Azurite Drive parcels.

This application proposes to rezone the Azurite Drive parcels from MDS to High Density Rural (HDR) and transfer the MDS density back within Woodland Village. The proposed HDR designation would permit a total of 3 units at the Azurite Drive site, a reduction of 27 units. The 27 units would then be redistributed to the Alpine Walk and Village Parkway/Briar Drive parcels. This results in no net increase in the total number of units/density and provides for the construction of homes on property better suited for development. Also, the density being transferred from the Azurite parcels does not constitute a “double dip” of densities that were previously included in the Woodland Village Common Open Space Development.

As depicted in Figure 2, although the Azurite Drive parcel is certainly developable at MDS densities, the property is characterized by rolling terrain and areas of increased slope. Additionally, the property is located within an established neighborhood. A down-zone of this property to HDS (allowing for 3 homes) is much more logical than a mass grading approach to site development. Development of 3 units (future) will protect the integrity of the neighborhood, maintain privacy for existing residents, and have no noticeable impact to traffic patterns in the area. Transfer of the remaining 27 units (allowed under the current MDS) will ensure that this density is located in areas better suited for development where impacts would be far less.

The Alpine Walk property included with this application is zoned GR. The property was included in the tentative map boundary and thus has no density associated with it. However, as approved with the Phase 23 final map, which includes Alpine Walk Court, the 6± acres included within this request (currently zoned GR) was fully graded to acquire needed fill and is “padded-out.” Under the current conditions, the property is a logical extension of Phase 23. Redesignating this property to MDS would simply allow for Alpine Walk Court to be double-loaded with single family lots (Phase 23 only included lots on the west side of Alpine Walk Court).

WOODLAND VILLAGE LAND USE AMENDMENTS

Redesignation of 6 acres from GR to MDS on the east side of Alpine Walk Court will not result in negative impacts to existing homes, as much of the area is currently under development. Traffic generated by the potential for 18 additional units is minimal and will not have a noticeable impact on area traffic patterns or roadway levels of service.

The Village Parkway/Briar Drive site is currently zoned MDS. However, since this property was included in the tentative map/Common Open Space boundary, density associated with the MDS zoning has been previously transferred. As part of the Regulatory Zoning Map Amendment included with this application, 3 acres of MDS density would be reestablished at the Village Parkway/Briar Drive site. This would result in the potential for 9 units, the remaining density removed from the Azurite parcels.

Similar to the Alpine Walk site, the Village Parkway/Briar Drive site has been previously graded with development of the adjoining phases and is physically well suited for the development of 9 single family units. Future development would directly complement that of adjoining phases. Once again, impacts to existing homes is minimal as construction is currently underway within the surrounding phases (no current resident occupancy) and additional traffic generation is negligible.

Project Requests

In order to accomplish the land use changes previously described, various entitlements are necessitated. This includes a Master Plan Amendment (MPA) for the Alpine Walk property along with Regulatory Zone Amendments (RZA) for all of the parcels. The proposed addition of 27 units within Woodland Village is within the 10% administrative deviation permitted by staff. However, these requests are included to ensure full compliance with Washoe County mapping and Development Code policy/requirements.

Each of these requests are detailed below:

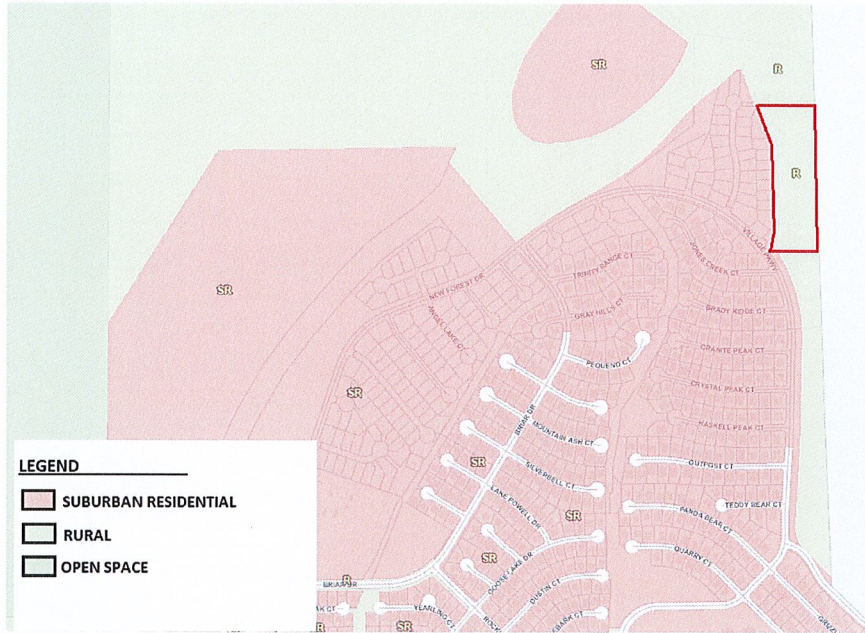
- **Master Plan Amendment**

The MPA request included with this application only applies to the 6± acre Alpine Walk property. Currently, the 6 subject acres are designated as Rural in the Cold Springs Area Plan. This application proposes to redesignate the property to Suburban Residential which will create the underlying land use designation in support of MDS zoning (as detailed in the following section).

The proposed Suburban Residential (SR) land use directly matches that of the surrounding area, including the west side of Alpine Walk Drive (phase 23). As depicted previously, the property has already been graded and all necessary infrastructure needed to serve an intensification in density is in place. By redesignating the property to SR, Alpine Walk Court can be double-loaded with homesites, as is common practice throughout Woodland Village.

WOODLAND VILLAGE LAND USE AMENDMENTS

Figure 5 (below) depicts the existing and proposed Master Plan land use for the Alpine Walk property.



Existing Master Plan



Proposed Master Plan

Figure 5 – Existing/Proposed Master Plan Designations

WOODLAND VILLAGE LAND USE AMENDMENTS

- **Regulatory Zone Amendment**

The second component of the requests included with this application is a Regulatory Zone Amendment (RZA) that applies to all three parcels previously described. First, it is proposed to redesignate the Alpine Walk property from GR to MDS, mimicking the proposed MPA request. Incorporating 6 acres of MDS will allow for a maximum of 18 units along the east and northern side of Alpine Walk Court. This is entirely consistent with the west side of the street, as approved with the Phase 23 final map.

The second RZA component is to reestablish 3 acres of MDS density at the Village Parkway/Briar Drive site. As previously noted, this property is already designated as MDS. However, all density associated with the parcel was transferred elsewhere within Woodland Village. This application simply requests that 3 acres of MDS density (up to 9 units) be reestablished at the site.

The final RZA request is to rezone the Azurite parcel (10.13± acres) from MDS to High Density Rural (HDR). The HDR designation is much better suited for the site given access and topographical restraints. HDR will allow for a maximum of 3 single family homes at the site, a reduction of 27 allowed units. This is a key consideration as it is proposed to transfer the 27 units removed from the Azurite property to the Alpine Walk and Village Parkway/Briar Drive site.

The net result of the proposed RZA is no additional gain in density within the Area Plan. This application simply represents a reallocation of units within Woodland Village. This reallocation better reflects real world built conditions and the unit transfers proposed are situated in areas that are far more appropriate for MDS development. Essentially, the requested changes are a “clean-up” of zoning patterns to reflect the buildout of Woodland Village.

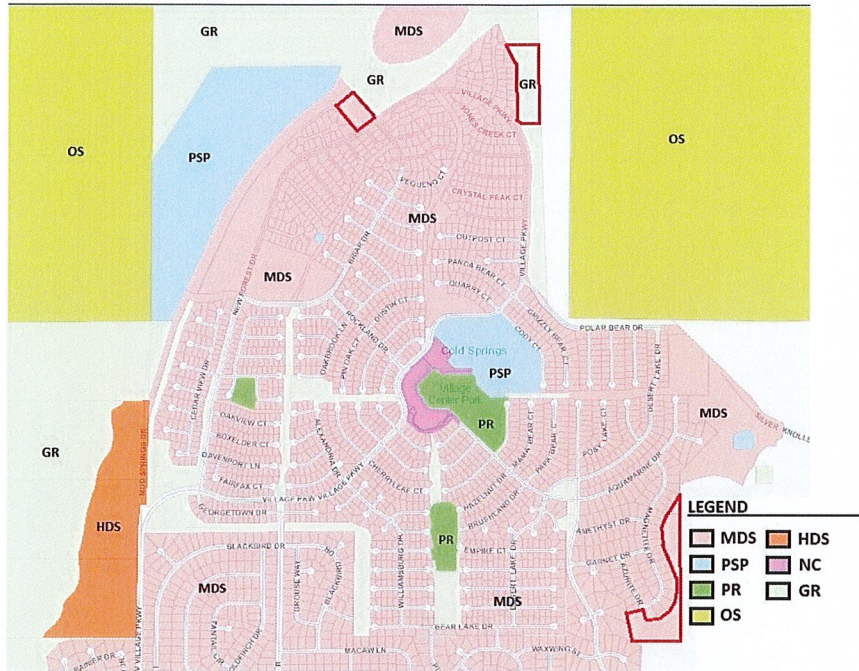
Figure 6 (following page) depicts the existing zoning patterns within Woodland Village and that proposed with this application.

Potential Impacts

As noted previously, the potential impacts of the requested changes are very minimal. In fact, the proposed changes to the Azurite property will reduce potential impacts to the existing established neighborhood. Under the current zoning configuration, 30 units could be developed at the Azurite site. This equates to an estimated traffic volume of 286 average daily trips (ADT) with 23 am and 30 pm peak hour trips. Under the proposed HDR designation, the estimated traffic generation drops to 29 ADT with 2 am and 3 pm peak trips, an approximate 90% reduction.

Reallocation of the 27 units to the Alpine Walk and Village Parkway/Briar Drive sites will have no impact to existing residents as these areas are still under development. Additionally, the small increase in traffic is better accommodated at these locations based on the hierarchy of collector roadways that serve this area of Woodland Village. The transfer of units will not negatively impact traffic patterns in the area or alter existing levels of service for local roadways.

WOODLAND VILLAGE LAND USE AMENDMENTS



Existing Zoning



Proposed Zoning

Figure 6 – Existing/Proposed Zoning

WOODLAND VILLAGE LAND USE AMENDMENTS

In terms of site suitability impacts, the proposed zoning patterns are much more sensitive to the existing site conditions. The Azurite properties are characterized by limited access and topographical constraints. Also, the property is located within a long established neighborhood. Development of the site with up to 30 homes has the potential to alter the character of the neighborhood while the 3 units allowed under the proposed HDR zoning will complement the surrounding neighborhood, allow for adequate/appropriate access, and preserve steeper portions of the site.

Similarly, increasing density at the Alpine Walk and Village Parkway/Briar Drive sites is entirely appropriate given the site conditions. Both properties have been previously graded and all utilities, infrastructure, and services needed to serve new units is in place. These areas of Woodland Village are still under development. As such, impact to existing residents is zero.

As noted, infrastructure is in place to serve the proposed reallocation of units. This includes, sewer, water, gas, electric, and roadway infrastructure. There is no net increase in overall density which ensures that no additional impacts to local schools will occur as a result of this request. The RZA simply reflects a more logical allocation of units within the overall Woodland Village project.

Cold Springs Area Plan

The MPA and RZA requests included with this application are supported by goals and policies contained within the Cold Springs Area Plan and conflict with none. The proposed HDR zoning at the Azurite site and the reallocation of MDS within Woodland Village is consistent with the Cold Springs Character Management Plan (CSCMP), including policy CS.1.1.1 (related to allowed regulatory zones). All of the properties included within this application are located within the Cold Springs Suburban Character Management Area (SCMA), ensuring full compliance with policy CS.1.1.3. Development of the properties proposed for MDS reallocation will not hinder access to public lands, consistent with policy CS.1.2.3.

Goal Two of the Area Plan states: *“Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.”* By redesignating the Azurite property to HDS and reallocating those units within the Woodland Village areas described, this goal is directly implemented. The character of the existing neighborhood adjoining the Azurite property will be fully preserved and new units will be located within the final expansion areas of Woodland Village. All of the zoning patterns proposed are directly compatible with the Character Management Statement included in the Area Plan.

Given the fact that no net increase in total permitted units will occur, this proposal retains consistency with policies CS.3.1 through CS.3.8 related to traffic and roadway capacities. Future development is proposed within areas already graded and/or disturbed. As a result, these requests will not result in impacts to cultural or scenic resources, consistent with Goal Four and policies CS.4.1 through CS.4.5. In fact, this proposal fully supports policy CS.4.3 which states: *“Encourage techniques such as transfer of development rights and conservation easements to protect sensitive areas.”* By reducing density from the Azurite site, steeper slopes will be protected, and density will be transferred to properties well suited for suburban development.

WOODLAND VILLAGE LAND USE AMENDMENTS

Area Plan Findings

The Cold Springs Area Plan is somewhat unique in that it contains specific findings within the Plan Maintenance section related to land use changes. These findings are embedded in policies CS.14.1 through CS.14.5. These policies are listed below and addressed in **bold face** type.

CS.14.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Cold Springs Area Plan, the following findings must be made:

a. The amendment will further implement and preserve the Vision and Character Statement.

This proposal is fully consistent with the Vision and Character Statement and provides for residential density within the SCMA and in an area of existing infrastructure and services. The proposed MPA and RZA do not conflict with any polices or goals included in the Area Plan.

b. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.

As noted in the previous section of this report, the requested changes are consistent with all applicable goals and policies outlined in the Area Plan.

c. The amendment will not conflict with the public's health, safety or welfare.

With no increase in overall density, no negative impacts are anticipated. In fact, this proposal will significantly reduce potential impacts upon established neighborhoods with the proposed down-zone of the Azurite parcels.

CS.14.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Cold Springs Citizen Advisory Board (CAB) must be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.

Not applicable. No change to the Vision and Character Statement or Goal One of the Area Plan is proposed.

WOODLAND VILLAGE LAND USE AMENDMENTS

CS.14.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use (i.e. a master plan amendment), the following findings must be made:

a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.

The proposed density reallocations occur within areas of Woodland Village that are currently under construction. Therefore, all necessary infrastructure and services needed to serve additional uses is in place with capacity to serve a future project.

b. Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.

No net increase in water demand will occur.

c. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.

With no net increase in density, no increase in water or sewer demand beyond that already contemplated within the Area Plan is proposed.

d. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Cold Springs planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Once again, no net increase in density will occur. The proposed reallocation of density will actually allow for better traffic circulation that will not impact established neighborhoods.

e. If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

Not applicable.

WOODLAND VILLAGE LAND USE AMENDMENTS

f. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

Not applicable.

g. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

Not applicable.

h. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.

Although increased density is proposed at the Alpine Walk and Village Parkway/Briar Drive sites, no increase in overall unit counts will occur within the Area Plan. Therefore, this proposal is consistent with policy 11.1.2.

i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.

The proposed change will not result in additional student generation beyond that already contemplated within the Area Plan.

j. The Planning Commission may waive findings (a) through (j) if the amendment is initiated by the local government to respond to emerging or unforeseen land use needs; -or- the amendment is part of the required 5- year update.

Not applicable.

CS.14.4 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change to a Character Management boundary, the following findings must be made:

a. A series (e.g. at least three meetings) of community visioning workshops with the Cold Springs Citizen Advisory Board (CAB) has been conducted and the public input resulting from these workshops has been included and discussed in the staff analysis of the proposed amendment; and,

Not applicable. The proposed changes do not require amendment to the Character Management boundary.

WOODLAND VILLAGE LAND USE AMENDMENTS

b. Proposed boundary changes must include a proposed land use change for the land to be included in the new boundary. The proposed land use change must meet the findings enumerated in Policy CS.14.3 and other applicable policies and findings of the Cold Springs Area Plan; and,

Not applicable.

c. If the proposed land use change has been determined to not be in compliance with existing resource and facility plans, then the applicable resource and facility plans have been updated, at the applicants expense, and the proposed change can be accommodated by the updated plans. Proposals that cannot be accommodated by updates to the resource and facility plans shall be denied.

Not applicable.

CS.14.5 The Cold Springs Area Plan shall be updated every five (5) years from the date of adoption.

Not applicable.

Master Plan Amendment Findings

Section 110.820.15(d) of the Washoe County Development Code established findings for Master Plan Amendment requests. Similar to the Area Plan findings, these are listed below and addressed in **bold face** type.

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

As described previously in this report, the proposed amendment fully complies with the goals and polices of the Cold Springs Area Plan and supports Master Plan policies related to land use, development suitability, availability of infrastructure, etc.

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

The proposed amendment provides for high compatibility with surrounding uses and will reduce impacts to established neighborhoods within the Area Plan. No negative impacts to the public's health, safety, or welfare will result from this request.

WOODLAND VILLAGE LAND USE AMENDMENTS

- (3) Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

As noted, the proposed changes are essentially a “clean-up” of land use designations to reflect the ultimate buildout of the Woodland Village master plan. The proposed changes are minor in nature and will protect established neighborhoods while reallocating density to parcels better suited for development.

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

All infrastructure and services needed to serve the areas where density is proposed are in place with capacity to accommodate the potential future units. No net increase in overall units/density within the Area Plan is proposed.

- (5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The reallocation of density represents orderly physical growth by locating new units in areas best suited for development. This will preserve the character of existing neighborhoods and avoid development of slope/hillside areas within the Area Plan boundaries. All services and infrastructure to serve the reallocation areas is in place and will not result in natural resource impairment of the expenditure of public funds.

- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

WOODLAND VILLAGE LAND USE AMENDMENTS

Regulatory Zone Amendment Findings

Like the MPA findings previously addressed, The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners to approve Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

The requested zoning is consistent with the underlying Suburban Residential Master Plan designation and all goals and policies of the Area Plan. The MPA request included with this RZA is minor in nature and is essentially a “housekeeping” clean up of land use within Woodland Village.

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

The proposed zoning and density reallocation will result in land use that directly complements adjoining parcels.

- (3) Response to Change Conditions.; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

The proposed changes better reflect the ultimate buildout of Woodland Village as well as site suitability. Transfer of units from the Azurite property will protect the character of established neighborhoods and allow for construction of units in areas better suited for development.

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

All facilities, services, and infrastructure needed to serve future units is currently under development with the final phases of Woodland Village and will be available to serve the areas proposed for density reallocation.

WOODLAND VILLAGE LAND USE AMENDMENTS

- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

As detailed in previous sections of this report, the project actually serves to implement goals and policies of the Master Plan and Area Plan.

- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The proposed changes will have no impact on the overall population growth but will ensure that natural resources and established neighborhoods are protected. The changes will focus new development at sites best suited for MDS use and will not result in impacts to adjoining properties. No net increase in overall density within the Area Plan is proposed.

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

APPENDICES

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Woodland Village Land Use Amendments			
Project Description: A MPA and RZA to allow for the transfer/reallocation of 27 units from land adjacent to Woodland Village to property better suited for development within Woodland Village (with no net gain in overall units). See attached project description.			
Project Address: Southern terminus of Azurite Drive, east side of Alpine Walk Court, and north side of Village Parkway at Briar Drive in Cold Springs			
Project Area (acres or square feet): Total area affected by requests is 19.13 acres (see attached description)			
Project Location (with point of reference to major cross streets AND area locator):			
<small>The application includes properties at the southern terminus of Azurite Drive, east side of Alpine Walk Court, and north side of Village Parkway at Briar Drive. See attached vicinity map.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
087-520-01	9.52 acres	portion of 556-290-35	6 acres
087-520-02	0.61 acres	portion of 556-290-24	3 acres
Indicate any previous Washoe County approvals associated with this application: Case No.(s). portions of the property were previously included within Woodland Village			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Woodland Village North LLC and Woodland Village Phase 22 LLC		Name: Christy Corporation, Ltd.	
Address: 4790 Caughlin Pkwy. # 519		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89519	Sparks, NV	Zip: 89436
Phone: 775-750-5537	Fax:	Phone: 775-502-8552	Fax:
Email: rlissner@gmail.com		Email: mike@christynv.com	
Cell: 775-750-5537	Other:	Cell: 775-250-3455	Other:
Contact Person: Bob Lissner		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Woodland Village North, LLC		Name:	
Address: 4790 Caughlin Pkwy. # 519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone: 775-750-5537	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: Bob Lissner		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Woodland Village North LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)

COUNTY OF WASHOE)

I, Robert Lissner
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 087-520-01, 087-520-02, ~~556-290-05~~, and 556-290-24

Printed Name Robert Lissner

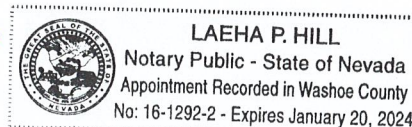
Signed RJLissner

Address 4790 Coughlin Pkwy 519
Reno 89519

Subscribed and sworn to before me this 5 day of Jan, 21.

(Notary Stamp)

Yaeha P. Hill
Notary Public in and for said county and state Washoe, NV
My commission expires: 1/20/24



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Woodland Village North LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Peter Lessner
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 087-520-01, 087-520-02, 556-290-35, and 556-290-24

Printed Name Peter Lessner

Signed [Signature]

Address 4790 Caughlen Pkwy
439, Reno, NV 89519

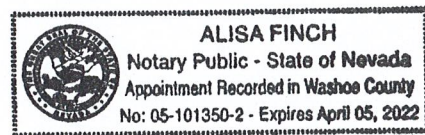
Subscribed and sworn to before me this
7th day of January, 2021.

[Signature]

Notary Public in and for said county and state

My commission expires: 4/5/2022

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

The MPA would allow for 6 acres of property within Woodland Village to be redesignated from Rural to Suburban Residential. Refer to attached report for a detailed description.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

The area proposed for amendment has already been graded and well suited for development without creating negative impacts. Refer to attached report for a detailed analysis.

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

The MPA applies to the east side of Alpine Walk Court, north of Village Parkway in Cold Springs. Refer to attached report for maps, descriptions, etc.

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
556-290-35	Suburban Res (SR) and Rural (R)	SR = 3.15/R = 15.37	SR and R	SR = 9.15/R = 9.37

c. What are the adopted land use designations of adjacent parcels?

North	Rural
South	Suburban Residential
East	Rural/Undesignated
West	Suburban Residential

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

The site has been graded and is located on the opposite side of the the street from Woodland Village Phase 23 (see attached report for additional details).

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

There are no significant natural resources or constraints onsite. Refer to attached report for additional details.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes No

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes No

Explanation:

--

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Water will serve letters have already been supplied to Washoe County.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Great Basin Water Co.

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Village Parkway to US 395 with White Lake Parkway as an alternate

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District - Cold Springs Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Woodland Village (various)
g. Library	Washoe County - North Valleys branch
h. Citifare Bus Stop	N/A

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

- a. Population Element:

Refer to attached report for a detailed analysis.

- b. Conservation Element:

Refer to attached report for a detailed analysis.

- c. Housing Element:

Refer to attached report for a detailed analysis.

- d. Land Use and Transportation Element:

Refer to attached report for a detailed analysis.

- e. Public Services and Facilities Element:

Refer to attached report for a detailed analysis.

- f. Adopted area plan(s):

Refer to attached report for a detailed analysis.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

Refer to attached report for a full analysis.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

The attached report includes a detailed project description, visual representations of the amendment proposed, analysis of the Cold Springs Area Plan, and analysis of the required findings.

Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

Properties proposed for amendment are located in and adjacent to Woodland Village, as depicted on the attached vicinity map.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
087-520-01	Suburban Res	MDS	9.52	HDR	9.52
087-520-02	Suburban Res	MDS	0.61	HDR	0.61
556-290-35	Suburban Res and Rural	MDS and GR	3.15 MDS/15.37 GR	MDS and GR	9.15 MDS/9.37 GR
556-290-24	Suburban Res and Rural	MDS and GR	37.63 MDS/133.41 GR	MDS and GR	37.63 MDS/133.41 GR
See note below					

The RZA would allow for the reestablishment of 3 acres of MDS density on APN 556-290-24

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	See attached map	Varies per parcel. See attached map
South	See attached map	Varies per parcel. See attached map
East	See attached map	Varies per parcel. See attached map
West	See attached map	Varies per parcel. See attached map

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

All of the sites included in this request are currently vacant.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

The properties are not characterized by any natural constraints. Refer to attached report for additional details.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
---	--

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Water rights/will serve letters for Woodland Village are on file with Washoe County.
--

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

No net increase in allowed units is proposed. Refer to attached report for additional details.
--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Great Basin Water Co.

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

--

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

--

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Village Parkway to US 395 with White Lake Parkway as an alternate

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Truckee Meadows Fire Protection District - Cold Springs Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Woodland Village (various)
g. Library	Washoe County - North Valleys branch
h. Citifare Bus Stop	N/A

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08752001	Active	1/5/2021 1:38:27 AM

Current Owner:
 WOODLAND VILLAGE NORTH LLC
 4790 CAUGHLIN PKWY 519
 RENO, NV 89519

SITUS:
 0 AZURITE DR
 WCTY NV

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$7.78	\$7.78	\$0.00	\$0.00	\$0.00
2019	\$6.81	\$6.81	\$0.00	\$0.00	\$0.00
2018	\$6.50	\$6.50	\$0.00	\$0.00	\$0.00
2017	\$6.24	\$6.24	\$0.00	\$0.00	\$0.00
2016	\$6.90	\$6.90	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08752002	Active	1/5/2021 1:38:27 AM

Current Owner:
 WOODLAND VILLAGE NORTH LLC

4790 CAUGHLIN PKWY 519
 RENO, NV 89519

SITUS:
 0 CRYSTAL CANYON BLVD
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$7.35	\$7.35	\$0.00	\$0.00	\$0.00
2019	\$6.40	\$6.40	\$0.00	\$0.00	\$0.00
2018	\$6.11	\$6.11	\$0.00	\$0.00	\$0.00
2017	\$5.86	\$6.86	\$0.00	\$0.00	\$0.00
2016	\$6.53	\$6.53	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
55629035	Active	1/5/2021 1:38:27 AM

Current Owner:
 WOODLAND VILLAGE PHASE 22 LLC
 4790 CAUGHLIN PKWY 439
 RENO, NV 89519

SITUS:
 0 NEW FOREST DR
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$6.33	\$6.33	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER


Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
55629024	Active	1/5/2021 1:38:27 AM

Current Owner:
WOODLAND VILLAGE NORTH LLC

4790 CAUGHLIN PKWY 519
RENO, NV 89519

SITUS:
0 BRIAR DR
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$607.77	\$607.77	\$0.00	\$0.00	\$0.00
2019	\$578.23	\$578.23	\$0.00	\$0.00	\$0.00
2018	\$551.75	\$551.75	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information