

395 North

Application to Washoe County for a:

Master Plan Amendment and Regulatory Zone Amendment

Prepared by:



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- WC Development Application
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- Property Owner Affidavit
- WC Fee Sheet
- WC Treasurer – Tax Payment Records

Project Request

This application contains three requests:

1. A **Master Plan Amendment** to change the Master Plan land use designation to the parcel from Suburban Residential (SR) to Industrial (I);
2. A **Regulatory Zone Amendment** to change the parcel zoning from Public/Semi-Public (PSP) to Industrial (I).

The site is part of the Cold Springs Area Plan within its Suburban Character Management Area. The requests are initiated by the recent approval in the immediate area where adjacent parcels are now industrially and transforming to an intense industrial area. The proposed well parcel relocation is intended to be near the existing location but not within the building footprint of the approved industrial development.

Project Location

The site is located just south of the intersection of Reno Park Boulevard and White Lakes Road in Cold Springs. It is currently accessed via an unpaved road that connects to Reno Park Boulevard. The site includes one parcel, APN 081-121-35, and consists of 0.057 acres (2,500 s.f.) as shown in Figure 1 below.



Figure 1 – Vicinity Map

Land Use Compatibility

The site is surrounded by land that is designated Industrial for both land use and zoning. This request is to change the site use to align with the surrounding land use that supports the recently approved industrially development on the site. Existing and proposed designations are show in Figures 2-5 below.



Figure 2 – Existing Zoning

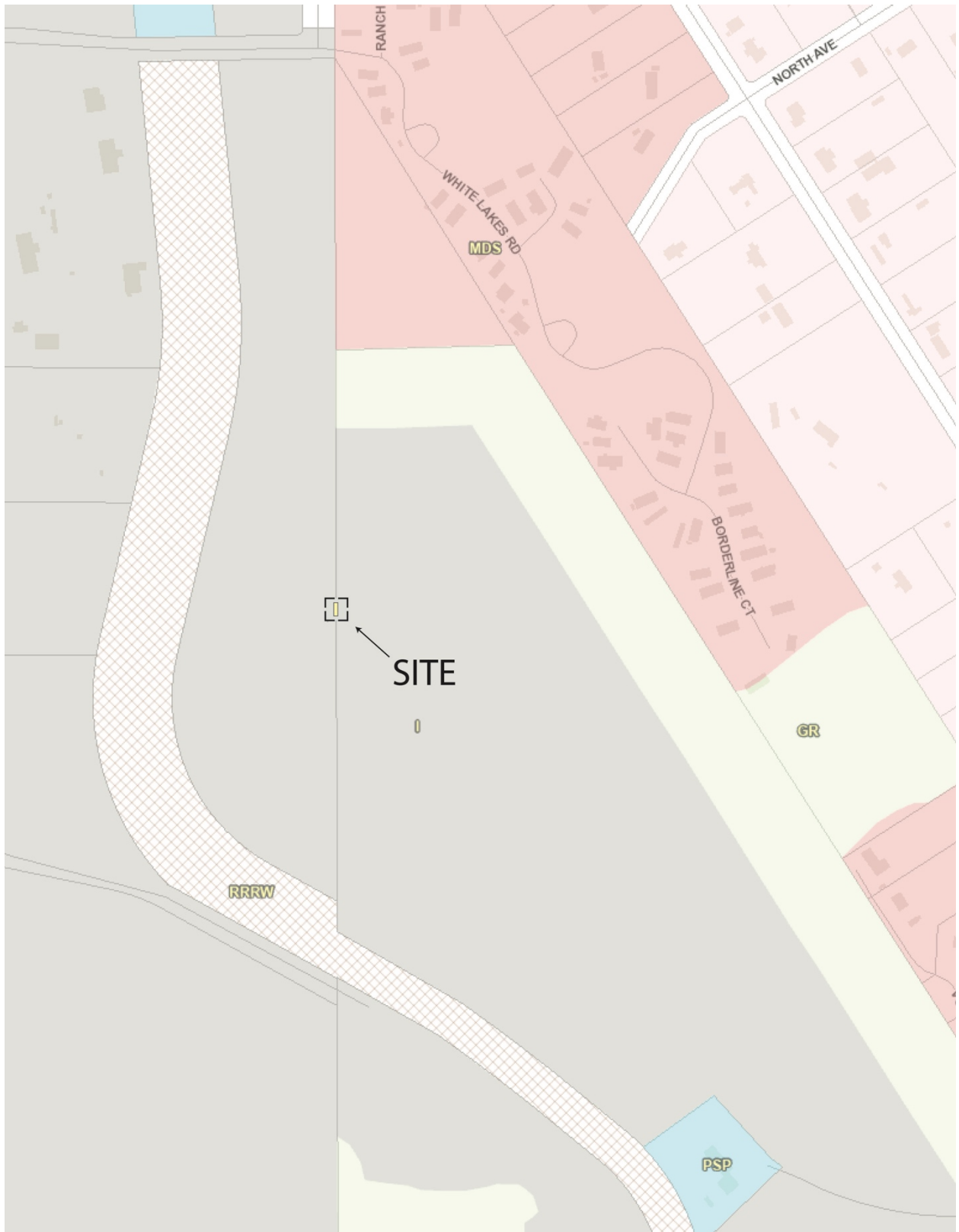


Figure 3 – Proposed Zoning

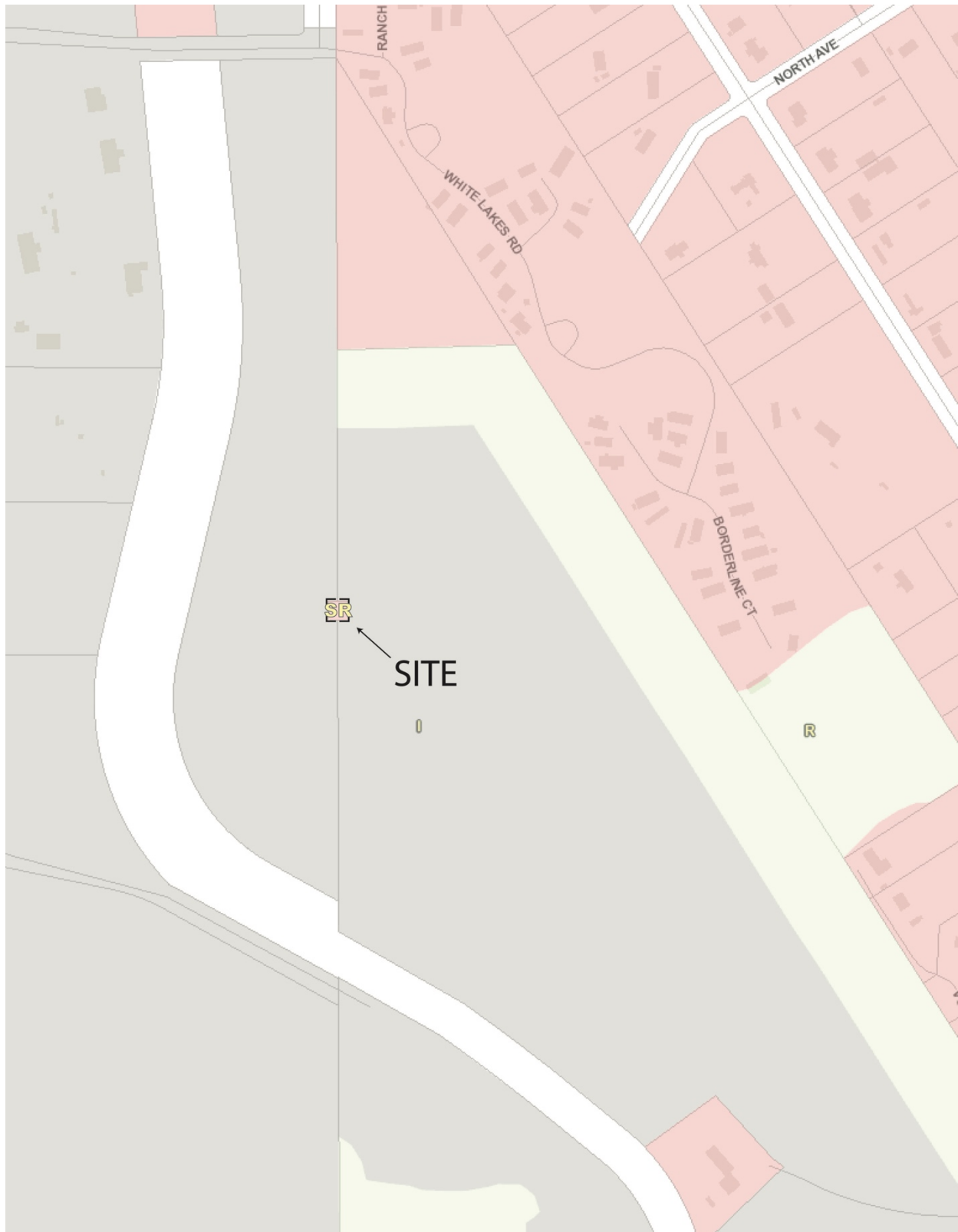


Figure 4 – Existing Master Plan Land Use

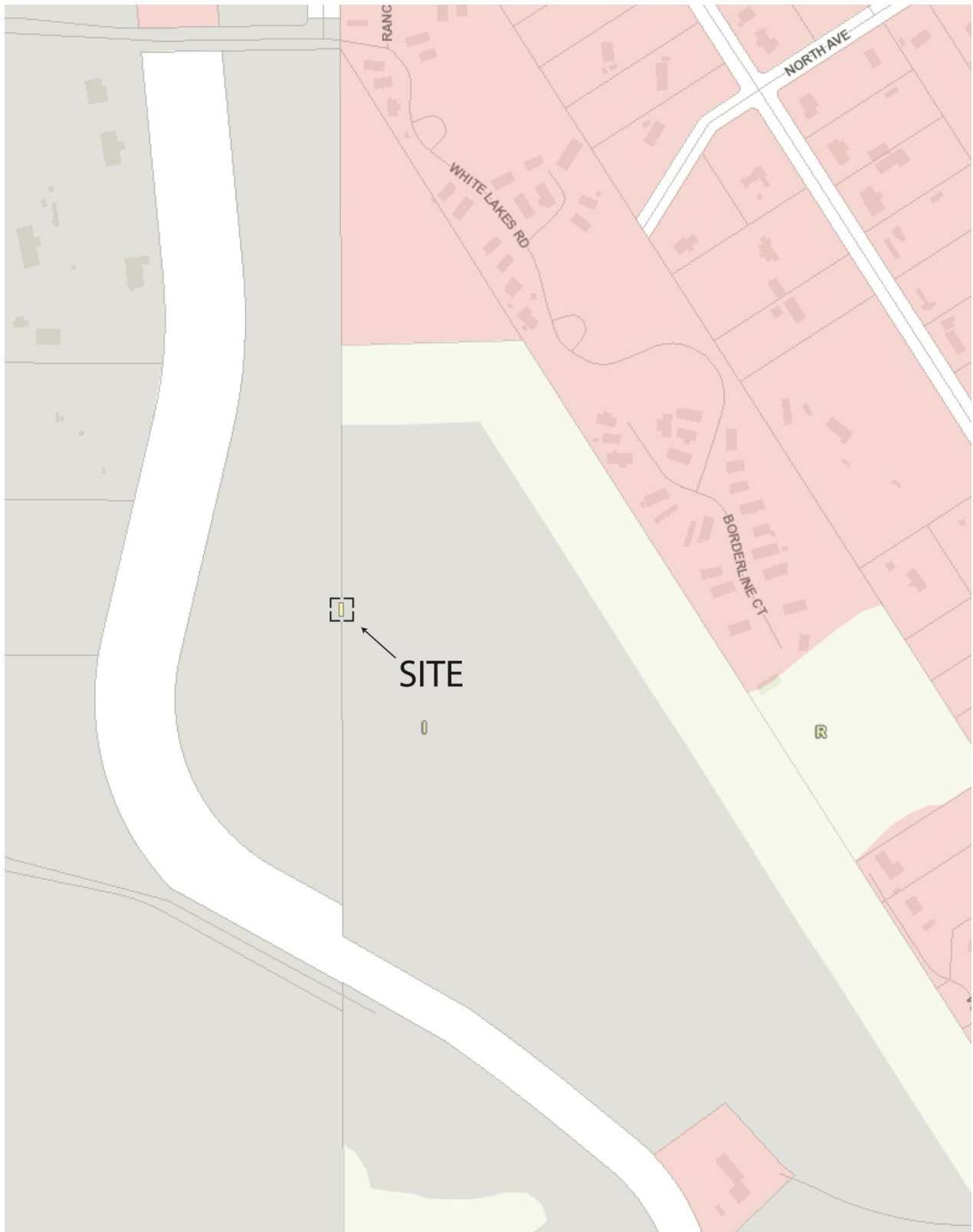


Figure 5 – Proposed Master Plan Land Use

Rationale for Requested Land Use Change

The followings points are to identify the key issues to be addressed with staff and public review to approve this request:

- Change in Conditions – Recent changes in the immediate area include the approval of a grading SUP to allow for the Logistics project in an industrial park that encompasses the identified parcel.
- Land Use Compatibility – There is solid basis to say the change is appropriate given that industrial zoning and uses are surrounding the site on all sides. The existing SR land use is not appropriate for the surrounding. While PSP was a fit for the existing water well, the relocation of the well allows for the zoning to be realigned with the surrounding uses that will be eventually developed on the site.
- Policy Changes – This proposed change to the Suburban Character Management Area of the North Valleys Area Plan will not affect any other parcels within that subarea. The vision and character statements of the Cold Springs Area Plan are more aligned with this proposed change as Industrial is the primary use for that area.
- Public Facilities – This parcel will be served the facilities that are planned and approved for the development that will occur within it. The existing facilities within the subject parcel are to be relocated to a more accessible and appropriate location in consideration of the built out industrial facilities and general intensification of industrial use surrounding the site.

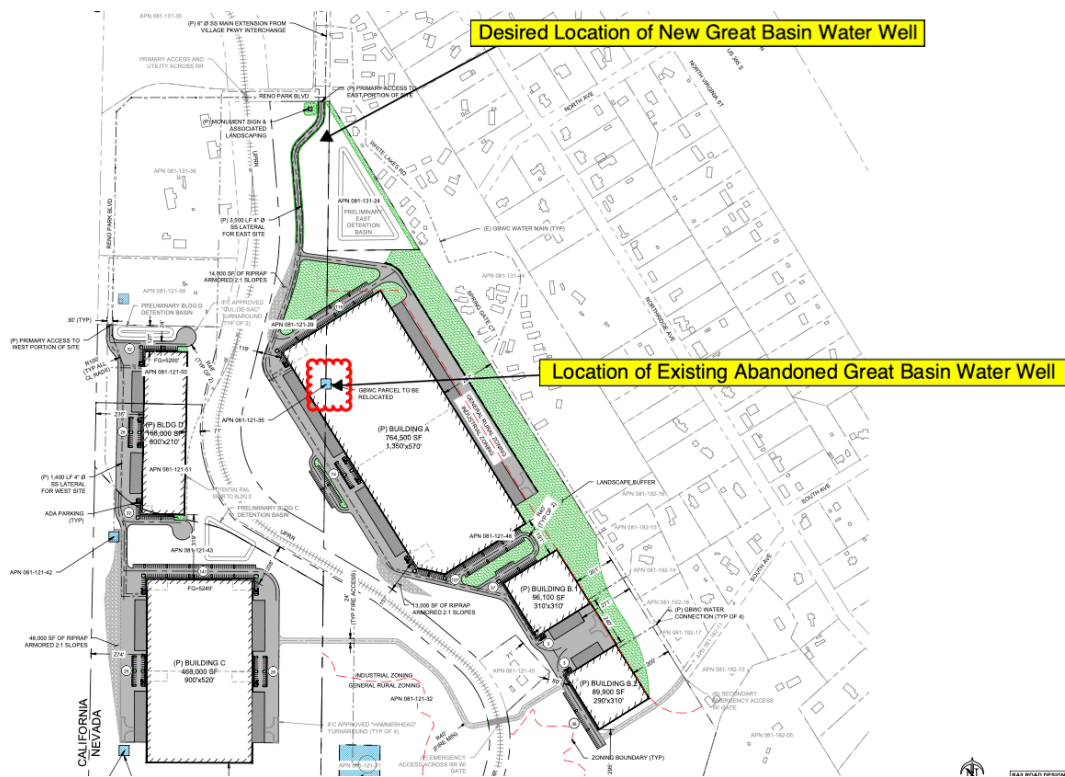


Figure 6 – Conceptual Well Relocation

Master Plan Amendment Findings

Plan Maintenance

Goal Fourteen: Amendments to the Cold Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Cold Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

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:

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

The amendment furthers the Vision and Character Statement as it aligns the use designation with the intended industrial development of the area.

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

The amendment conforms to all applicable policies listed in the plans listed above.

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

The amendment does not have any foreseeable impact on, let alone conflict with, the public's health, safety or welfare.

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 as the amendment does not propose to revise the Vision and Character Statement nor Goal One of the Cold Springs Area Plan.

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:

1. 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.

This Master Plan Amendment request is being made specifically to ensure the resource capacity at the existing well site remains accessible once development build out is in place.

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

The subject parcel contains a water resource that will be relocated in compliance with policy CS.11.6.

3. 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.

The proposed change of use will align with the previously approved development and utilities plan to serve it, which has been evaluated with the Washoe County Department of Water Resources.

4. 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.

Not applicable as there is no traffic associated with this request.

5. 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 as there is not a change in level of service for transportation associated with this request.

6. 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 as roadways are not impacted by this request.

7. 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 as this request does not propose commercial land use.

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

Not applicable as this request does not propose residential land use.

9. 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.

Not applicable as this request does not impact public school facility capacity.

Regulatory Zone Amendment Findings

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

(1) Consistency with Master Plan.

Finding: The proposed amendment is fundamentally compliant with all policies and action programs of the Master Plan as discussed in the attached supplemental information document.

(2) Compatible Land Uses

Finding: The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare. The highest level measure of compatibility for this request is the transformative nature of the area from what was vacant land to a major industrial park development, which was the intended use of the area in the Area Plan.

(3) Response to Change Conditions; more desirable use

Finding: The proposed amendment responds to changed conditions, and the requested amendment represents a more consistent designation of land use with its surroundings to the intended and desired use.

(4) Availability of Facilities.

Finding: There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the planned development on this site. In review of the North Valley Area Plan and the Public Facilities Map, there is existing fire, parks, and library services in the area. The site will connect to services as described, reviewed, and approved in the site's development plan.

(5) No Adverse Effects.

Finding: This change is a response to recent changes on this and surrounding parcels to maintain consistency in use. This should be viewed as positive and not an adverse effect.

(6) Desired Pattern of Growth.

Finding: The pattern of growth for the subject site has already been determined. The proposed change is intended to keep consistent with that planned development. Washoe County has supported that development plan as a responsible and desired pattern of growth.

(7) Effect on a Military Installation When a Military Installation is Required to be Noticed.

Finding: The proposed amendment will not affect the location, purpose and mission of the military installation.

Appendix

Application Materials

WC Development Application

Master Plan Amendment – Supplemental Information

Regulatory Zone Amendment – Supplemental Information

Property Owner Affidavit

WC Fee Sheet

WC Treasurer – Tax Payment Records

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Project Max Land, 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, JAMES T. EASON
(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): 081-121-35

Printed Name James Eason - Director of Nevada Operations

Signed James Eason

Address Great Basin Water Co. - Cold Springs Division

1005 Terminal Way, Ste. 294, Reno, NV 89502

Subscribed and sworn to before me this 6th day of September, 2022

(Notary Stamp)

Jillie Morrison
Notary Public in and for said county and state
My commission expires: 12/2/2024



*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

**UNANIMOUS WRITTEN CONSENT
OF
THE BOARD OF DIRECTORS
OF
GREAT BASIN WATER CO.**

The undersigned, being all directors of Great Basin Water Co., an Nevada corporation (the “*Company*”), acting by written consent without a meeting pursuant consent to adoption of the following resolutions:

NOW BE IT:

RESIGNATION OF OFFICERS

RESOLVED, that the resignation of Amy Robinson as an officer of the Company, effective as of November 9, 2021, is hereby ratified, confirmed, acknowledged and accepted.

ELECTION OF OFFICERS

RESOLVED, that the appointment of Sophia Sacco as Assistant Secretary is ratified and confirmed effective as of November 10, 2021.

RESOLVED, that the following people are elected to the offices set forth next to their name, to hold office until the earlier election and qualification of their successor or until their earlier resignation or removal:

Name	Office
Seán Twomey	President
James T. Eason	Vice President
Allen Wilt	Secretary
Sophia Sacco	Assistant Secretary
Jim Andrejko	Treasurer

FURTHER RESOLVED, that the appointment and election of all officers of the Company is hereby authorized, approved, ratified and confirmed, and that all actions taken prior to the date hereof in the name of and on behalf of the Company by any officer, director or other authorized representative of the Company are hereby authorized, approved, ratified and confirmed in all respects.

GENERAL AUTHORITY

RESOLVED, that each of the Company's officers, directors and authorized representatives is authorized to take any and all actions which they or any of them deem necessary or appropriate in order to effectuate the intent and purposes of the foregoing resolutions, including the execution and delivery of such other documents, instruments or certificates and payment of such expenses as they or any of them deem necessary or appropriate.

This consent may be executed in one or more counterparts, each of which shall be deemed an original and all of which, when taken together shall constitute one instrument. The execution of this consent shall constitute a written waiver of any notice required by state law or the Company's governing documents.

RESOLVED, that an executed copy of this Unanimous Written Consent shall be filed with the minutes of the proceedings of the board of directors.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of December 31, 2021.

By: Catherine Heigel
Catherine Heigel

By: Mario Alonso
Mario Alonso

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 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?

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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?

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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?

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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

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

North	
South	
East	
West	

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

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.

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.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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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.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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- 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 type="checkbox"/> No
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Explanation:

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- 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 type="checkbox"/> No
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Explanation:

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- 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 type="checkbox"/> No
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Explanation:

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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 type="checkbox"/> No
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Explanation:

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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 type="checkbox"/> Yes	<input type="checkbox"/> No
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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.

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 type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- 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 type="checkbox"/> Public system	Provider:	

- b. Available:

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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:

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b. Conservation Element:

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c. Housing Element:

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d. Land Use and Transportation Element:

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e. Public Services and Facilities Element:

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f. Adopted area plan(s):

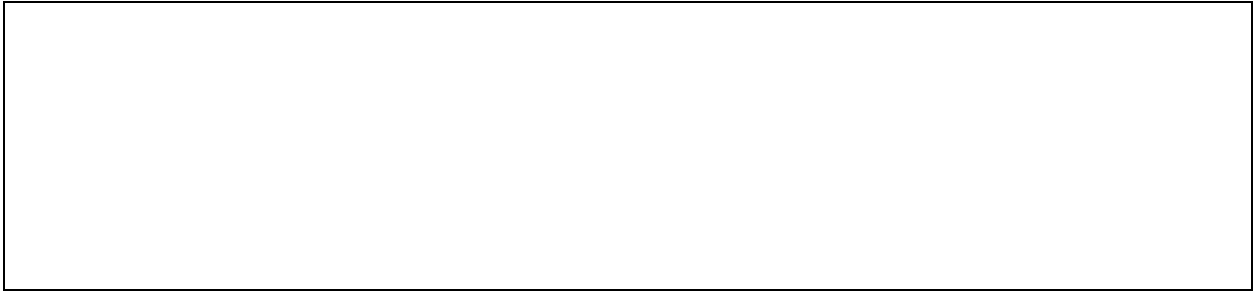
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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

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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.)



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)?

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

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

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

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

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.

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 type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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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 type="checkbox"/> Yes	<input type="checkbox"/> No
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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):

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- 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.

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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 type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- 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 type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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.

--

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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 type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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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 type="checkbox"/> No
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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 type="checkbox"/> No
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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 type="checkbox"/> No
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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 type="checkbox"/> No
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Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (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.
- (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.
- (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.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master 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.
- (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 a military installation.