



# WASHOE COUNTY

Integrity Communication Service

[www.washoecounty.us](http://www.washoecounty.us)

## STAFF REPORT

**BOARD MEETING DATE:** Tuesday, April 28, 2020

**DATE:** April 4, 2020

**TO:** Board of County Commissioners

**FROM:** Dan Cahalane, Planner, Planning & Building, Community Services Department, 775-328-3628, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Department, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Master Plan Amendment Case Number WMPA19-0008 and Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Rollback) – The Washoe County Commission will affirm, reverse, or modify the decisions of the Planning Commission that recommended the approval of the following items:

1. Subject to a finding of conformance with the regional plan by the regional planning authorities to approve a Master Plan Amendment WMPA19-0008 (Sparks SOI Rollback) on behalf of Washoe County assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction, changing all City of Sparks Land Use (LU) designations to the equivalent Washoe County master plan category (MPC) as follows in accordance with the Regional Plan:
  - a. Sparks LU Large Lot Residential to Washoe County Master Plan Category (MPC) Rural Residential
  - b. Sparks LU Large Lot Residential, Low Density Residential, and Intermediate Density Residential to Washoe County MPC Suburban Residential
  - c. Sparks LU Multi-family Residential to Washoe County MPC Urban Residential
  - d. Sparks LU Community Facilities to Washoe County MPC Open Space
  - e. Sparks LU Commercial to Washoe County MPC Commercial

If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

**AGENDA ITEM #** \_\_\_\_\_

AND

2. Subject to final approval of the associated master plan change, to approve Regulatory Zone Amendment WRZA19-0008 (Sparks SOI Rollback) on behalf of Washoe County for the purpose of assigning Washoe County regulatory zones on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone within its proposed master plan category based on its current land use and lot size. The existing regulatory zones are as follows:
  - a. Third Rural Conservation Agricultural District (A7)
  - b. First Rural Conservation District (A5)
  - c. Second Agricultural District (A2)
  - d. First Agricultural District (A1)
  - e. Second Estates District (E2)
  - f. First Estates District (E1)
  - g. General Commercial Non Residential District (C2)
  - h. General Rural (GR)
  - i. Medium Density Suburban (MDS)
  - j. High Density Suburban (HDS)
  - k. Low Density Urban (LDU)

The proposed regulatory zones are as follows:

- a. Low Density Suburban/2 (LDS/2),
- b. Medium Density Suburban/4, (MDS/4),
- c. High Density Suburban (HDS),
- d. Low Density Urban (LDU),
- e. General Commercial (GC),
- f. Public and Semi-Public Facilities (PSP),
- g. Parks and Recreation (PR)

AND

3. If approved, authorize the Chair to sign the resolutions to that effect.

The areas affected are generally:

- All parcels accessed via Ponderosa Drive.
- Generally, the parcels bound by Sullivan Lane to the east, Wedekind Road to the south, Charolaise Circle to the west, and Isle of Skye Drive to the north.
- Generally, parcels accessed by Anthony Place, Weems Way, and via Moorpark Court from the north.
- Generally, parcels bound by Wildcreek Golf Course to the west; Federal land to the north; Orr Ditch, Skyridge Lane North McCarran Blvd., and Wedekind Road to the south and east.
- All parcels within the Sunset View Rancho Estates 2 subdivision at the terminus of East Prater Way.
- Generally, the parcels bound by Sparks Blvd. to the west,

Shadow Lane to the south, Country Circle to the east and Satellite Drive to the north.

- Generally, parcels to the west of Pyramid Highway between Los Altos Parkway and Golden View Drive that are not Federal lands.
- Generally, the parcels east of Pyramid Highway bound by Los Altos Parkway to the south, Ebbet's Pass Drive and Orr Ditch to the east, and Kiley Parkway to the north.
- Lazy Five Park and Jesse Hall Elementary School.
- Generally, the areas accessed via Dolores Drive that are not already within Washoe County.
- Generally, the parcels accessed via Baldwin Way.
- Generally, parcels abutting the 2680 ft. of Eaglenest Road when accessed via La Posada Drive to the North.

(Commission Districts 3, 4, and 5.)

---

### **SUMMARY**

This is a request to provide 1,180 parcels with Washoe County master plan categories and appropriate regulatory zone designations based on current use and lot size.

Washoe County Strategic Objective supported by this item: Proactive Economic Development

### **PREVIOUS ACTION**

On March 3, 2020, the application was presented to the Planning Commission. The Planning Commission voted 5-0 in favor of the master plan amendment and regulatory zone amendment.

On February 5, 2020, the application, by the Washoe County Planning Department, was presented at a neighborhood meeting concurrent to the Spanish Spring Citizen Advisory Board. The Spanish Springs Citizen Advisory Board voted unanimously to approve the master plan amendment and regulatory zone amendment.

### **BACKGROUND**

This request is responding to the reversion of 1,180 parcels from the City of Sparks' planning jurisdiction effective October 10, 2020, as part of the Truckee Meadows Regional Plan update. This application is to provide Washoe County master plan Categories and regulatory zone designations to these parcels in accordance to the current development code. Staff translated the existing City of Sparks land use into Washoe County master plan categories using the translation table included within the current regional plan. Staff then applied the regulatory zone allowed within the proposed master plan areas based on lot size and land use types. Each parcel was designated with a regulatory zone that had the largest minimum lot size. This process also updated many legal non-conforming pre-1993 zoning areas to match current regulatory zone. This will allow staff to apply the development code uniformly across the affected areas.

**FISCAL IMPACT**

No fiscal impact.

**RECOMMENDATION**

It is recommended that the Washoe County Board of Commissioners affirm the findings of the Washoe County Planning Commission for WMPA19-0008 and WRZA19-0008 and (1) adopt an amendment to the Washoe County Master Plan, Spanish Spring Area Plan, and Sun Valley Area Plan to provide master plan designations for the reverted parcels; and (2) change the regulatory zones of the subject parcels to conform with the relevant master plan category based on current lot size; (3) to authorize the Chair to sign the two resolutions to adopt the amendments to the Spanish Springs Area Plan map, the Sun Valley Area Plan map, and the Regulatory Zone map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt:

1. Master plan amendment WMPA19-0008 (Sparks SOI Rollback) assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction, changing all City of Sparks Land Use (LU) designations to the equivalent Washoe County master plan category (MPC) as follows in accordance with the Regional Plan:
  - a. Sparks LU Large Lot Residential to Washoe County MPC Rural Residential
  - b. Sparks LU Large Lot Residential, Low Density Residential, and Intermediate Density Residential to Washoe County MPC Suburban Residential
  - c. Sparks LU Multi-family Residential to Washoe County MPC Urban Residential
  - d. Sparks LU Community Facilities to Washoe County MPC Open Space
  - e. Sparks LU Commercial to Washoe County MPC Commercial

**AND**

2. Subject to final approval of the associated master plan change, to approve Regulatory Zone Amendment WRZA19-0008 (Sparks SOI Rollback) for the purpose of assigning Washoe County regulatory zones on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone within its proposed master plan category based on its current land use and lot size.

**AND**

3. If approved, authorize the Chair to sign the resolutions to that effect.



In making this motion, the Board is able to make the findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

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. 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 Master Plan designation.
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.

Further, the Board is able to make the findings for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d):

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 the military installation.”

Attachments:

- A. MPA Resolution
- B. RZA Resolution
- C. Planning Commission MPA Resolution
- D. Planning Commission RZA Resolution
- E. Planning Commission Staff Report
- F. Planning Commission Minutes



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

**RESOLUTION**

**ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN,  
SPANISH SPRINGS AND SUN VALLEY MASTER PLAN MAPS (WMPA19-0008)**

WHEREAS, Washoe County applied to the Washoe County Planning Commission on behalf of Washoe County to apply master plan categories to 1180 parcels reverted to Washoe County planning jurisdiction on October 10, 2019;

WHEREAS, on March 3, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA19-0008, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on April 28, 2020, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

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 Changed Conditions. The proposed amendment identifies and 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 Master Plan designation.
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. And;

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the Spanish Springs Area Plan and Sun Valley Area Plan Maps (Case No. WMPA19-0008), as set forth in Exhibits A and B attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 28<sup>th</sup> day of April, 2020, to be effective only as stated above.

WASHOE COUNTY COMMISSION

---

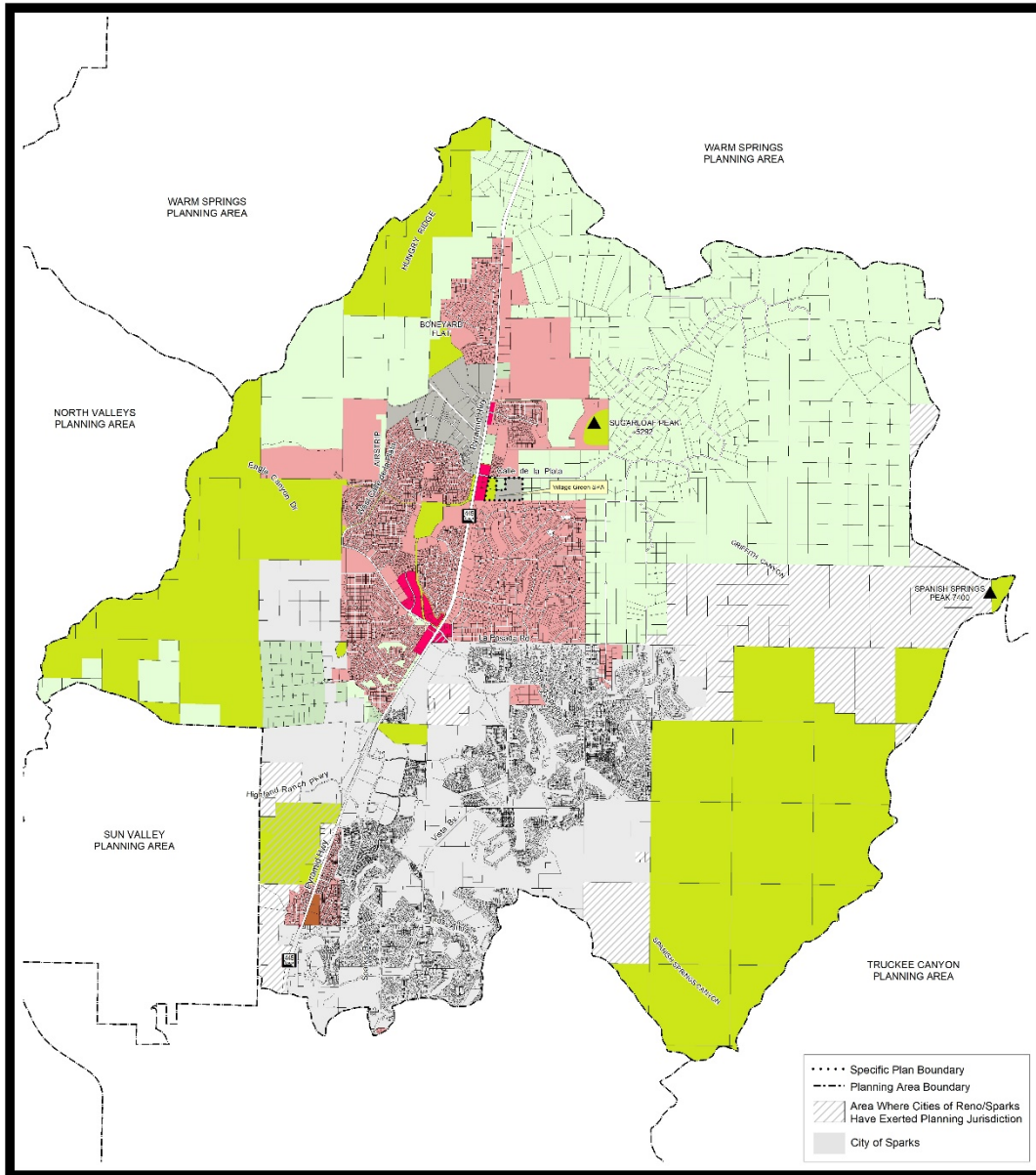
Bob Lucey, Chair

ATTEST:

---

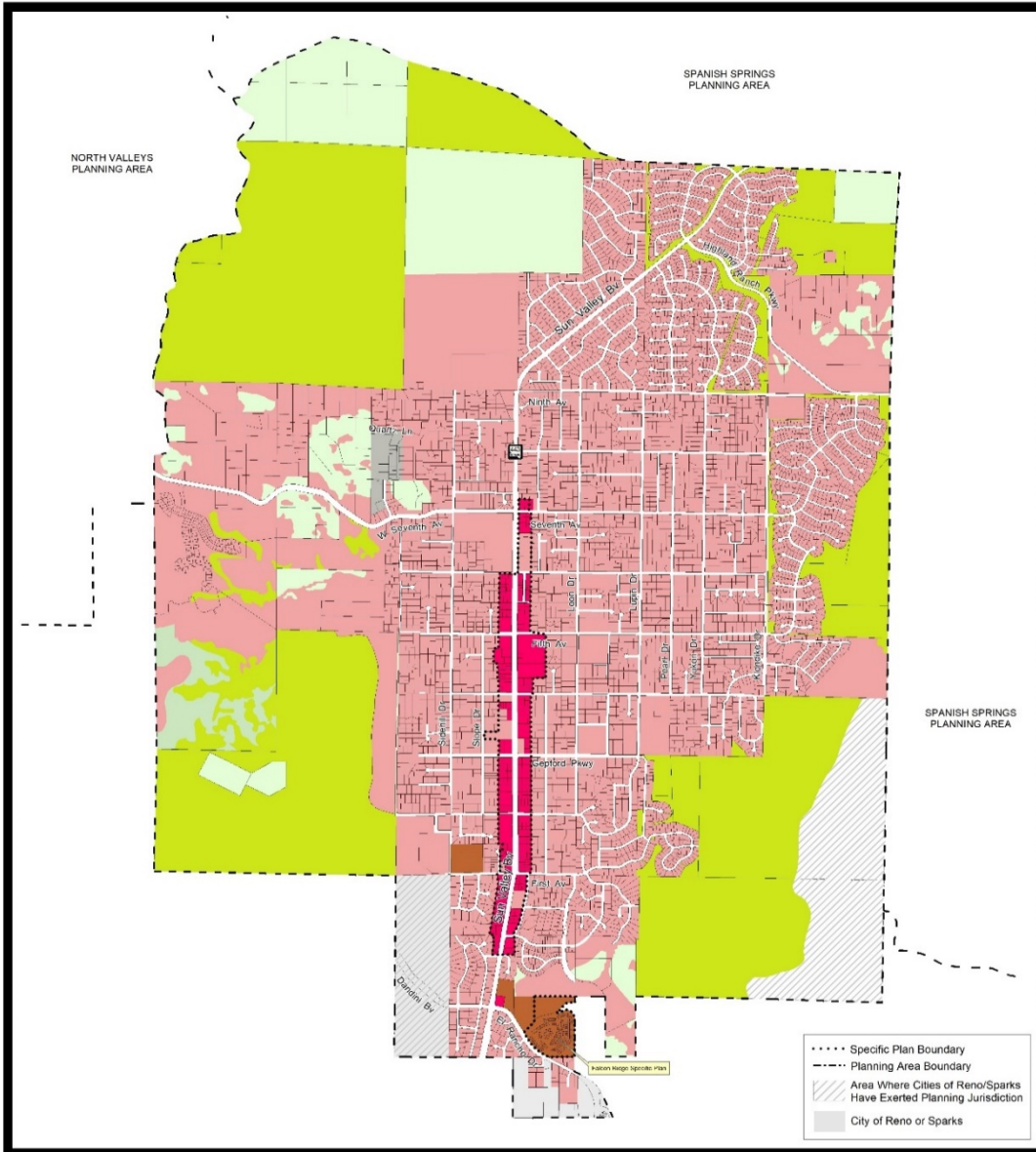
Nancy Parent, County Clerk

Exhibit A, WMPA19-0008 – Spanish Springs



<p><b>SPANISH SPRINGS MASTER PLAN MAP</b></p>		<p><b>NOTE:</b> THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.</p> <p>Scale: 1" = 2450' / 4900' Feet</p> <p>FILE: C:\w\190008\wmpa190008\sparks\190008sparks_0303.mxd</p>
<p>SOURCE: Planning and Building Division</p>		
<p>PC Date: March 4, 2020 BCC Date: RPC Conference Date: Resolution Adoption Date:</p>		<p><b>CERTIFICATION</b> THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN BY THE WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.</p> <p>DATE: _____ DIRECTOR: _____</p>
<p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #000; margin-right: 5px;"></span> RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> SUBURBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4b084; border: 1px solid #000; margin-right: 5px;"></span> URBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f46d43; border: 1px solid #000; margin-right: 5px;"></span> COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9d2e9; border: 1px solid #000; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a6c9ec; border: 1px solid #000; margin-right: 5px;"></span> OPEN SPACE</li> </ul> </p>		<p style="text-align: center;"><b>Community Services Department</b></p> <hr/> <p style="text-align: center;"><b>WASHOE COUNTY NEVADA</b></p> <p style="text-align: center;">1001 E Ninth St Reno, Nevada 89512 (775) 326-3800</p>

Exhibit B, WMPA19-0008 – Sun Valley



### SUN VALLEY MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)

Source: Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

0 500 1,000 2,000 Feet

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3800

PC Date: March 3, 2020  
BOC Date: \_\_\_\_\_  
RPC Confirmation Date: \_\_\_\_\_  
Resolution Date: \_\_\_\_\_



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE SPANISH SPRINGS AND SUN VALLEY  
REGULATORY ZONE MAPS (WRZA19-0008)**

WHEREAS, Washoe County applied to the Washoe County Planning Commission on behalf of Washoe County to amend the regulatory zones on 1180 parcels reverted to Washoe County planning jurisdiction on October 10, 2019.

WHEREAS, On March 3, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment and recommended that the Washoe County Board of County Commissioners adopt Regulatory Zone Amendment Case No. WRZA19-0008;

WHEREAS, Upon holding a subsequent public hearing on April 28, 2020, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.35:

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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and 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. And;

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA19-0008 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the Spanish Springs and Sun Valley Maps (Case No. WRZA19-0008), as set forth in Exhibit A and B attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA19-0008 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 28<sup>th</sup> day of April, 2020, to be effective only as stated above.

WASHOE COUNTY COMMISSION

---

Bob Lucey, Chair

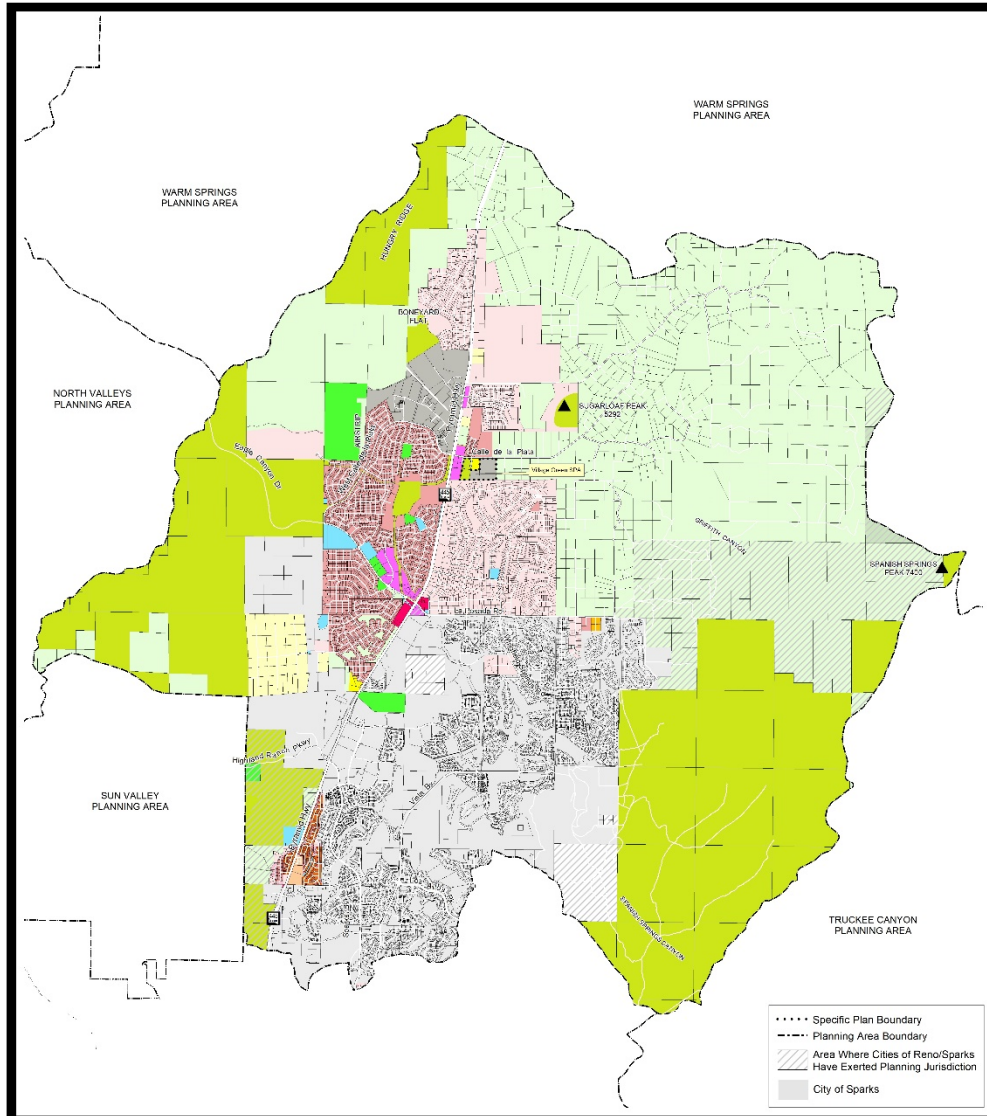
ATTEST:

---

Nancy Parent, County Clerk



**Exhibit A, WRZA19-0008 Spanish Springs Regulatory Zone Map**



SPANISH SPRINGS REGULATORY ZONE MAP		
	LOW DENSITY RURAL	
	MEDIUM DENSITY RURAL	
	HIGH DENSITY RURAL	
	LOW DENSITY SUBURBAN	
	LOW DENSITY SUBURBAN 2	
	MEDIUM DENSITY SUBURBAN	
	MEDIUM DENSITY SUBURBAN 4	
	HIGH DENSITY SUBURBAN	
	LOW DENSITY URBAN	
	MEDIUM DENSITY URBAN	
	HIGH DENSITY URBAN	
	GENERAL COMMERCIAL	
	NEIGHBORHOOD COMMERCIAL/OFFICE	
	TOURIST COMMERCIAL	
	INDUSTRIAL	
	PUBLIC AND SEMI-PUBLIC FACILITIES	
	PARKS AND RECREATION	
	OPEN SPACE	
	GENERAL RURAL	
	GENERAL RURAL AGRICULTURAL	
	DRY LAKE/ WATER BODY	

Source: Planning and Building Division

FC Date: March 5, 2022  
RUC: Adalberto Jarama

NOTE: THE SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR CONSTRUCTION. REPRODUCTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

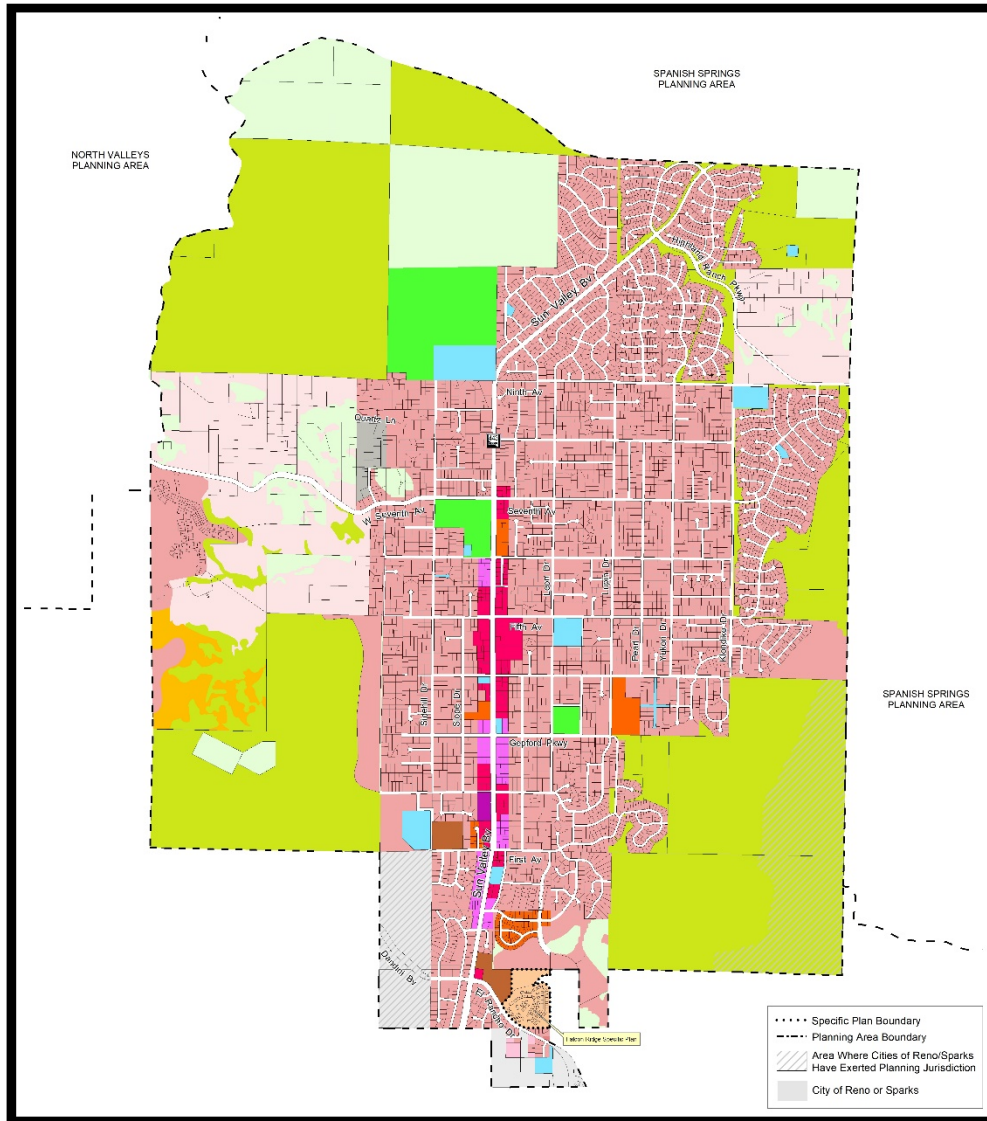
DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services Department**

**WASHOE COUNTY NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3800

**Exhibit B, WRZA19-0008 Sun Valley Regulatory Zone Map**



**SUN VALLEY  
REGULATORY ZONE MAP**

LOW DENSITY RURAL	HIGH DENSITY SUBURBAN	INDUSTRIAL
MEDIUM DENSITY RURAL	LOW DENSITY URBAN	PUBLIC AND SEMI-PUBLIC FACILITIES
HIGH DENSITY RURAL	MEDIUM DENSITY URBAN	PARKS AND RECREATION
LOW DENSITY SUBURBAN	HIGH DENSITY URBAN	OPEN SPACE
LOW DENSITY SUBURBAN 2	GENERAL COMMERCIAL	GENERAL RURAL
MEDIUM DENSITY SUBURBAN	NEIGHBORHOOD COMMERCIAL/ OFFICE	GENERAL RURAL RESIDENTIAL
MEDIUM DENSITY SUBURBAN 4	TOURIST COMMERCIAL	DRY LAKE/ WATER BODY

SOURCE: Plan Info and Building Division

PC Date: March 3, 2020  
BCC 2020

NOTE: THE SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. REPRODUCTION IS NOT PERMITTED WITHOUT WRITING PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

0 500 1000 2000 Feet

URL: <http://www.washoecounty.gov/planningandbuilding/>

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E. Ninth St.  
Reno, Nevada 89512 (775) 328-3600



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, SUN VALLEY AREA PLAN, MASTER PLAN MAP (WMPA19-0008), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 20-10

Whereas, Master Plan Amendment Case Number WMPA19-0008 came before the Washoe County Planning Commission for a duly noticed public hearing on March 3, 2020; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0008, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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. 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 Master Plan designation.
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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

### **Spanish Springs Area Plan Required Findings**

**SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

**SS.17.2** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin 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.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing 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. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.

- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

### **Sun Valley Area Plan Required Findings**

**SUN.13.1** In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA19-0008, comprised of the maps as included as Exhibit A and Exhibit B to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on March 3, 2020

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

  
Trevor Lloyd, Secretary

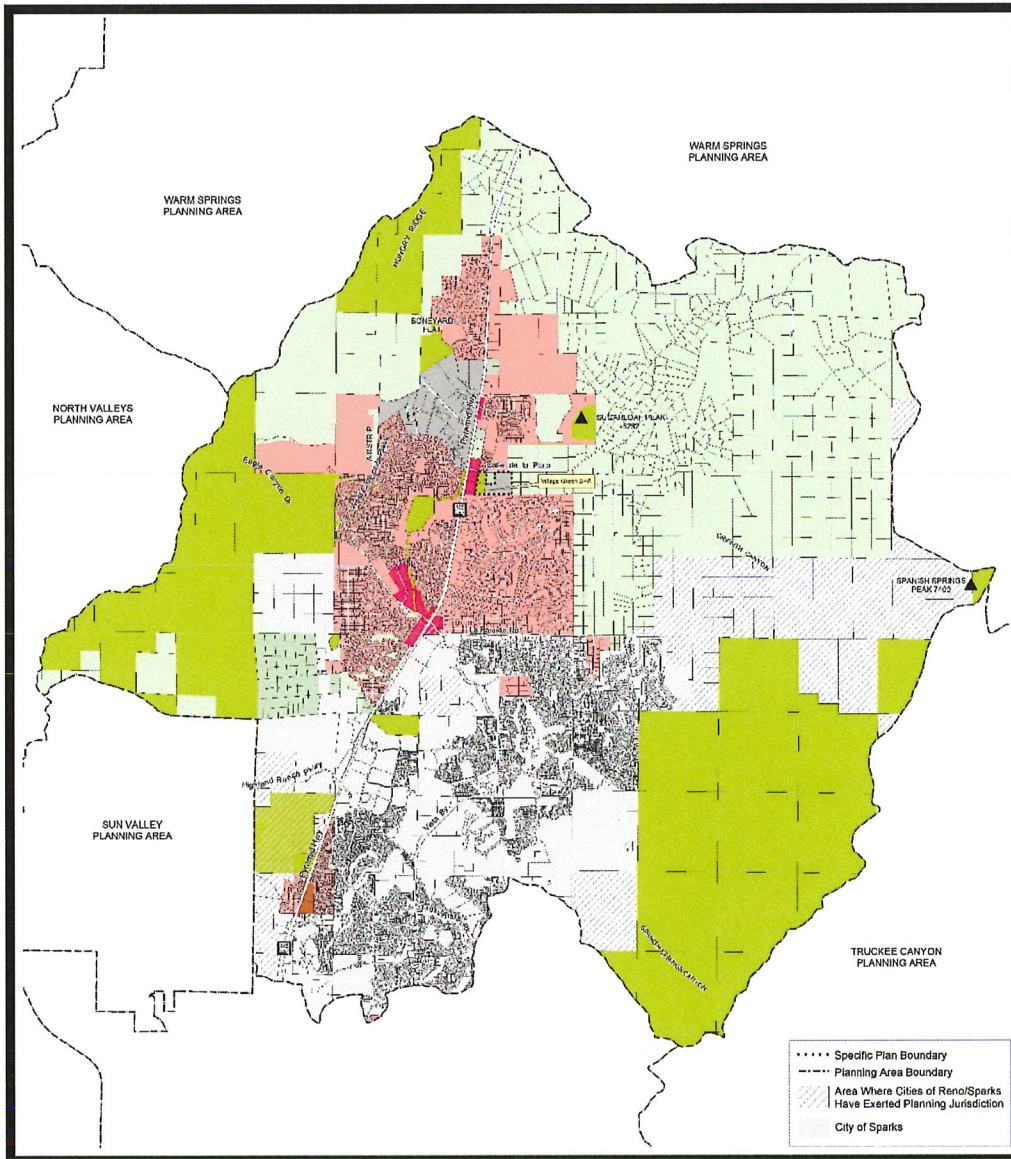
  
Larry Chesney, Chair

Attachments:

- Exhibit A – Spanish Springs Area Plan Master Plan Map
- Exhibit B – Sun Valley Area Plan Master Plan Map



### Exhibit A, WMPA19-0008 – Spanish Springs



#### SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Building Division

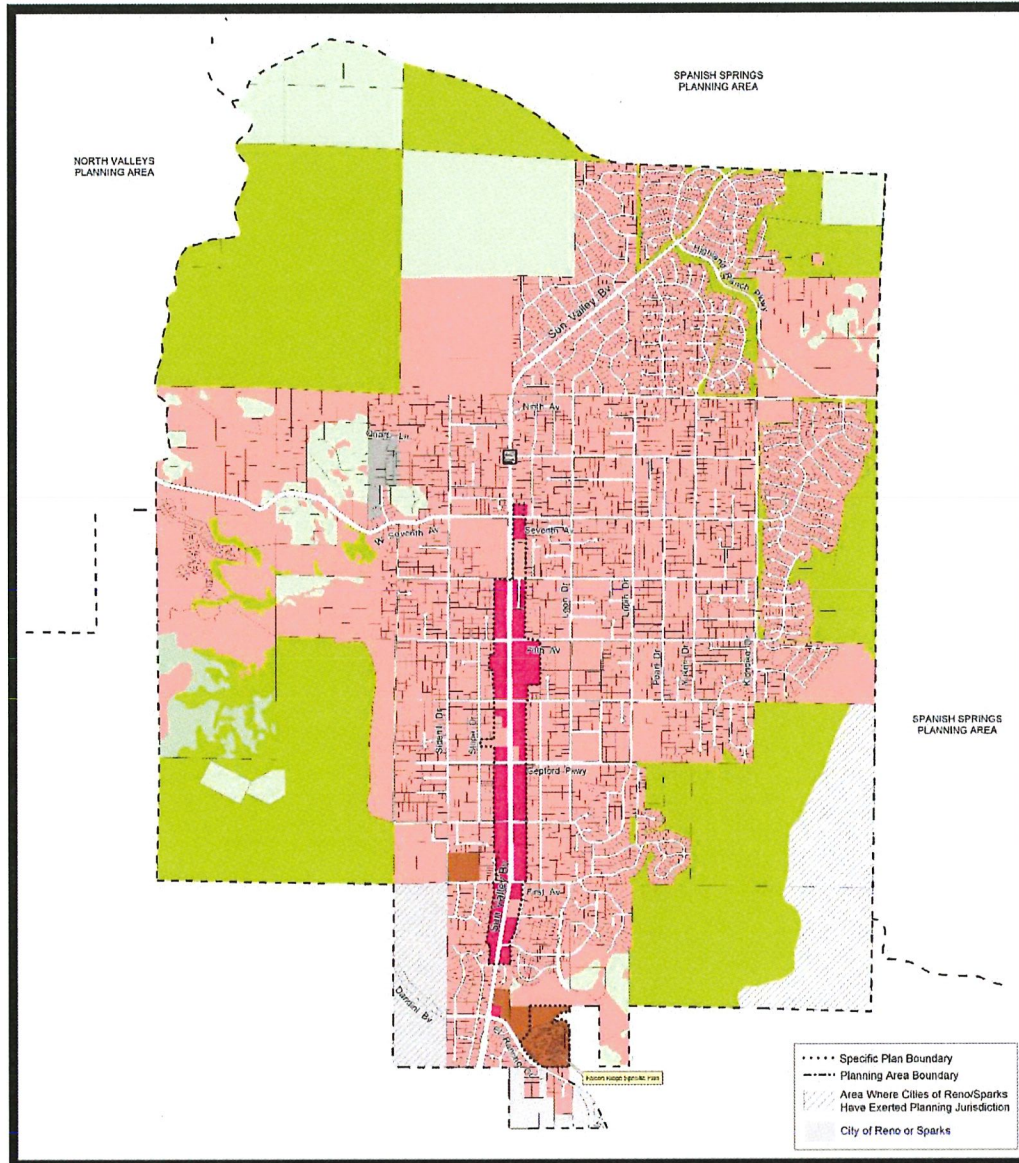
NOTE: THE SCALE AND COORDINATES OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR CONSTRUCTION OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

Community Services  
Department

1001 E Ninth St.  
Reno, Nevada 89512 (775) 328-3900

### Exhibit B, WMPA19-0008 – Sun Valley



#### SUN VALLEY MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)

Source: Planning and Building Division

NOTE: THE SCALE AND CONTENTION OF ALL INFORMATION SHOWN HEREIN ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. REPRODUCTION IS NOT PERMITTED WITHOUT PERMISSION FROM THE PLANNING DIVISION, DEPARTMENT OF COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.  
DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

Community Services  
Department

WASHOE COUNTY  
NEVADA

PC 19019 - March 3, 2019  
ECC Date:  
RPC Conference Date:  
Revised Date:

1001 E. Ninth St.  
Reno, Nevada 89512 (775) 228-3000



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0008 AND THE AMENDED SUN VALLEY, SPANISH SPRINGS, REGULATORY ZONE MAP

Resolution Number 20-11

Whereas Regulatory Zone Amendment Case Number WRZA19-0008, came before the Washoe County Planning Commission for a duly noticed public hearing on March 3, 2020; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA19-0008) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

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 effect 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; and
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.

### **Spanish Springs Area Plan Required Findings**

**SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

**SS.17.2** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin 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.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission

and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing 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. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.
- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

### **Sun Valley Area Plan Required Findings**

**SUN.13.1** In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

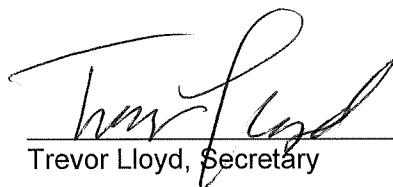
- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare

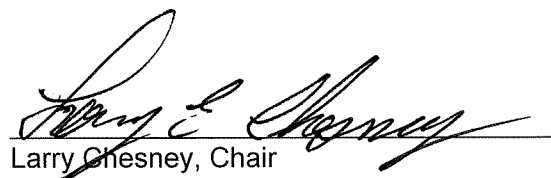
Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0008 and the amended Sun Valley and Spanish Springs Area Plan Regulatory Zone Maps included as Exhibit A and Exhibit B to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on March 3, 2020.

WASHOE COUNTY PLANNING COMMISSION

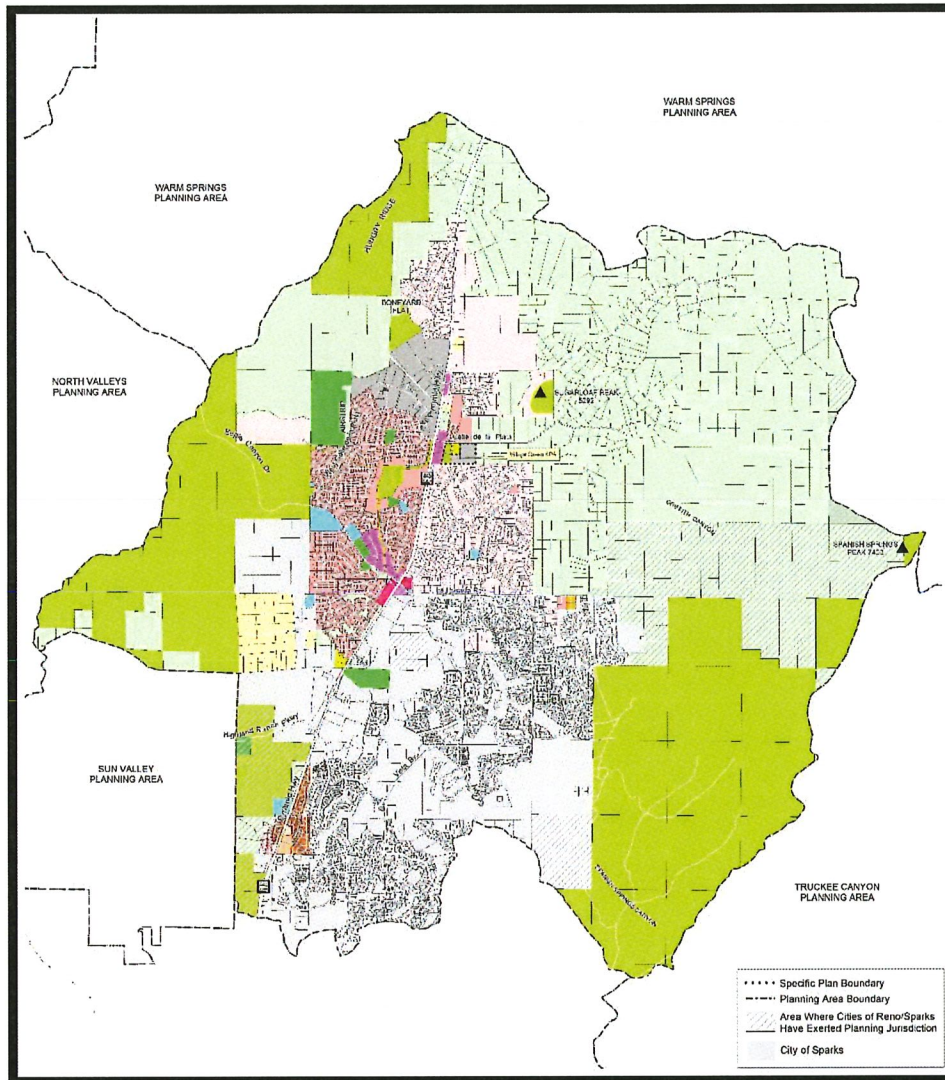
ATTEST:

  
Trevor Lloyd, Secretary

  
Larry Chesney, Chair

Attachments: Exhibit A – Spanish Springs Area Plan Regulatory Zone Map  
Exhibit B – Sun Valley Area Plan Regulatory Zone Map

### Exhibit A, WRZA19-0008 Spanish Springs Regulatory Zone Map



#### SPANISH SPRINGS REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcccc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9999; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6666; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9933; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9966; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6633; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff3366; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cc3366; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/ OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #993366; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ccff; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccffcc; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccffcc; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
--	--	---

Source: Planning and Building Division

NOTE: THIS SCALE AND THE CLARITY OF A REPRESENTATION HEREIN ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. FOR INFORMATION, PLEASE CONTACT THE COMMUNITY SERVICES DEPARTMENT FOR THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

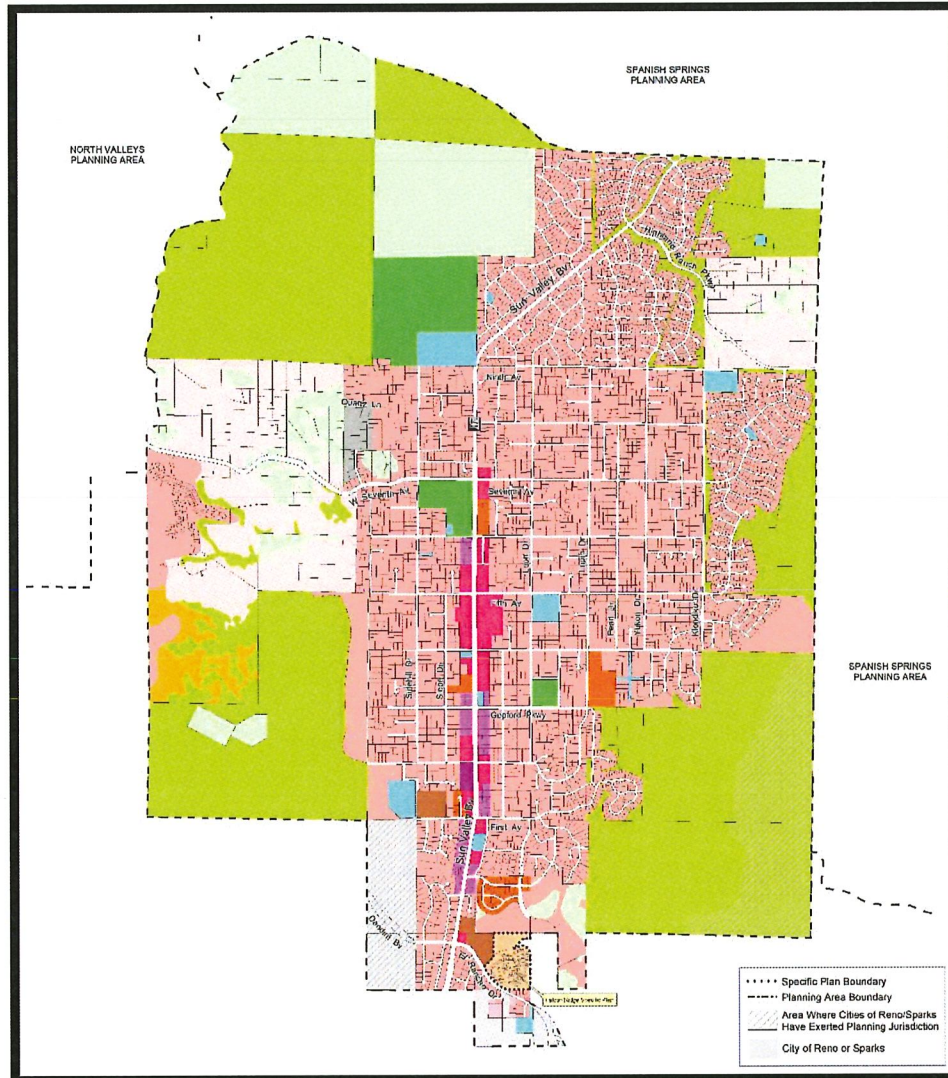
DATE: \_\_\_\_\_

Community Services  
Department

WASHOE COUNTY  
NEVADA

1001 E Ninth St.  
Reno, Nevada 89512 (775) 322-5800

### Exhibit B, WRZA19-0008 Sun Valley Regulatory Zone Map



#### SUN VALLEY REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0c0c0; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0c0c0; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cc6600; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cc0000; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #990066; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #660066; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ccff; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMA-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99cc99; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccff99; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0e0c0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/WATER BODY</li> </ul>
--	---	---

SOURCE: Planning and Zoning Division

**NOTE:** THE SCALE AND COORDINATION OF ALL FUTURE ZONING, REVISIONS, AND AMENDMENTS SHALL BE THE RESPONSIBILITY OF THE USER. THE CITY OF RENO/SPARKS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS DOCUMENT. REPRODUCTION IS NOT PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE WASHOE COUNTY PLANNING AND ZONING DIVISION.

DATE: 3/20/2019

DRAWN BY: J. BROWN

---

Community Services Department

WASHOE COUNTY  
NEVADA

1001 E. Ninth St.  
Reno, Nevada 89512 (775) 322-3000





# Planning Commission Staff Report

Meeting Date: March 3, 2020

Agenda Item: 9A

MASTER PLAN AMENDMENT CASE NUMBER: WMPA19-0008 (Sparks SOI Reversion)  
REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA19-0008 (Sparks SOI Reversion)

---

BRIEF SUMMARY OF REQUEST: Reversion of Sparks sphere of influence to Washoe County and associated master plan and regulatory zone updates

---

STAFF PLANNER: Planner's Name: Dan Cahalane; Chris Bronczyk  
Phone Number: 775.328.3628; 775.328.3612  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us);  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

---

## **DESCRIPTION**

For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction. The subject properties will be assigned the most closely related master plan land use designation in comparison with their previous city of Sparks master plan designation.

## **AND**

For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Regulatory Zone Map for the purpose of assigning Washoe County regulatory zones on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone based on its previous Washoe County regulatory zone (if applicable) or based on its current land use and lot size.

The areas affected are generally described as follows:

- All parcels accessed via Ponderosa Drive,
- Generally, the parcels bound by Sullivan Ln to the east, Wedekind Rd to the south, Charolaise Cir to the west, and Isle of Skye Dr. to the north.
- Generally, parcels accessed by Anthony Pl, Weems Way, and via Moorpark Court from the north.
- Generally, parcels bound by Wildcreek Golf Course to the west; Federal land to the north; Orr Ditch, Skyridge Ln. North Mccarran Blvd, and Wedekind Rd. to the south and east.
- All parcels within the Sunset View Rancho Estates 2 subdivision at the terminus of East Prater Way.
- Generally, the parcels bound by Sparks Blvd. to the west, Shadow Ln. to the south, Country Cir. to the east and Satellite Dr. to the north
- Generally, parcels to the west of pyramid highway between Los Altos Pkwy. and Golden View Dr. that are not Federal lands.
- Generally, the parcels east of pyramid highway bound by Los Altos Pkwy to the south, Ebbet's Pass Dr. and Orr Ditch to the east, and Kiley Pkwy to the north.
- Lazy five park and Jesse Hall Elementary School
- Generally, the areas accessed via Dolores Dr. that are not already within Washoe County
- Generally, the parcels accessed via Baldwin Way
- Generally, parcels abutting the 2680 ft of Eaglenest Rd when accessed via La Posada Dr to the North.

Applicant:	Washoe County
Property Owner:	See Exhibit A - Noticing
Location:	Former Sparks Sphere of Influence
APN:	See Exhibit A - Noticing
Parcel Size:	Varies
Existing Master Plan:	Commercial (C), Community Facilities (CF), Intermediate Density Rural (IDR), Low Density Residential (LDR), (Large Lot Residential (LLR), Multi-Family Residential (MF14)
Proposed Master Plan:	Open Space (OS), Rural Residential (OS), Suburban Residential (SR), Urban Residential (UR), Commercial (C)
Existing Regulatory Zones:	Third Rural Conservation Agricultural District (A7), First Rural Conservation District (A5), Second Agricultural District (A2), First Agricultural District (A1), Second Estates District (E2), First Estates District (E1), General Commercial Non Residential District (C2), General Rural (GR), Medium Density Suburban (MDS), High Density Suburban (HDS), Low Density Urban (LDU)
Proposed Regulatory Zones:	LDS/2), Medium Density Suburban/4, (MDS/4), High Density Suburban (HDS), Low Density Urban (LDU), General Commercial (GC), Public and Semi-Public Facilities (PSP), Parks and Recreation (PR)
Area Plans:	Spanish Springs, Sun Valley
Citizen Advisory Board:	Neighborhood Meeting
Development Code:	Authorized in Article 820, 821
Commission Districts:	3 –Commissioner Jung; 4 –Commissioner Hartung; 5 –Commissioner Herman

**STAFF RECOMMENDATION – Master Plan Amendment**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate Master Plan Amendment Case Number WMPA19-0008, adopt the resolution contained as Exhibit H to amend the master plan, and authorize the Chair to sign the attached resolution, having made all five findings in accordance with Washoe County Code Section 110.820.15. *(Motion with Findings on Pages 32 and 33)*

**STAFF RECOMMENDATION – Regulatory Zoning Amendment**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate Regulatory Zone Amendment Case Number WRZA19-0008, adopt the resolution contained as Exhibit I to amend the regulatory zone map, and authorize the Chair to sign the attached resolution, having made all six required findings in accordance with Washoe County Development Code Section 110.821.15. *(Motion with Findings on Page 33)*

**Staff Report Contents**

**Staff Report Contents** ..... 3

**Explanation of a Master Plan Amendment** ..... 5

**Explanation and Processing of a Regulatory Zone Amendment**..... 6

**Vicinity Map**..... 7

**Existing Sparks Land Use Categories** ..... 8

**Proposed Master Plan Categories** ..... 9

**Existing Regulatory Zone Map**.....10

**Side by Side Comparison – Sparks Land Use, Proposed Washoe Master Plan and Regulatory Zones**.....12

**Background**.....13

    TMRPA Table 3.3 ..... 14

    Washoe County Land Use and Transportation – Table 5.....15

**Current Conditions** .....16

*Spanish Springs*..... 16

    Spanish Springs - Area 1 Maps .....17

    Spanish Springs - Area 2 Maps .....18

    Spanish Springs - Area 3 Maps .....19

*Sun Valley*..... 19

    Sun Valley - Area 1 Maps .....20

*Sparks* .....21

    Sparks - Area 1 Maps.....22

    Sparks - Area 2 Maps.....23

    Sparks - Area 3 Maps.....24

*Hybrid* .....24

    Hybrid - Area 1 Maps.....25

**Consistency with Master Plan and Regulatory Zone Map**.....25

**Neighborhood Meeting** .....29

**Agency Comments**.....29

**Public Notice** .....30

**Staff Comment on Required Master Plan Amendment Findings** .....30

**Staff Comment on Required Regulatory Zone Amendment Findings** .....31

**Master Plan Amendment Recommendation**.....32

**Regulatory Zone Amendment Recommendation**.....32

**Master Plan Amendment Motion**.....32

**Regulatory Zone Amendment Motion**.....33

**Appeal Process** .....33



**Exhibit Contents**

List of Affected Parcels .....Exhibit A  
Noticing and Public Case Description .....Exhibit B  
Washoe County School District Waiver..... Exhibit C  
Washoe County Engineering Waiver..... Exhibit D  
Washoe County Parks Letter .....Exhibit E  
Full Sized Area Maps .....Exhibit F  
Neighborhood Meeting Minutes ..... Exhibit G  
Resolution to Adopt MPA ..... Exhibit H  
Resolution to Adopt RZA..... Exhibit I

## **Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is

required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on page 13

The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

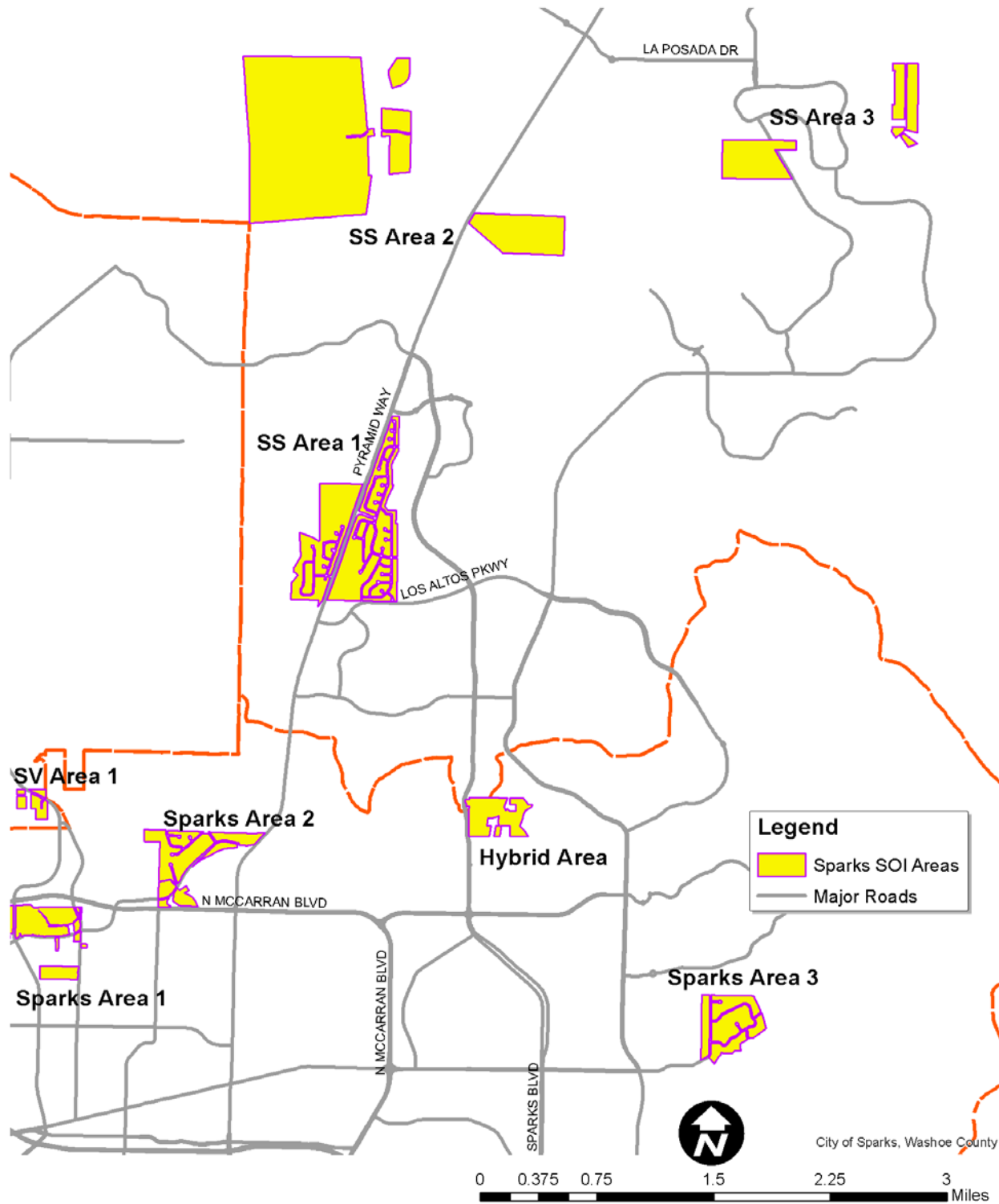
Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

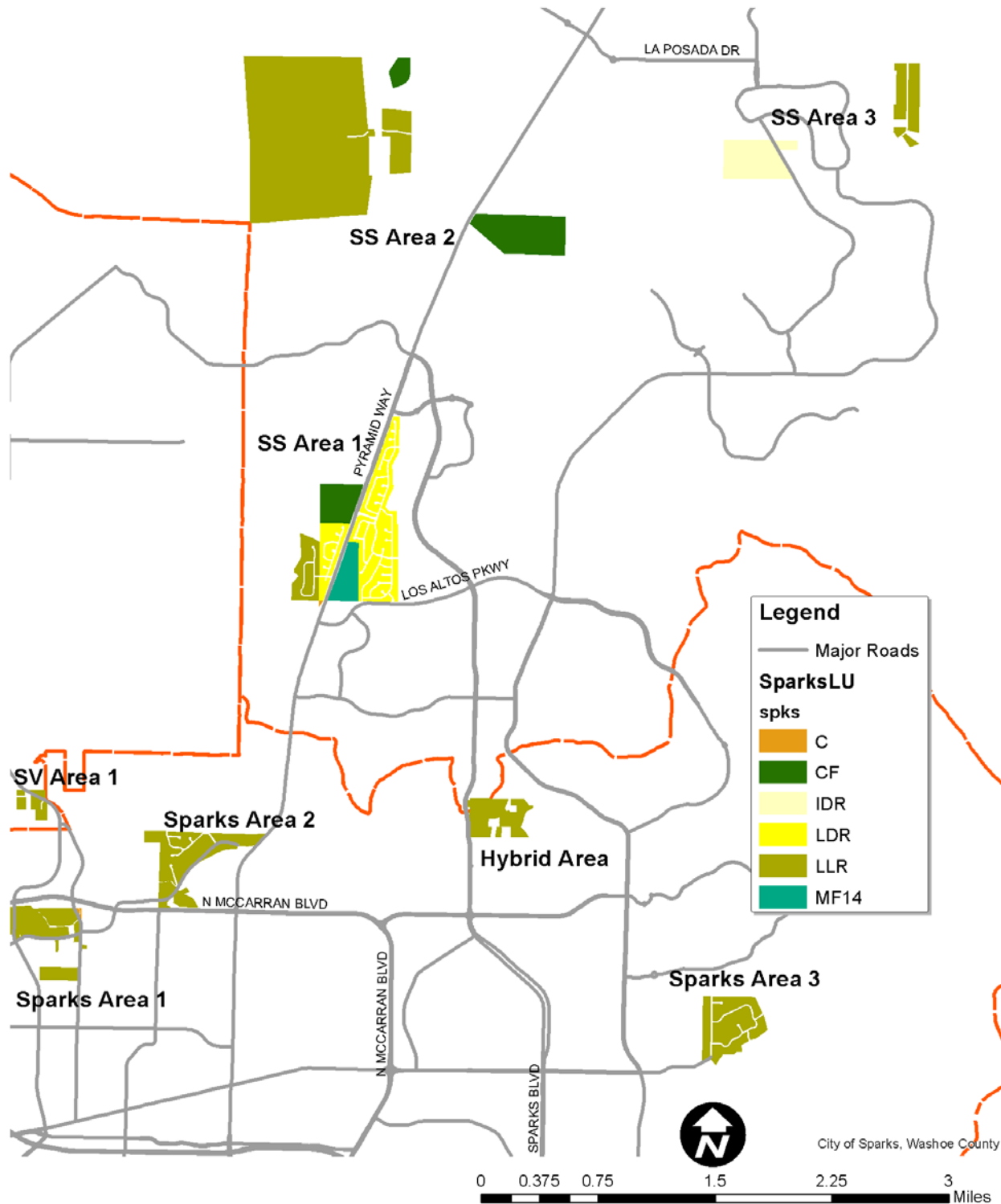
The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

# Sparks SOI Reversion



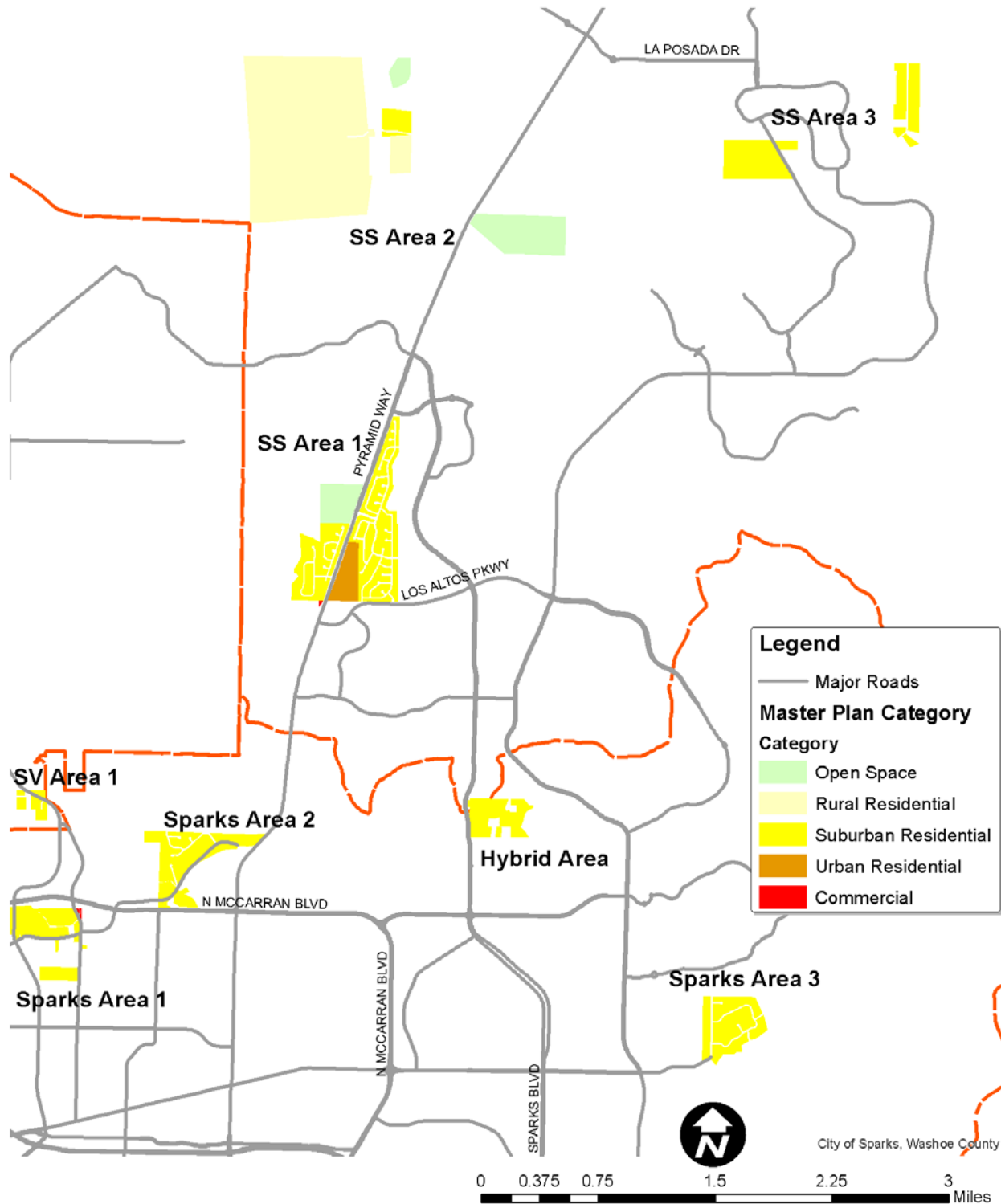
**Vicinity Map**

# Sparks SOI Reversion



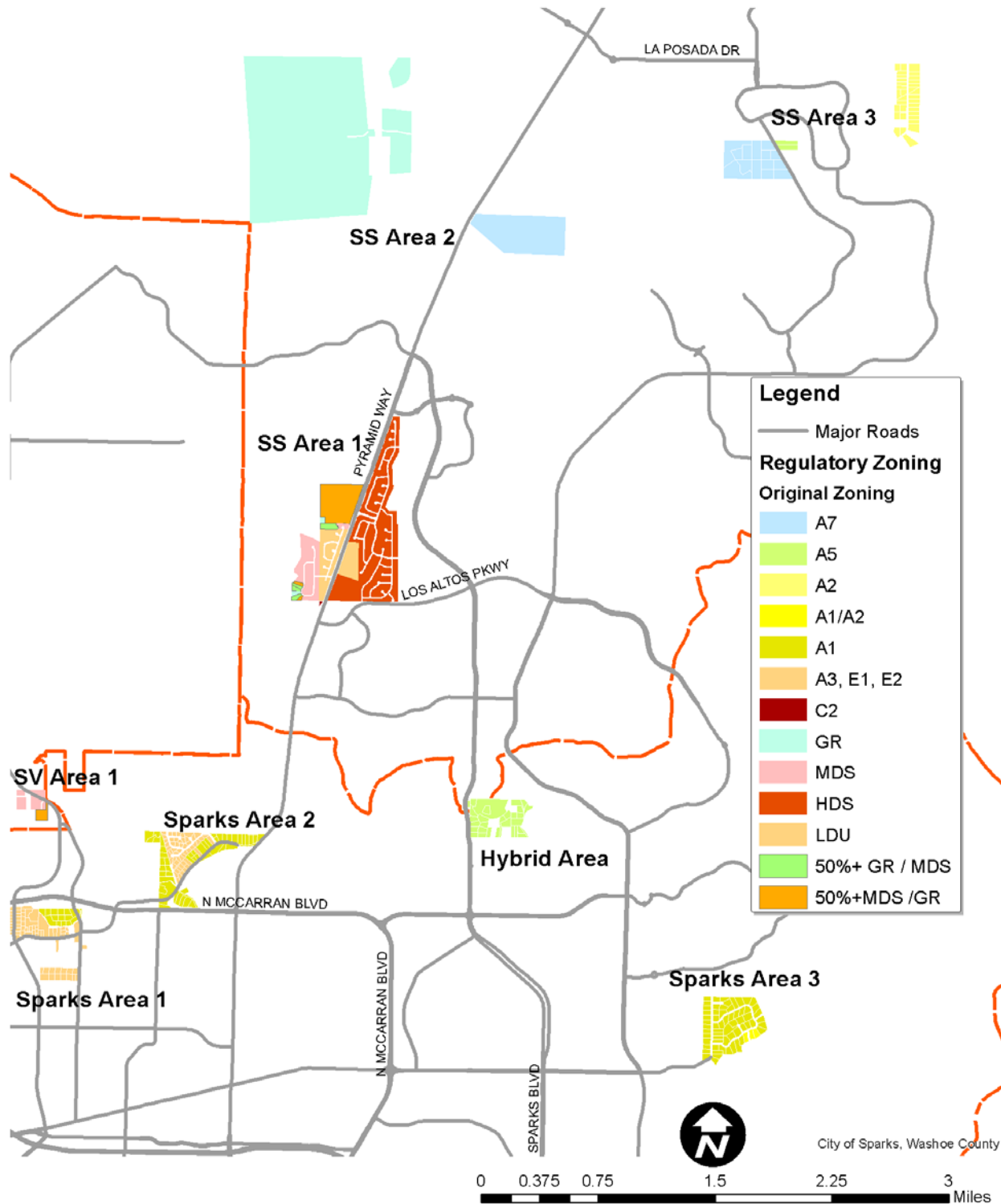
## Existing Sparks Land Use Categories

# Sparks SOI Reversion



## Proposed Master Plan Categories

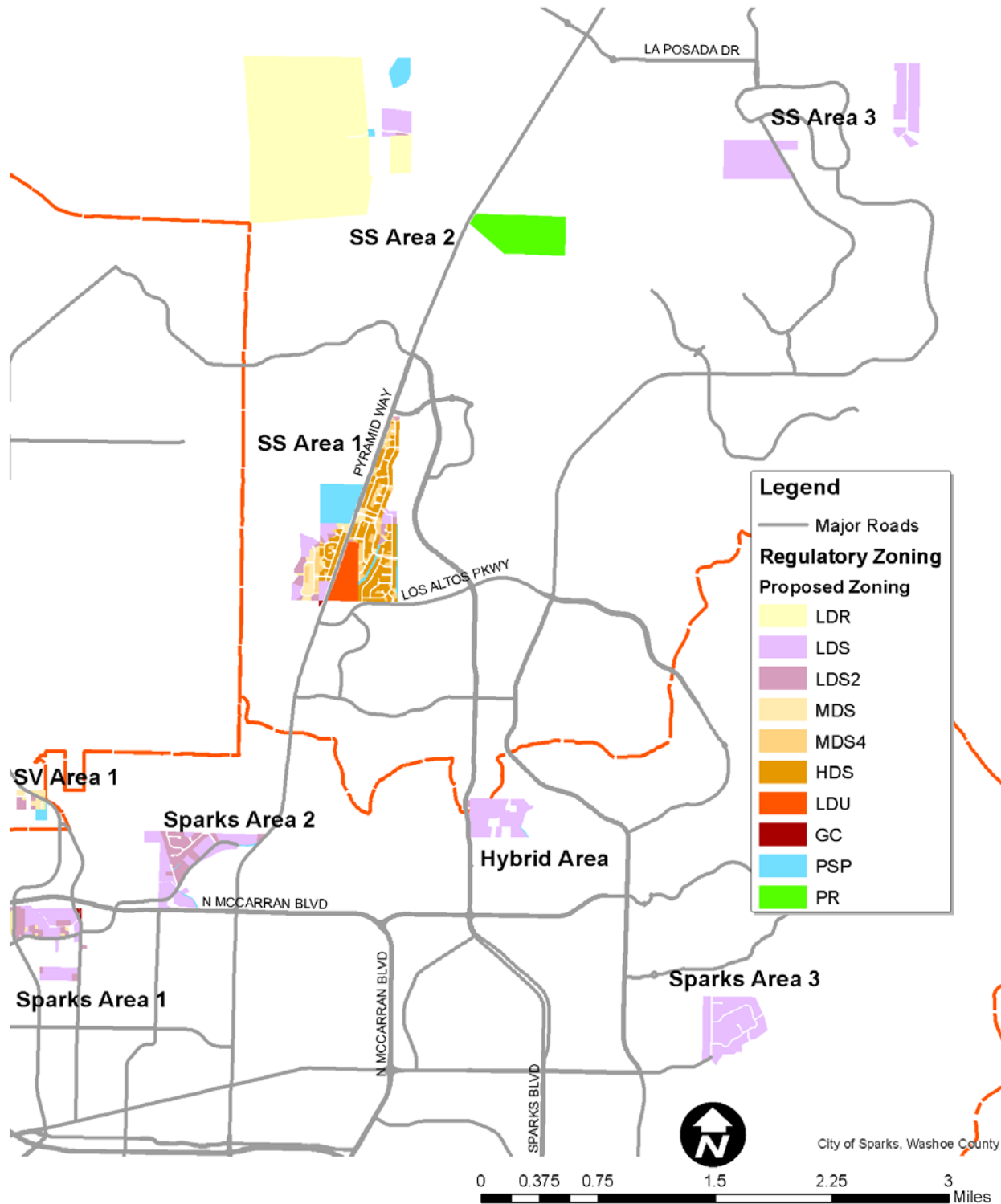
# Sparks SOI Reversion



**Existing Regulatory Zone Map**

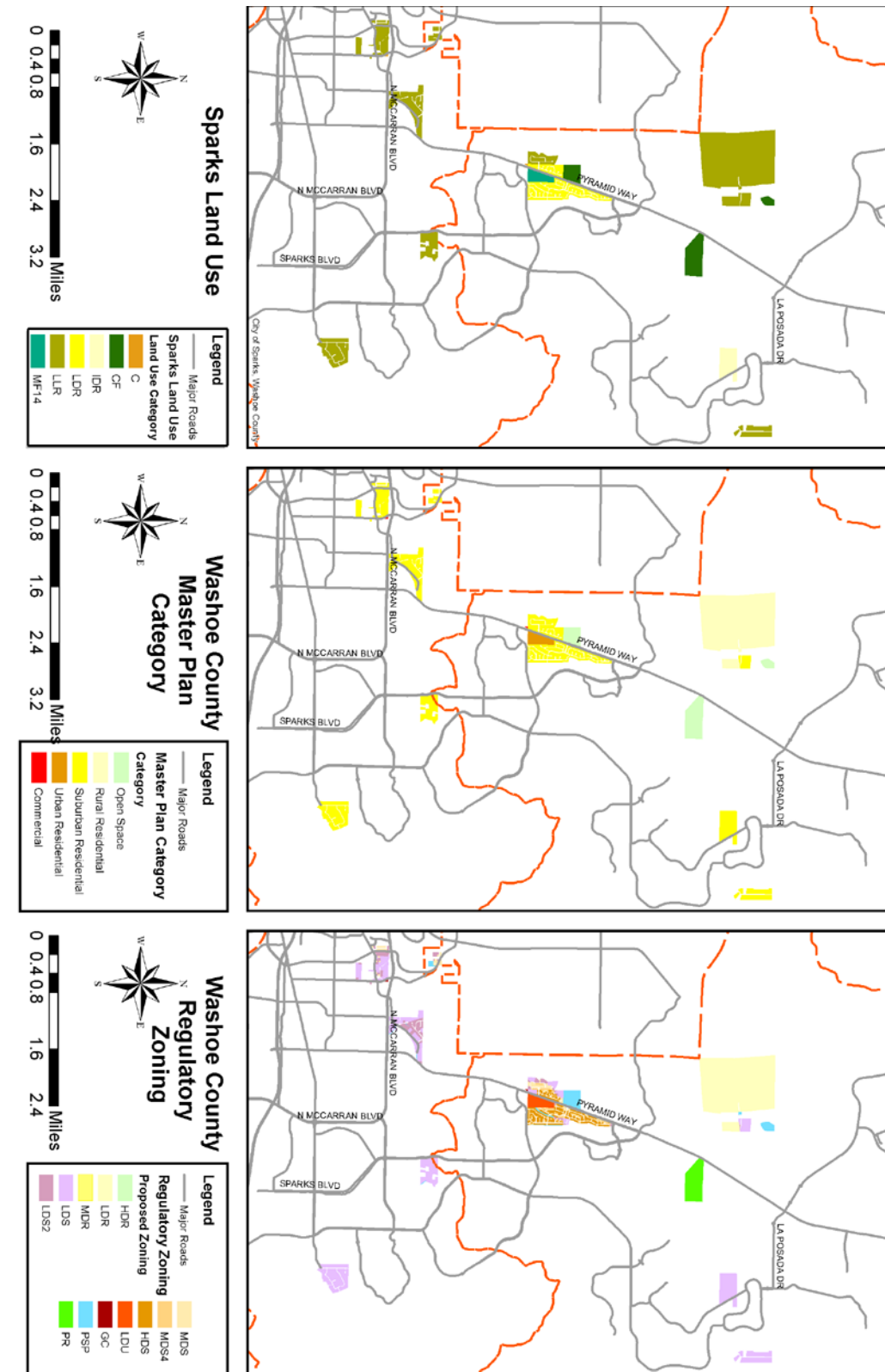


# Sparks SOI Reversion



**Proposed Regulatory Zone Map**





**Side by Side Comparison – Sparks Land Use, Proposed Washoe Master Plan and Regulatory Zones**

## **Background**

The proposed master plan amendments and regulatory zone amendments are being requested to accommodate the recent actions of the City of Sparks and the Truckee Meadow Regional Planning Agency (TMRPA) to roll back 1,180 parcels and ±1,302 acres within the City of Spark's Sphere of Influence (SOI) into unincorporated Washoe County's planning jurisdiction effective October 10, 2019. This request is designed to conform with the City of Sparks future annexation plans and streamline the regulatory process for residences by making planning and building permits under a single jurisdiction.

All transfers of lands into or out of a city's SOI must comply with the most recent TMRPA regional plan. The current Regional Plan policy RC2 outlines that the following conditions must be adhered to when lands are removed from a City's SOI:

1. *The affected local governments must confer regarding potential amendments to the SOI and provide TMRPA with proof of discussion and any comments as part of the submission.*
2. *Rationale for the request, including an analysis of changes to conditions in the Region and in the vicinity of the request.*
3. *An accompanying master plan amendment must be submitted to establish the appropriate land use planning authority on site at the time of the SOI request.*
  - a. *If the master plan land use proposed for the site is translated to a nearly equivalent land use utilizing Table 3.3, the conformance review analysis will not be subject to a strict review of the policies in the Regional Plan*
  - b. *If the master plan land use proposed for the site is not in line with a nearly equivalent land use translation from Table 3.3, the master plan conformance review analysis will include a substantive review using the applicable Regional Plan policies.*

TMRPA Table 3.3

<b>Table 3.3 – Jurisdictional Master Plan Land Use Translation Table</b>		
Washoe County	Reno	Sparks
Rural	Unincorporated Transition	Rural Reserve
Rural Residential	Large-Lot Neighborhood Unincorporated Transition	Large Lot Residential Rural Reserve
Suburban Residential	Large-Lot Neighborhood Single-Family Neighborhood	Large Lot Residential Low Density Residential Intermediate Density Residential
Urban Residential	Mixed Neighborhood Multi-Family Neighborhood Downtown Mixed-Use Urban Mixed-Use Suburban Mixed-Use	Intermediate Density Residential Multi-Family Residential (MF14) Multi-Family Residential (MF24) High Density Residential Mixed Use Mixed Use District - Residential Neighborhood Mixed Use District - Mixed-Residential Mixed Use District - Downtown/ Victorian Square Mixed Use District - Mixed-Use Commercial Mixed Use District - Employment Mixed Use District - Civic
Open Space	Parks, Greenways, and Open Space Public/Quasi-Public	Open Space Community Facilities
Commercial	Mixed-Employment Suburban Mixed-Use	Commercial Tourist Commercial Employment Center
Industrial	Industrial	Industrial
	*Special Planning Area allowed in all land uses, translation based off of most comparable corre- sponding use	

The subject parcels currently have a Sparks Land Use (LU) category while maintaining the original Washoe County regulatory zoning. The jurisdictional conflict left areas where the underlying regulatory zoning conflicts with the Land Use (LU) designations the City of Sparks provided. Per NRS278.0284, “Any action of a local government relating to development, zoning, the subdivision of land or capital improvements must conform to the master plan of the local government.” Therefore, Washoe County must update the regulatory zones to conform to the prior LU categories and within the equivalent Washoe County Master Plan Categories (MPC).

Washoe County Land Use and Transportation – Table 5

Table 5: Master Plan Categories and Regulatory Zones

Master Plan Category	Regulatory Zones Allowed
<u>Rural</u>	<ul style="list-style-type: none"> <li>• General Rural</li> <li>• General Rural Residential</li> <li>• Public and Semi-Public Facilities</li> <li>• Parks and Recreation</li> <li>• Specific Plan</li> <li>• Open Space</li> </ul>
<u>Rural Residential</u>	<ul style="list-style-type: none"> <li>• Low Density Rural</li> <li>• Medium Density Rural</li> <li>• High Density Rural</li> <li>• Public and Semi-Public Facilities</li> <li>• Specific Plan</li> <li>• Parks and Recreation</li> <li>• Open Space</li> </ul>
<u>Suburban Residential</u>	<ul style="list-style-type: none"> <li>• Low Density Suburban</li> <li>• Low Density Suburban Two</li> <li>• Medium Density Suburban</li> <li>• Medium Density Suburban Four</li> <li>• High Density Suburban</li> <li>• Public and Semi-Public Facilities</li> <li>• Specific Plan</li> <li>• Parks and Recreation</li> <li>• Open Space</li> </ul>
<u>Urban Residential</u>	<ul style="list-style-type: none"> <li>• Low Density Urban</li> <li>• Medium Density Urban</li> <li>• High Density Urban</li> <li>• Public and Semi-Public Facilities</li> <li>• Specific Plan</li> <li>• Parks and Recreation</li> <li>• Open Space</li> </ul>
<u>Commercial</u>	<ul style="list-style-type: none"> <li>• Neighborhood Commercial/Office</li> <li>• General Commercial</li> <li>• Tourist Commercial</li> <li>• Public and Semi-Public Facilities</li> <li>• Specific Plan</li> <li>• Parks and Recreation</li> <li>• Open Space</li> </ul>
<u>Industrial</u>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Public and Semi-Public Facilities</li> <li>• Specific Plan</li> <li>• Parks and Recreation</li> <li>• Open Space</li> </ul>
<u>Open Space</u>	<ul style="list-style-type: none"> <li>• Open Space</li> <li>• Public and Semi-Public Facilities</li> <li>• Parks and Recreation</li> </ul>

There are also a substantial number of parcels with pre-1993 zoning categories and smaller non-conforming lots for their respective regulatory zoning which skews the ability of staff to apply the development code uniformly across equivalent regulatory zones.

Therefore, staff is proposing to convert Sparks Land Use (LU) categories into an equivalent Washoe County Master Plan Category using the Jurisdictional Master Plan Land Use Translation Table (Table 3.3 of the 2019 Truckee Meadows Regional Plan), in compliance with the current regional plan. Then we will assign regulatory zoning based on largest available minimum lot size and land use to create conforming lots within allowed regulatory zones within the overarching new MPC. Examples of this process are seen below:

- Lot size – an 18,000-sf lot will be designated Low Density Suburban 2 (LDS2), which has a 17,500-sf minimum lot size, and not a higher intensity regulatory zone like High Density Suburban (HDS), which has a 5,000-sf minimum lot size.
- Land Use – a 2,994-sf (0.06acres) under Wedekind Rd will be designated Public Semi-Public facilities (PSP) to create a conforming lot. Or a lot in an Open Space Master Plan Category with a school will be designated PSP instead of Open Space.

These proposed changes will maximize the compatibility of lot sizes with surrounding zoning and minimize the number of legal non-conforming lots within the context of the updated master plan regime.

### **Current Conditions**

The following sections outline the current conditions, the surrounding land uses, and the proposed new master plan categories and regulatory zoning. The surrounding land uses are based on the Washoe County regulatory zone or zoning equivalent. The current regulatory zones regardless of jurisdiction are included in parentheses when applicable. Large scale maps can be found in Exhibit F.

### ***Spanish Springs***

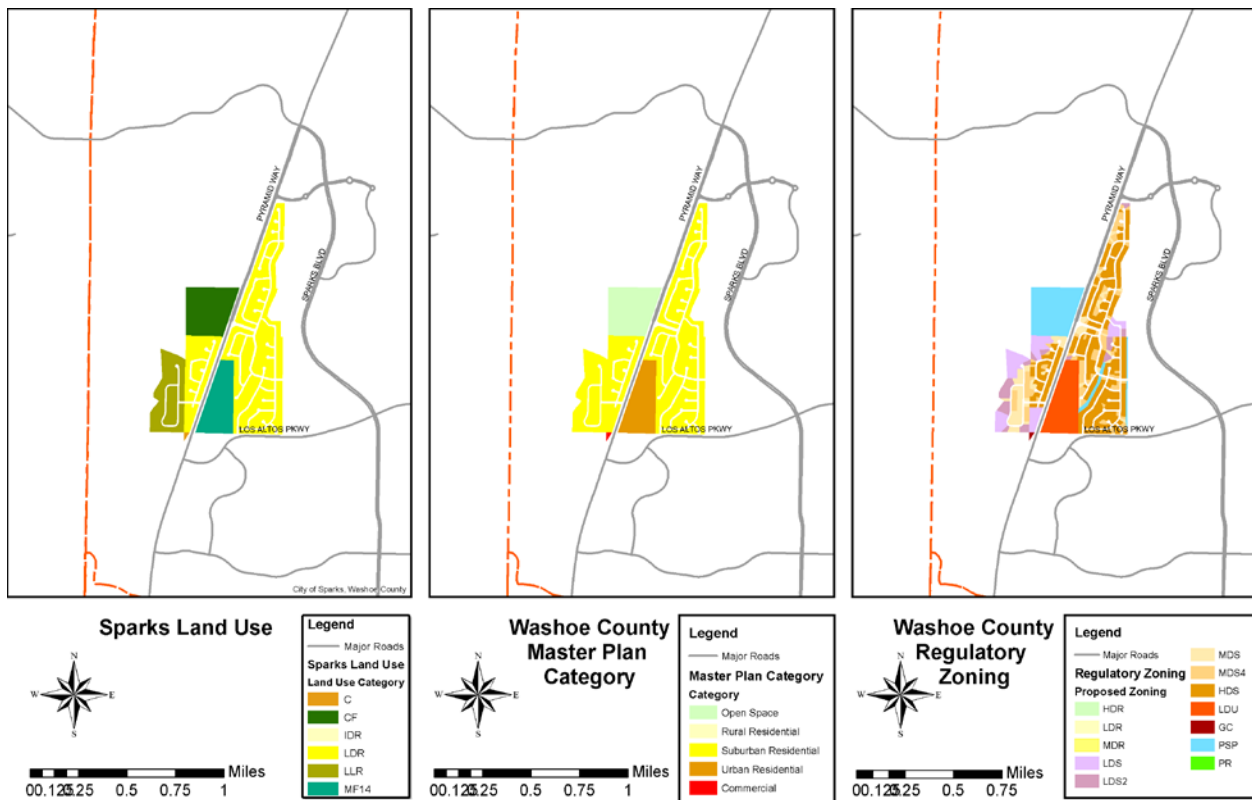
**Area 1** within Spanish Springs is located off Pyramid Highway. The primary Sparks Master Plan Land Use in Area 1 are residential. The existing land uses are Large Lot Residential (LLR), Low Density Residential (LDR), Multi-Family Residential (MF14), and Community Facilities (CF). The current Washoe County regulatory zones in Area 1 are Medium Density Suburban (MDS), High Density Suburban (HDS), Low Density Urban (LDU), and General Rural (GR). The surrounding land uses are:

- North – Mixed Use (NUD), which does not have a Washoe County equivalent.
- South – General Commercial (NUD)
- East – Medium Density Suburban 4 (NUD), and Medium Density Urban (NUD).
- West – Open Space

Area 1 is located within the Tier 2 Regional Plan Land Designation. Tier 2 limits the maximum density of 30du/ac and minimum density to existing. Washoe County is proposing the following Master Plan Categories within Area 1; Suburban Residential (SR), Urban Residential (UR), and Open Space (OS). In addition to the newly proposed Master Plan Categories; Washoe County is also proposing new Regulatory Zones. The following regulatory zones are being proposed, and are in conformance with existing master plan land use and zoning: Low Density Suburban (LDS), Low Density Suburban2 (LDS2), Medium Density Suburban (MDS), Medium Density Suburban4 (MDS4), High Density Suburban (HDS), Low Density Urban (LDU), Public and Semi-Public (PSP), General Commercial (GC), Open Space (OS).

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent							
	GR	LDS/2	MDS/4	HDS	LDU	GC	OS	PSP
LDS/2	Medium	High	High	High	Medium	Low	High	Medium
MDS/4	Medium	High	High	High	High	Low	High	Medium
HDS	Medium	High	High	High	High	Low	High	Medium
LDU	Medium	Medium	High	High	High	Medium	High	High
GC	Low	Medium	Medium	Medium	Medium	High	High	High
PSP	Medium	Medium	Medium	Medium	High	High	High	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary.



**Spanish Springs - Area 1 Maps**

Area 2 within Spanish Springs contains Lazy 5 Regional Park and several properties to the northwest. The primary Sparks Master Plan Land Use in Area 2 are residential. The existing land uses are Large Lot Residential (LLR), Open Space (OS), and Community Facilities (CF). The current Washoe County regulatory zones in Area 2 are General Rural (GR) and A7. The surrounding land uses are:

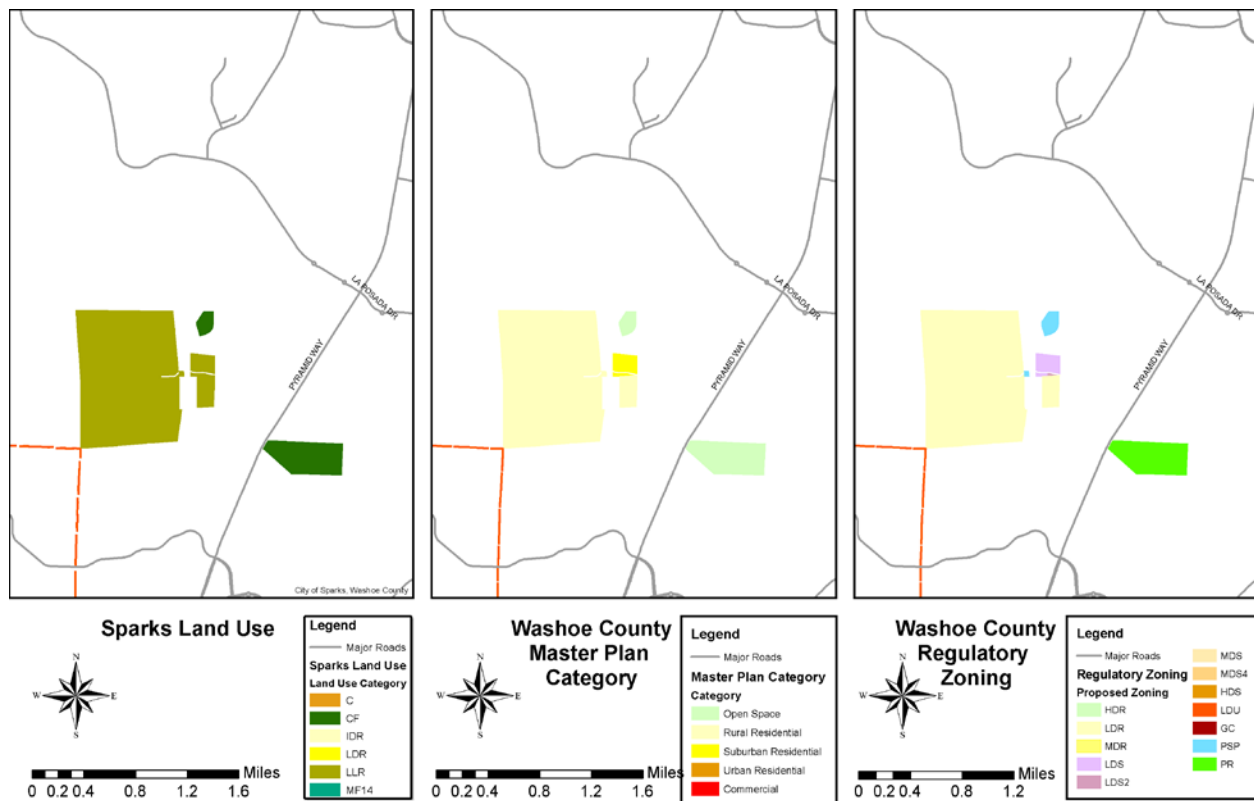
- Northern Area – Surrounded by open space and low-density suburban with large scale lots (8+ acres).
- Lazy 5 Regional Park – Surrounded by a mix of Employment Center (approximates industrial/commercial), Low Density Suburban (NUD), and Medium Density Suburban (MF24).



Area 2 is located within the Tier 3 Regional Plan Land Designation. Tier 3 limits the maximum density to the existing density found within Area 2. Washoe County is proposing the following Master Plan Categories within Area 2; Rural Residential (RR), Suburban Residential (SR), and Open Space (OS). In addition to the newly proposed Master Plan Categories; Washoe County is also proposing new regulatory zones. The following regulatory zones are being proposed, and are in conformance with existing master plan land use and zoning: Low Density Rural (LDR), Low Density Suburban (LDS), Low Density Suburban2 (LDS2), Public and Semi-Public (PSP), and Open Space (OS)

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent								
	GR	LDR	LDS/2	MDS/4	HDS	MDU	GC	I	OS
LDR	High	High	Medium	Medium	Medium	Low*	Low*	Low*	High
LDS/2	Medium	Medium	High	High	High	Medium	Low*	Low*	High
PSP	Medium	Medium	Medium	Medium	Medium	High	High	High	High
PR	High	High	High	High	High	High	High	High	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary.  
 \*Existing use only borders proposed PR regulatory zone



**Spanish Springs - Area 2 Maps**

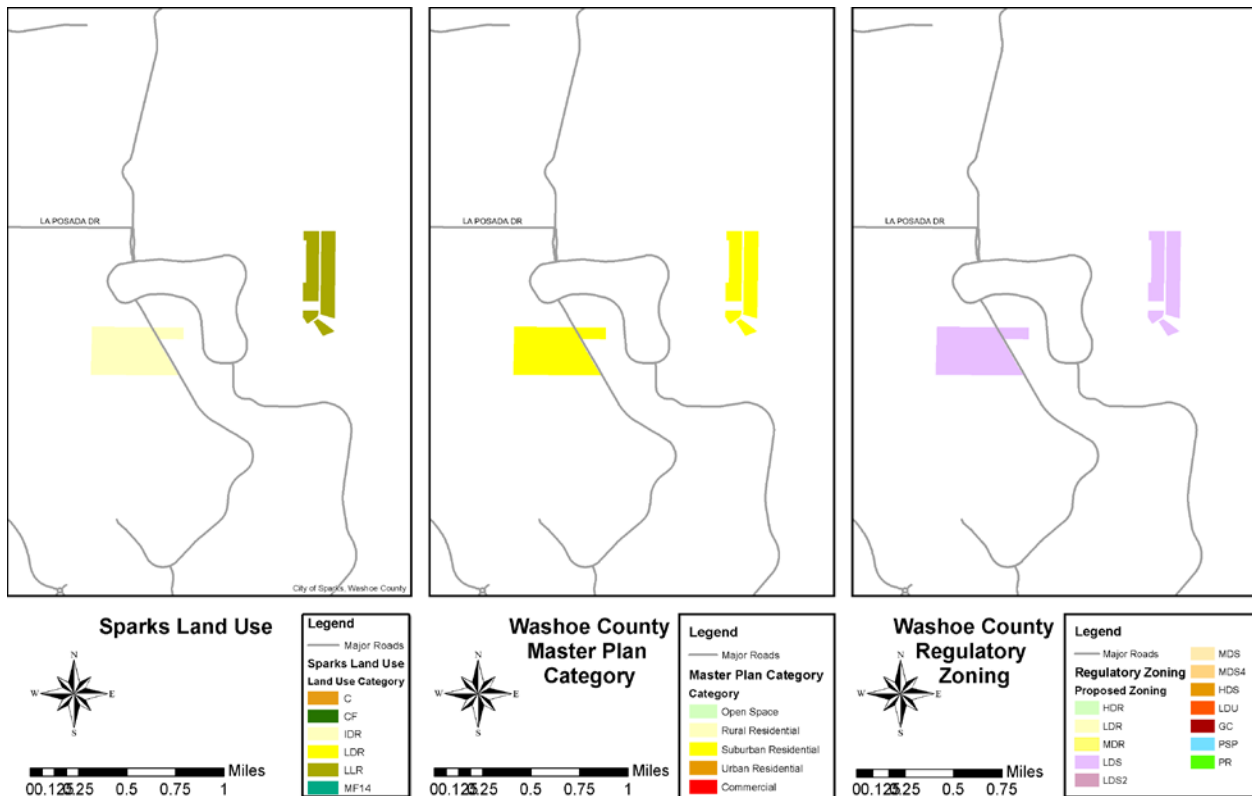
**Area 3** within Spanish Springs contains parcels on Baldwin Way and Eaglenest Road. The primary Sparks Master Plan Land Use in Area 3 are residential. The existing land uses are Large Lot Residential (LLR), and Intermediate Density Residential (IDR). The current Washoe County

regulatory zones in Area 3 are A2, A5, and A7. These areas are surrounded by PUD districts, these districts approximate to Medium Density Suburban (PUD), Low Density Suburban 2 (PUD), and Low Density Suburban (PUD) regulatory zones.

Area 3 is located within the Tier 3 Regional Plan Land Designation. Tier 3 limits the maximum density to the existing density found within Area 3. Washoe County is proposing the following Master Plan Categories within Area 3: Suburban Residential (SR). In addition to the newly proposed Master Plan Categories; Washoe County is also proposing new regulatory zones. The following regulatory zones are being proposed and are in conformance with existing master plan land use and zoning: Low Density Suburban/2 (LDS/2).

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent		
	GR	LDS/2	MDS/4
LDS/2	Medium	High	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary.



**Spanish Springs - Area 3 Maps**

**Sun Valley**

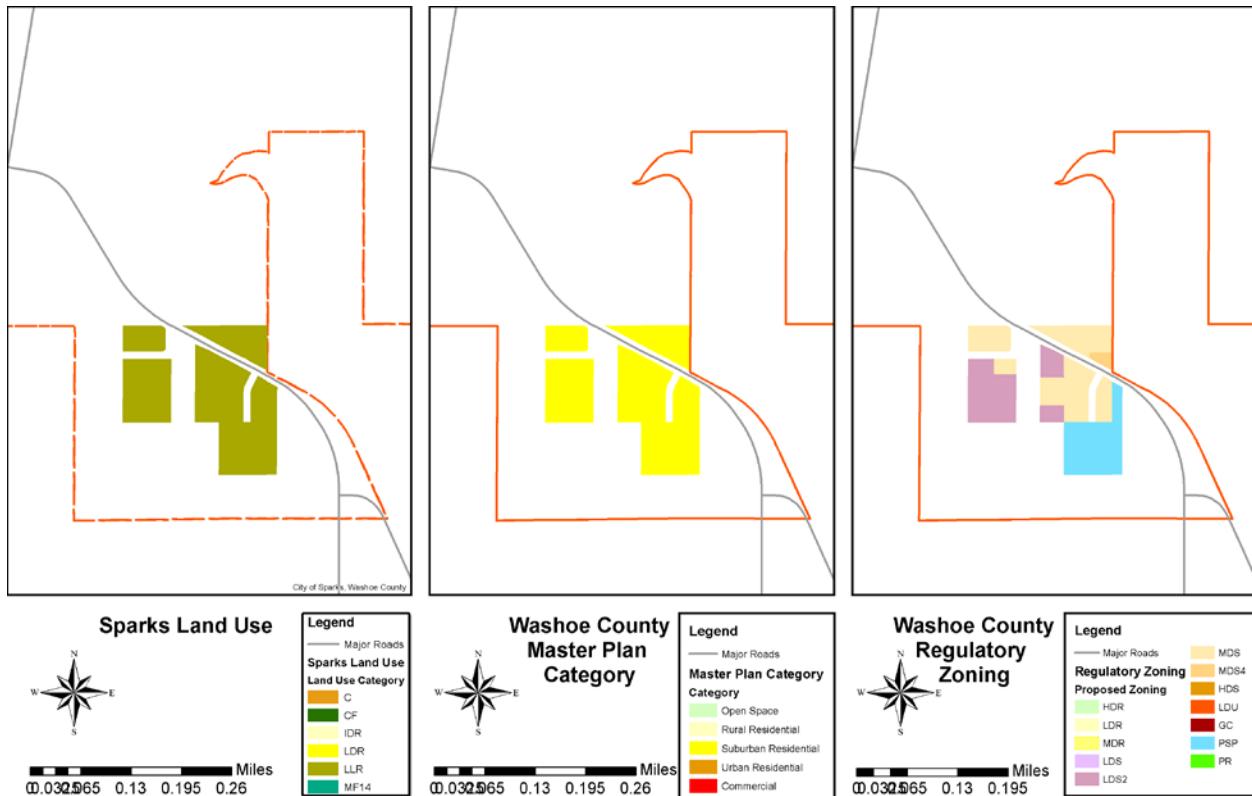
The parcels found within Sun Valley are located off of El Rancho Drive. The existing Sparks land uses are Large Lot Residential (LLR), and Community Facilities (CF). The current Washoe County regulatory zones are Medium Density Suburban (MDS), and General Rural (GR). The surrounding land uses are:

- North – Medium Density Suburban (MDS) and Low Density Urban (LDU).
- South – Medium Density Urban (MF3) and Public and Semi-Public Facilities (PF)
- East – Public and Semi-Public Facilities (PF)
- West – Medium Density Urban (MF3), Medium Density Suburban (MDS)

This area is located within the Tier 2 Regional Plan Land Designation, which limits the maximum density to 30 du/ac. There are no incompatibilities with existing zoning. Washoe County is proposing the following master plan categories within this area: Suburban Residential (SR). In addition to the newly proposed Master Plan Categories; Washoe County is also proposing new Regulatory Zones. The following regulatory zones are being proposed and are in conformance with existing master plan land use and zoning: Low Density Suburban 2 (LDS/2), Medium Density Suburban (MDS), and Public and Semi-Public Facilities (PSP).

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent				
	LDS/2	MDS/4	LDU	MDU	PSP
LDS/2	High	High	Medium	Medium	Medium
MDS/4	High	High	High	Medium	Medium
PSP	Medium	Medium	High	High	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary.



**Sun Valley - Area 1 Maps**

**Sparks**

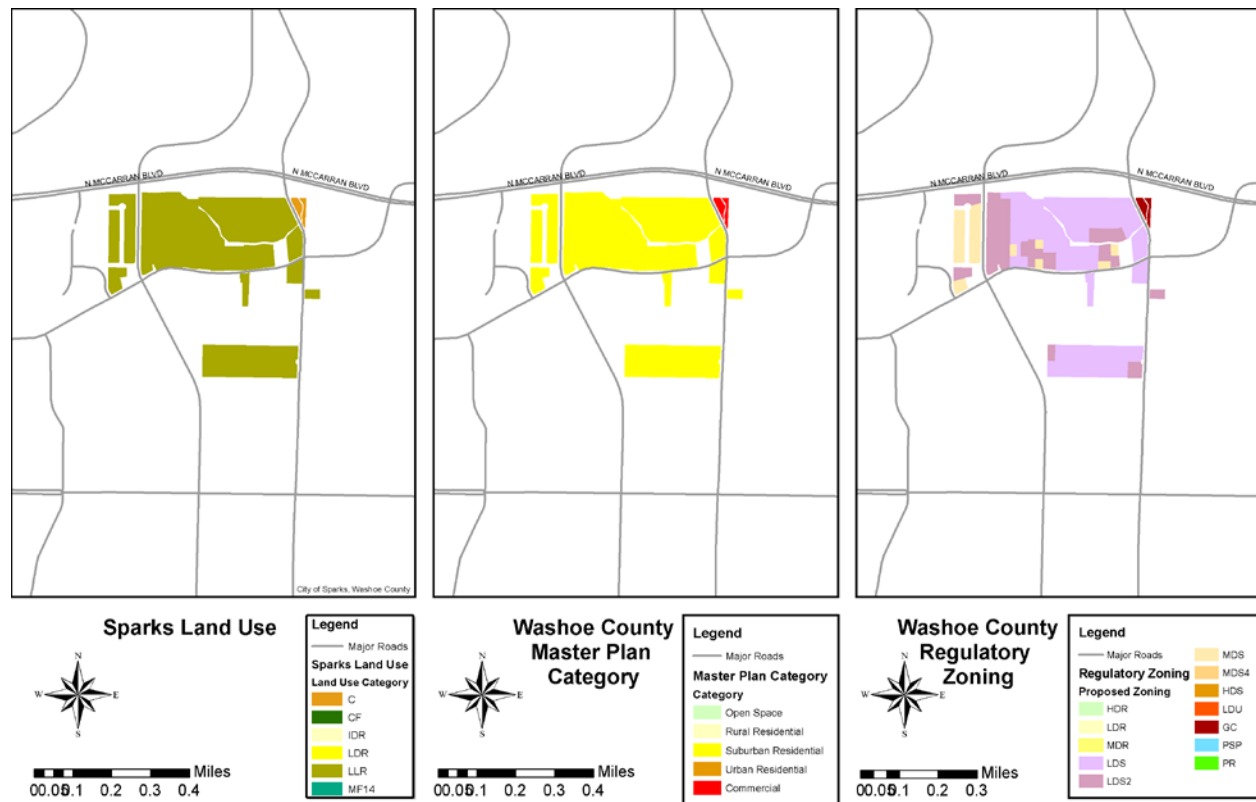
**Area 1** within Sparks is in the Wedekind Road area. The Sparks Master Plan Land Use in Area 1 are Large Lot Residential (LLR), and Commercial (C). The current Washoe County regulatory zones in Area 1 are E1, and A1. The surrounding land uses are:

- North – Low Density Suburban (SF40), and North McCarran Blvd.
- South – Medium Density Suburban (SF15)
- East - Low Density Urban (MF2), High Density Suburban (SF6), Public Semi-Public facilities (PF), High Density Urban (MF4)
- West – High Density Urban (MF4), Medium Density Urban (MF3/PUD)
- Between – High Density Suburban (SF6), Medium Density Suburban (SF15)

Area 1 is located within the Tier 1 Regional Plan Land Designation, which does not limit the maximum density, and limits the minimum density to the current existing density. There are no incompatibilities with existing zoning. Washoe County is proposing the following Master Plan Categories within Area 1; Suburban Residential (SR). In addition to the newly proposed Master Plan Categories; Washoe County is also proposing new regulatory zones. The following regulatory zones are being proposed and are in conformance: Low Density Suburban (LDS), Low Density Suburban 2 (LDS2), Medium Density Suburban (MDS), General Commercial (GC), Public and Semi-Public Facilities (PSP).

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent							
	LDS/2	MDS/4	HDS	LDU	MDU	HDU	GC	PSP
LDS/2	High	High	High	Medium	Medium	Medium	Low	Medium
MDS/4	High	High	High	Medium	Medium	Medium	Low	Medium
GC	Low	Low	Low	Medium	Medium	Medium	High	High
PSP	Medium	Medium	Medium	High	High	High	High	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary.



**Sparks - Area 1 Maps**

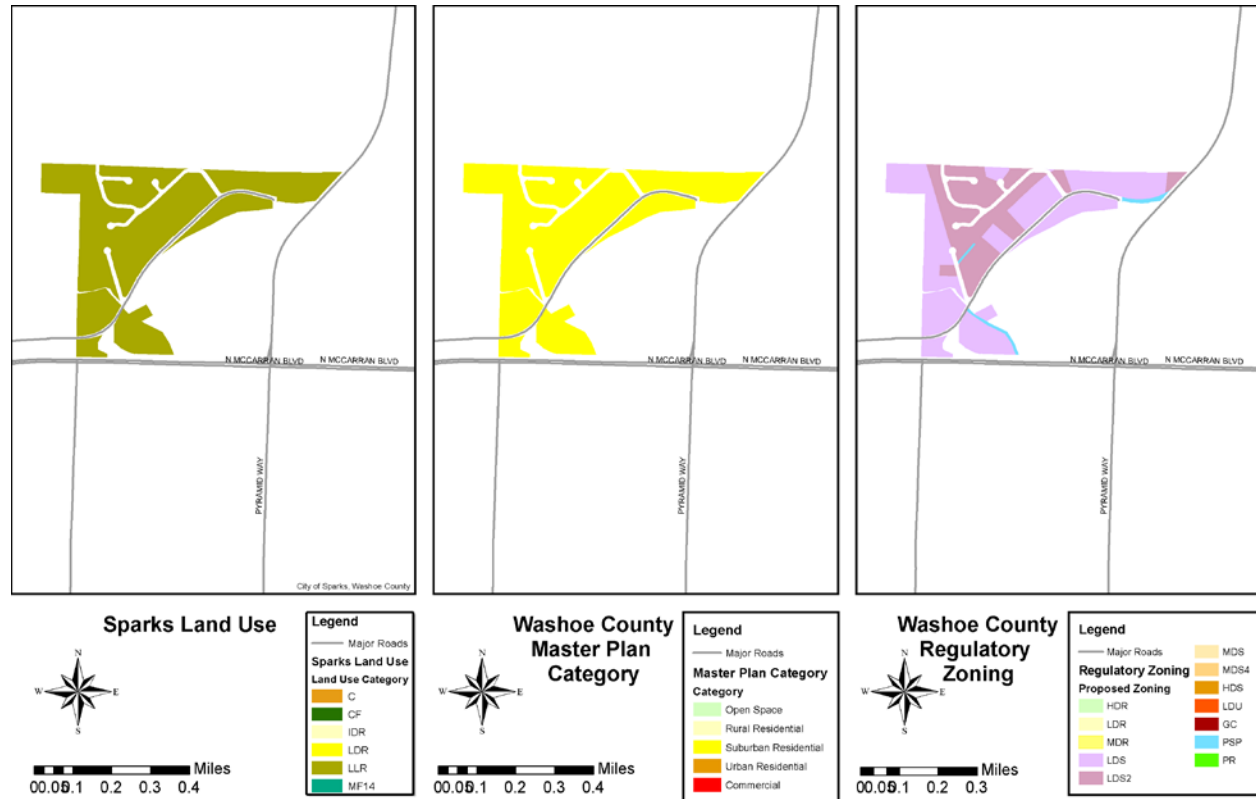
**Area 2** within Sparks is located in the Point View Subdivision. The Sparks Master Plan Land Use in Area 2 are Large Lot Residential (LLR). The current Washoe County regulatory zones in Area 2 is A-1. The surrounding land uses are:

- North – General Rural (GR)
- South – Public and Semi-Public facilities (PF) and High Density Suburban (SF6)
- East – General Commercial (PO), Public and Semi-Public Facilities (PF), Medium Density Suburban (SF15), and High Density Suburban (SF6)
- West – Public and Semi-Public facilities (PF)

Area 2 is located within the Tier 2 Regional Plan Land Designation. Tier 2 limits the maximum density of 30du/ac. There are no incompatibilities with existing zoning. Washoe County is proposing the following master plan categories within Area 2: Suburban Residential (SR). In addition to the newly proposed master plan categories; Washoe County is also proposing new regulatory zones. The following regulatory zones are being proposed and are in conformance with existing master plan land use and zoning: Low Density Suburban (LDS), Low Density Suburban 2 (LDS2), and Public and Semi-Public Facilities (PSP).

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent				
	GR	MDS/4	HDS	GC	PSP
LDS/2	Medium	High	High	Low	Medium
PSP	Medium	Medium	Medium	Medium	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary



**Sparks - Area 2 Maps**

**Area 3** within Sparks is located at Sunset View Ranch Estates 2. The Sparks Master Plan Land Use in Area 3 are Large Lot Residential (LLR). The current Washoe County regulatory zone in Area 3 is A-1. The surrounding land uses are PUD and NUB zones. The approximates are High Density Suburban (SF6), and Medium Density Suburban (SF15) to the north and west and undeveloped to the south and east.

Area 3 is located within the Tier 2 Regional Plan Land Designation. Tier 2 limits the maximum density of 30du/ac. There are no incompatibilities with existing zoning. Washoe County is proposing the following Master Plan Category within Area 3: Suburban Residential (SR). In addition to the newly proposed master plan categories; Washoe County is also proposing new regulatory zones. The following regulatory zone is being proposed and is in conformance with existing master plan land use and zoning: Low Density Suburban (LDS).

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent		
	MDS/4	HDS	OS
LDS/2	High	High	High

High Compatibility:

Medium Compatibility:

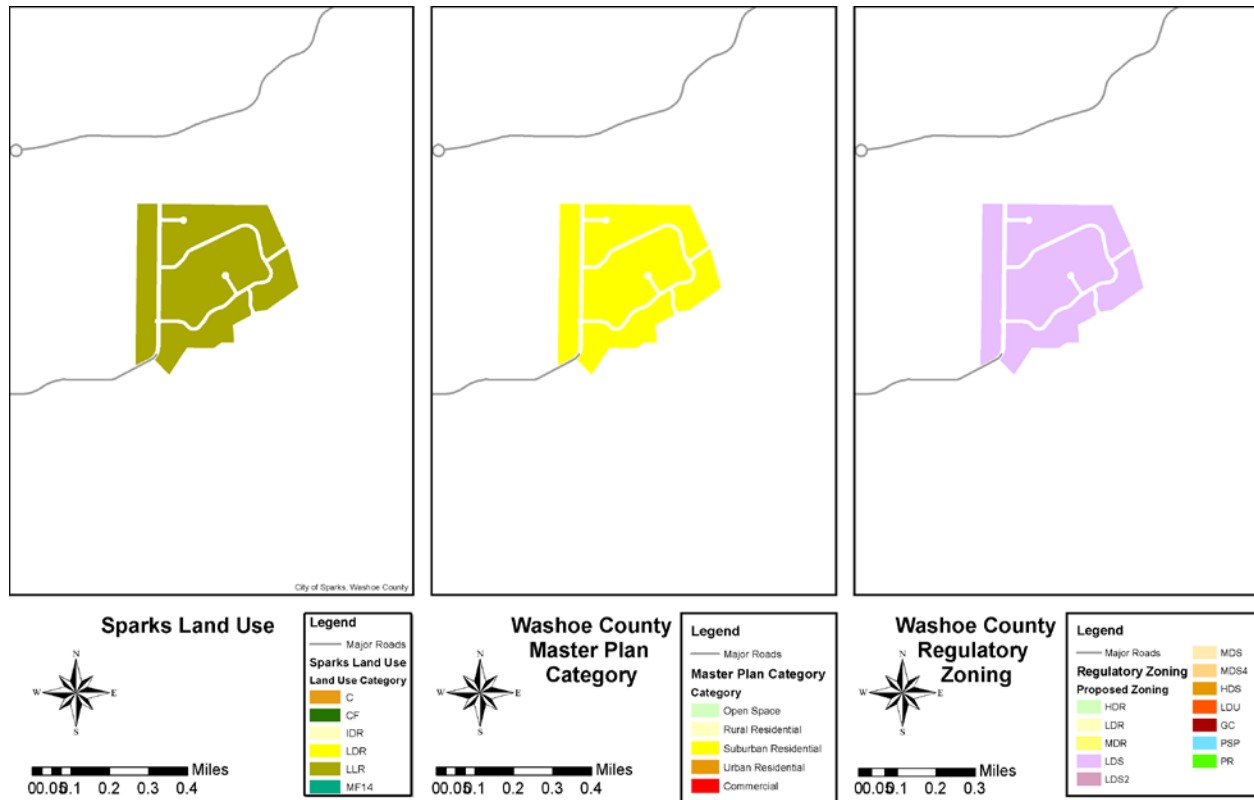
Low Compatibility:

Little or no screening or buffering necessary.

Some screening and buffering necessary.

Significant screening and buffering necessary





**Sparks - Area 3 Maps**

**Hybrid**

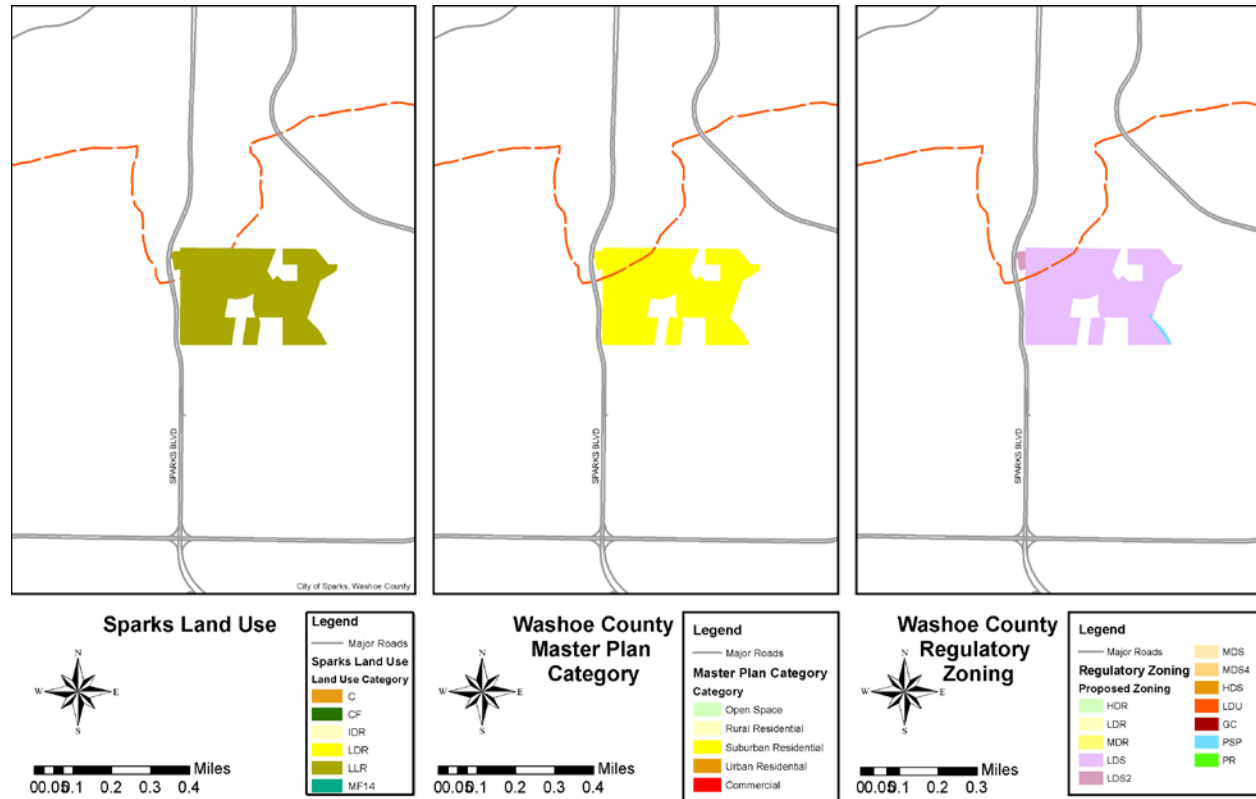
The Hybrid Area is located at Shadow Mountain North. The primary Sparks Master Plan Land Use in this area is Large Lot Residential (LLR). The current Washoe County regulatory zone in this area is A-5. The surrounding land uses are:

- North – Medium Density Suburban, (SF15)
- South – High Density Suburban (SF6), and Public and Semi Public facilities (PSP)
- East – Medium Density Suburban (SF15) and High Density Suburban (SF6)
- West – Low Density Suburban (SF40) and High Density Suburban (SF6)

The Hybrid Area is located within the Tier 2 Regional Plan Land Designation. Tier 2 limits the maximum density of 30du/ac. There are no incompatibilities with the existing zoning. Washoe County is proposing the following master plan categories within this area: Suburban Residential (SR). In addition to the newly proposed master plan category; Washoe County is also proposing new regulatory zones. The following regulatory zones are being proposed and are in conformance with existing master plan land use and zoning: Low Density Suburban (LDS), Low Density Suburban2 (LDS2), and Public and Semi-Public (PSP).

Proposed Regulatory Zone	Neighboring Regulatory Zone or Equivalent			
	LDS/2	MDS/4	HDS	PSP
LDS/2	High	High	High	Medium
PSP	Medium	Medium	Medium	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary.



**Hybrid - Area 1 Maps**

**Availability of Facilities**

The areas in question have already been developed. They currently have adequate access to roads, public facilities, water and sanitation facilities.

**Consistency with Master Plan and Regulatory Zone Map**

The proposed amendments are a response to action taken by the City of Sparks and Truckee Meadows Regional Planning Agency, and there is no change in density or intensification associated with this request based on the prior land use regime. The amendment complies with the translation table of the Regional Plan and is consistent with the existing underlying regulatory zoning adopted by Washoe County, thus the amendment request is consistent with the goals and policies of the Master Plan and the Regulatory Zone Map.

**Land Use and Transportation Element – Volume One of the Washoe County Master Plan**

**LUT.2.1** Ensure that existing and proposed land uses are compatible.

*Staff Comment:* The proposed land uses are generally compatible with the existing land uses as seen in the compatibility tables above.

**LUT.21.2** Nonresidential development shall be compatible with the nearby neighborhoods, service and facility capacities, and the surrounding environment

*Staff Comment:* The proposed nonresidential development areas are generally compatible with the existing land uses as seen in the compatibility tables above.

## **Spanish Springs Area Plan Assessment**

The following goals and policies of the Spanish Springs Area Plan are applicable to the amendment requests.

**SS1.2** The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity. Land use intensifications will not add more than 1,500 new units of Land Use Capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.

Staff Comment: The subject parcels are existing developments that do not impact the new residential unit capacity list.

**SS.1.4** The following Regulatory Zones are permitted within the Spanish Springs Rural Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Public/Semi-Public Facilities (PSP).
- d. Parks and Recreation (PR).
- e. Open Space (OS).
- f. High Density Rural (HDR) – HDR limited to the areas designated HDR prior to August 17, 2004.
- g. Medium Density Suburban (MDS) – MDS limited to areas designated MDS at the Planning Commission adoption of this plan (November 16, 2004).

Staff Comment: Parts of Spanish Springs Area 2 falls within the Rural Character management areas. The new regulatory zones conform to this policy.

**SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The subject areas are outside of the Spanish Springs Suburban Character management areas. The subject areas conform to the policies of the Washoe County Master Plan and do not conflict with the public's health, safety, or welfare.

**SS.17.2** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin 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.

- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing 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. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.
- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Staff Comment: All areas are currently developed and will not exceed commercial or industrial acreage or change the level of service of current government facilities. All relevant agencies have provided waivers satisfying this policy as seen in Exhibits C and D. Any additional development post adoption will require site specific review.

### **Sun Valley Area Plan Assessment**

The following goals and policies of the Sun Valley Area Plan are applicable to the amendment requests.

**SUN.1.6** Staff will review any proposed Master Plan Amendment against the findings, criteria and thresholds identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of the findings in order to recommend approval of the amendment to the Board of County Commissioners.

Staff Comment: The Plan Maintenance section of the Sun Valley Area Plan is found in Goal 13; these policies are listed below and contain staff comments.

**SUN.13.1** In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare

Staff Comment: Th subject areas conform to the policies of the Washoe County Master Plan and do not conflict with the public's health, safety, or welfare.

**SUN.13.2** Amendments will be reviewed by the Department of Community Development against the following set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement:

- a. A feasibility study has been conducted and paid for by the applicant, relative to municipal water, sewer and storm water, that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Sun Valley by the Sun Valley General Improvement District in conjunction with the Department of Water Resources. This may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Sun Valley planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This 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.
- c. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Sun Valley planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Commission Capital Improvements Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- d. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional Transportation Commission transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Commission Capital Improvements Program within three years of approval of the intensification.
- e. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the Sun Valley Area Plan.
- f. If the proposed intensification results in existing 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 improvements 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 School District Board of Trustees, may waive this finding

Staff Comment: All areas are currently developed and will not exceed commercial or industrial acreage or change the level of service of current government facilities. All relevant agencies have provided waivers satisfying this policy as seen in Exhibits C and D. Any additional development post adoption will require site specific review.

### **Neighborhood Meeting**

The proposed amendment was noticed and agendized as a neighborhood meeting as part of the Spanish Spring Citizen Advisory Board meeting and was discussed during the February 5, meeting. At the time of this writing, the minutes from the February 5, 2020 staff meeting are not available; however, staff intends to provide a copy at the public hearing. The Spanish Springs Citizen Advisory Board voted unanimously in favor of the proposed master plan amendment and regulatory zone amendment. The public wanted clearer maps with parcel lines and arials available prior to the hearing.

### **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- State of Nevada
  - Department of Transportation
  - Department of Wildlife
- United States Postal Service
- Washoe County Community Services Department
  - Planning and Building Division
  - Geographic Information Systems
  - Engineering and Capital Projects Division
  - Utilities/Water Rights
  - Parks and Open Spaces
  - Traffic Engineer
- Washoe County Health District
  - Environmental Health Services Division
  - Emergency Medical Services
- Washoe County Regional Animal Services
- Washoe County Sheriff Office
- Truckee Meadows Fire Protection District
- City of Sparks Fire
- City of Sparks Community Services
- Truckee Meadows Regional Planning
- Regional Transportation Commission
- Sun Valley GID



- Sun Valley Citizen Advisory Board
- Spanish Springs Citizen Advisory Board
- Washoe-Storey Conservation District

The Truckee Meadows Regional Planning Agency, Washoe County Animal Services, Washoe County Building Department, Washoe County Engineering, Washoe County Parks and Open Spaces, and Washoe-Storey Conservation District indicated they reviewed the proposal and have either no comments or no objections to the request.

### **Public Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 3931 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. The public noticing map is available as Exhibit B.

### **Staff Comment on Required Master Plan Amendment Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

*Staff Comment:* The proposed amendment impacts areas not currently in the existing master plan or area plans. The purpose of this amendment is to bring these areas into the appropriate area plans based on the City of Sparks master planned Land Use categories.

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.

*Staff Comment:* The proposed amendment will not change existing land uses. These land uses are compatible with adjacent land uses.

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.

Staff Comment: The proposed amendment responds to changed conditions by bringing the affected parcels back into Washoe County's planning jurisdiction with updated master plan categories reflecting the type of development currently in existence.

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.

Staff Comment: The areas in question have already been developed. There is currently adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed master plan designations.

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.

Staff Comment: The master plan categories do not conflict with TMRPA's Regional land designations and therefore promote the desired pattern for orderly physical growth of the county.

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

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

### **Staff Comment on Required Regulatory Zone Amendment Findings**

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: Proposed amendments are in substantial compliance with original Sparks Land Use designations and the equivalent Master Plan categories.

2. 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.

Staff Comment: Overall the land uses are either highly or mediumly compatible with their surrounding land uses. However, there are areas of low compatibility where suburban residential regulatory zoning directly abuts general commercial or its City of Sparks equivalent. These areas have already been developed and the regulatory zone changes do not exacerbate the incompatibility further.

3. 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.

Staff Comment: The proposed amendment responds to both the change of planning jurisdiction for these parcels and updates outdated pre-1993 regulatory zoning to match current regulatory zoning based on the current land use and lot size.

4. 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.

Staff Comment: The proposed amendment areas do not increase the intensity of development currently in place. These areas have already been developed and have adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities proposed.

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment will not affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. 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.

Staff Comment: The proposed development does not conflict with the TMRPA's regional land use designations and fits the desired pattern for the physical growth of the county.

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

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

### **Master Plan Amendment Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0008. It is further recommended that the Planning Commission forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Regulatory Zone Amendment Recommendation**

After a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

### **Master Plan Amendment Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate the master plan amendment and adopt the resolution contained at Exhibit H of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0008 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0008 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning 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. 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 Master Plan designation.
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.

### **Regulatory Zone Amendment Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission initiate the regulatory zone amendment and adopt the resolution included as Exhibit I, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0008 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0008 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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. 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. 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. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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. The proposed amendment will not affect the location, purpose and mission of the military installation.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County

Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.





70	43993	026-190-39	89431	ROSS FAMILY TRUST	2400 FARREL ROSS DR	SPARKS	NV	89431	0.07	2994.0	E1	LLR	Suburban Residential	No	PSP
71	43994	026-190-42	89431	MOONEY LIVING TRUST	3505 WEDEKIND RD	SPARKS	NV	89431	0.46	19998.0	E1	LLR	Suburban Residential	LDS2	LDS2
72	43995	026-190-45	89431	FRANK & INE	3515 WEDEKIND RD	SPARKS	NV	89431	0.50	21640.0	E1	LLR	Suburban Residential	LDS2	LDS2
73	43996	026-190-46	89431	JUAN V	3535 WEDEKIND RD	SPARKS	NV	89431	0.72	31268.0	E1	LLR	Suburban Residential	LDS2	LDS2
74	43997	026-190-47	89431	MELVIN & NAN	2500 FARREL ROSS DR	SPARKS	NV	89431	1.23	53493.0	E1	LLR	Suburban Residential	LDS	LDS
75	43998	026-190-48	89431	NORMAN B & BETH R	2400 FARREL ROSS DR	SPARKS	NV	89431	2.74	119354.4	E1	LLR	Suburban Residential	HDR	LDS
76	43999	026-190-49	89431	HICKS FAMILY TRUST	2350 FARREL ROSS DR	SPARKS	NV	89431	2.27	99055.4	E1	LLR	Suburban Residential	HDR	LDS
77	44000	026-190-50	89431	JOHN W & CAROL A	2255 W 460 S	CEDAR CITY	UT	84720-1857	0.87	37860.0	E1	LLR	Suburban Residential	LDS	LDS
78	44001	026-202-01	89431	TROY P	3103 SKYE TER	SPARKS	NV	89431	0.99	42941.0	A1	LLR	Suburban Residential	LDS	LDS
79	44002	026-202-02	89431	TROY	625 CANYON WAY	SPARKS	NV	89434	1.02	44428.0	A1	LLR	Suburban Residential	LDS	LDS
80	44003	026-202-03	89431	S L	3870 ISLE OF SKYE DR	SPARKS	NV	89431	1.10	47925.0	A1	LLR	Suburban Residential	LDS	LDS
81	44004	026-202-04	89431	JOHN M & PATRICIA S	3860 ISLE OF SKYE DR	SPARKS	NV	89431	1.14	49460.0	A1	LLR	Suburban Residential	LDS	LDS
82	44005	026-202-05	89431	TONY	3113 SKYE TER	SPARKS	NV	89431	1.05	45912.0	A1	LLR	Suburban Residential	LDS	LDS
83	44006	026-202-06	89431	TONY	3113 SKYE TER	SPARKS	NV	89431	1.03	45066.0	A1	LLR	Suburban Residential	LDS	LDS
84	44007	026-202-07	89431	MICHAEL A	3105 SKYE TER	SPARKS	NV	89431	1.10	47975.0	A1	LLR	Suburban Residential	LDS	LDS
85	44008	026-202-08	89431	RENO YOUNG NAK PRESBYTRN CHRCH	3102 SKYE TER	SPARKS	NV	89431	1.00	43438.0	A1	LLR	Suburban Residential	LDS	LDS
86	44009	026-202-10	89431	CRISTOBAL	AGUILAR et al	RENO	NV	89512	1.02	44413.0	E1	LLR	Suburban Residential	LDS	LDS
87	44010	026-202-11	89431	CHRISTOPHER	3815 WEDEKIND RD	SPARKS	NV	89431	0.39	17128.0	E1	LLR	Suburban Residential	MDS	MDS
88	44011	026-202-12	89431	GREG	3825 WEDEKIND RD	SPARKS	NV	89431	0.44	19166.0	E1	LLR	Suburban Residential	LDS2	LDS2
89	44012	026-202-13	89431	ROSIE	LUCIW	SAN JOSE	CA	95161	0.42	18295.0	E1	LLR	Suburban Residential	LDS2	LDS2
90	44013	026-202-14	89431	JUMBLED HILLS LLC	PO BOX 12187	ZEPHYR COVE	NV	89448	0.37	15947.0	E1	LLR	Suburban Residential	MDS	MDS
91	44014	026-202-15	89431	RALPH S	3875 WEDEKIND RD	SPARKS	NV	89431	0.44	19380.0	E1	LLR	Suburban Residential	LDS2	LDS2
92	44015	026-202-17	89431	ALFRED M	3101 SULLIVAN LN	SPARKS	NV	89431	1.80	78209.0	E1	LLR	Suburban Residential	LDS	LDS
93	44016	026-202-18	89431	DAVID G	BJORKMAN	SPARKS	NV	89431	0.65	28349.0	A1	LLR	Suburban Residential	LDS2	LDS2
94	44017	026-202-19	89431	RENO YOUNG NAK PRESBYTRN CHRCH	3102 SKYE TER	SPARKS	NV	89431	0.74	32017.0	A1	LLR	Suburban Residential	LDS2	LDS2
95	44018	026-202-20	89431	RENO YOUNG NAK PRESBYTRN CHRCH	3102 SKYE TER	SPARKS	NV	89431	0.78	33904.0	A1	LLR	Suburban Residential	LDS2	LDS2
96	44131	026-341-38	89431	JOHN A & MARILYN J	GARRETT	SPARKS	NV	89431	1.59	69065.0	E1	LLR	Suburban Residential	LDS	LDS
97	44135	026-341-52	89431	RONALD D	COCKAYNE et al	SPARKS	NV	89431	1.03	44962.0	E1	LLR	Suburban Residential	LDS	LDS
98	44253	026-422-10	89431	MARY E	SLAUGHTER	SPARKS	NV	89431	1.50	65340.0	E1	LLR	Suburban Residential	LDS	LDS
99	44254	026-422-11	89431	WARREN K	STOKES	SPARKS	NV	89431	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
100	44255	026-422-12	89431	JAMES	FERRIS	SPARKS	NV	89431	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
101	44256	026-422-13	89431	JOHN M	BIRD	SPARKS	NV	89431	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
102	44257	026-422-14	89431		SAFE EMBRACE	SPARKS	NV	89434	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
103	44258	026-422-17	89431	M & M	FRUGOLI FAMILY TRUST	SPARKS	NV	89431	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
104	44259	026-422-18	89431	ALFRED H & KATHERINE L	KNEPPER	SPARKS	NV	89431	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
105	44260	026-422-19	89431	RYAN P & TAMI J	WITTICH	SPARKS	NV	89431	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
106	44261	026-422-20	89431	ROCK FAMILY 1989 TRUST	1135 N ARCTIC FALLS LOOP	HAYDEN	ID	83835	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
107	44262	026-422-21	89431	SAMANTHA	CONSTANTINO et al	SPARKS	NV	89431	1.00	43560.0	E1	LLR	Suburban Residential	LDS	LDS
108	44263	026-422-22	89431	J JESUS	TOVAR ORTEGA et al	SPARKS	NV	89431	0.51	22128.5	E1	LLR	Suburban Residential	LDS2	LDS2
109	44264	026-422-24	89431	GRANT M & AMY L	2100 PONDEROSA DR	SPARKS	NV	89431	0.97	42253.0	E1	LLR	Suburban Residential	LDS	LDS
110	44266	026-422-26	89431	ROBERT & MARY	GEORGETON TRUST	SPARKS	NV	89431	0.49	21344.0	E1	LLR	Suburban Residential	LDS2	LDS2
111	44267	026-422-27	89431	CHOL H & CAROL S	YI	RENO	NV	89509	0.48	20909.0	E1	LLR	Suburban Residential	LDS2	LDS2
112	45532	027-011-01	89431	JAMES W & SANDRA J	HARDESTY	SPARKS	NV	89431	1.00	43560.0	A1	LLR	Suburban Residential	LDS	LDS
113	45533	027-011-02	89431	TY & ANITA	CRAWFORD	SPARKS	NV	89431	1.92	83722.0	A1	LLR	Suburban Residential	LDS	LDS
114	45534	027-011-03	89431	CHESTER R	CASSINELLI 1991 FAMILY TRUST	SPARKS	NV	89431	1.04	45258.8	A1	LLR	Suburban Residential	LDS	LDS
115	45535	027-011-04	89431	SHIRLEY L	PACKER	SPARKS	NV	89431	1.04	45258.8	A1	LLR	Suburban Residential	LDS	LDS
116	45700	027-041-02	89431		NEVADA UTAH ASSN 7TH DAY ADVENTIST	RENO	NV	89521	1.13	49223.0	A1	LLR	Suburban Residential	LDS	LDS
117	45704	027-041-06	89431	BRUCE E	BERNARD	SPARKS	NV	89431	0.84	36808.0	A1	LLR	Suburban Residential	LDS	LDS
118	45705	027-041-08	89431	FRANKLIN D	VELEZ	SPARKS	NV	89431	0.99	43211.5	A1	LLR	Suburban Residential	LDS	LDS
119	45706	027-041-09	89431	WILLIAM & JACQUELINE	ORLANDO TRUST	SPARKS	NV	89431	1.41	61288.9	A1	LLR	Suburban Residential	LDS	LDS
120	45707	027-041-10	89431		NEERLAND LIVING TRUST	SUN VALLEY	NV	89431	1.17	50878.1	A1	LLR	Suburban Residential	LDS	LDS
121	45708	027-041-11	89431	JOSHUA E & NAARA J	LICONA et al	SPARKS	NV	89431	1.49	64904.4	A1	LLR	Suburban Residential	LDS	LDS
122	45709	027-041-12	89431	ANGELA L	MILLER	SPARKS	NV	89431	1.04	45171.7	A1	LLR	Suburban Residential	LDS	LDS
123	45710	027-041-13	89431	CATHY A	HILL et al	SPARKS	NV	89434	1.09	47480.0	A1	LLR	Suburban Residential	LDS	PSP
124	45716	027-042-09	89431	JOHN R	CAPURRO TRUST	SPARKS	NV	89431	1.45	63162.0	A1	LLR	Suburban Residential	LDS	LDS
125	45717	027-042-10	89431		CAPURRO LIVING TRUST et al	RENO	NV	89521	5.10	222156.0	A1	LLR	Suburban Residential	MDR	LDS
126	45718	027-061-01	89431	RICHARD E & H SUSAN	LUND	SPARKS	NV	89431	1.29	56192.4	A1	LLR	Suburban Residential	LDS	LDS
127	45719	027-061-02	89431	RONALD & RAMONA	RENO FAMILY TRUST	SILVER CITY	NV	89428	1.02	44431.2	A1	LLR	Suburban Residential	LDS	LDS
128	45720	027-061-03	89431	RONALD & RAMONA	RENO FAMILY TRUST	SILVER CITY	NV	89428	0.97	42296.8	A1	LLR	Suburban Residential	LDS	LDS
129	45721	027-061-04	89431	RYAN	FREY	SPARKS	NV	89431	0.97	42296.8	A1	LLR	Suburban Residential	LDS	LDS
130	45722	027-061-06	89431		STERNBERG FAMILY TRUST	SPARKS	NV	89431	0.05	2222.0	A1	LLR	Suburban Residential	No	LDS
131	45723	027-061-07	89431		STERNBERG FAMILY TRUST	SPARKS	NV	89431	0.54	23304.6	A1	LLR	Suburban Residential	LDS2	LDS2
132	45724	027-061-08	89431		CLEM LIVING TRUST	SPARKS	NV	89431	0.50	21780.0	A1	LLR	Suburban Residential	LDS2	LDS2
133	45725	027-062-01	89431	KIMBERLY A	TORNABENE et al	SPARKS	NV	89431	0.77	33515.1	E2	LLR	Suburban Residential	LDS2	LDS2
134	45726	027-062-02	89431		CANDAH PROPERTIES LLC	SPARKS	NV	89431	0.53	23130.4	E2	LLR	Suburban Residential	LDS2	LDS2
135	45727	027-062-06	89431	PAULA J	SMAIL	SPARKS	NV	89431	0.49	21431.5	E2	LLR	Suburban Residential	LDS2	LDS2
136	45728	027-062-07	89431	PAULA J	SMAIL	SPARKS	NV	89431	0.47	20299.0	E2	LLR	Suburban Residential	LDS2	LDS2
137	45729	027-062-08	89431	JAMES P	BETTENCOURT	MORGAN HILL	CA	95037	0.48	20865.2	E2	LLR	Suburban Residential	LDS2	LDS2
138	45730	027-062-09	89431		NOT AVAILABLE	NOT SUPPLIED	NV	0	0.49	21431.5	E2	LLR	Suburban Residential	LDS2	LDS2
139	45731	027-062-10	89431	KELLY & GRETCHEN	DJUKANOVICH	RENO	NV	89523	0.52	22564.1	E2	LLR	Suburban Residential	LDS2	LDS2
140	45732	027-062-11	89431	PAMA L	GILLAM	SPARKS	NV	89431	0.51	21997.8	E2	LLR	Suburban Residential	LDS2	LDS2

141	45733 027-062-12	89431 TIMOTHY P & LINDA S	BELL FAMILY TRUST	5485 SILVER HILLS CIR	SPARKS	NV	89431	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
142	45734 027-062-13	89431 DAVID J & DONNA L	DUTRA	5475 SILVER HILLS CIRCLE	SPARKS	NV	89431	0.44	19166.4 E2	LLR	Suburban Residential	LDS2	LDS2
143	45735 027-062-15	89431 KARI	BATES	PO BOX 1477	FERNDALE	WA	98248	0.57	24829.2 E2	LLR	Suburban Residential	LDS2	LDS2
144	45736 027-062-16	89431 TARA & BRUCE	LUNDSTROM	5445 SILVER HILLS CIR	SPARKS	NV	89431	0.53	23130.4 E2	LLR	Suburban Residential	LDS2	LDS2
145	45737 027-062-17	89431	GENASCI LIVING TRUST	5435 SILVER HILLS CIR	SPARKS	NV	89431	0.49	21431.5 E2	LLR	Suburban Residential	LDS2	LDS2
146	45738 027-062-18	89431 JAMES D	MORRIS	5425 SILVER HILLS CIR	SPARKS	NV	89431	0.53	23130.4 E2	LLR	Suburban Residential	LDS2	LDS2
147	45739 027-062-22	89431	BIALE FAMILY TRUST	5465 SILVER HILLS CIR	SPARKS	NV	89431	0.52	22564.1 E2	LLR	Suburban Residential	LDS2	LDS2
148	45740 027-062-23	89431 J PATRICK & CHRISTINE D	SULLIVAN	505 N WEST ST	VISALIA	CA	93291	0.52	22564.1 E2	LLR	Suburban Residential	LDS2	LDS2
149	45741 027-062-24	89431 JOHN & RENEE	HARTMANN LIVING TRUST	5565 CALAVERAS CIR	SPARKS	NV	89431	1.11	48525.8 E2	LLR	Suburban Residential	LDS	LDS
150	45742 027-063-01	89431 EGAN	DOLPH	5360 POINT VIEW WAY	SPARKS	NV	89431	0.49	21431.5 E2	LLR	Suburban Residential	LDS2	LDS2
151	45743 027-063-02	89431 SANDRA & MARC A	BENEDICT	5370 POINT VIEW WAY	SPARKS	NV	89431	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
152	45744 027-063-03	89431 KIM	RODRIGUEZ	1565 E LINCOLN WAY APT R111	SPARKS	NV	89434	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
153	45745 027-063-04	89431 DAVID C & RAYNE R	NIEHAUS	5390 POINT VIEW WAY	SPARKS	NV	89431	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
154	45746 027-063-05	89431 NANCY M & MICHAEL M	RAY	5400 POINT VIEW WAY	SPARKS	NV	89431	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
155	45747 027-063-06	89431 JONATHAN & PATRICIA	MORROW 2019 TRUST	5410 POINT VIEW WAY	SPARKS	NV	89431	0.44	19166.4 E2	LLR	Suburban Residential	LDS2	LDS2
156	45748 027-063-07	89431 CHERYL	SHAWL et al	5420 HIGH ROCK WAY	SPARKS	NV	89431	0.44	19166.4 E2	LLR	Suburban Residential	LDS2	LDS2
157	45749 027-063-08	89431 BRANDON Q & JOANNA H	DOLPH	5430 HIGH ROCK WAY	SPARKS	NV	89431	0.44	19166.4 E2	LLR	Suburban Residential	LDS2	LDS2
158	45750 027-063-09	89431 JAMES H & SUSAN K	BAER	5440 HIGH ROCK WAY	SPARKS	NV	89431	0.49	21431.5 E2	LLR	Suburban Residential	LDS2	LDS2
159	45751 027-063-10	89431 NANCY E	HICKS FAMILY TRUST	7455 BALDWIN WAY	SPARKS	NV	89436	0.53	23086.8 E2	LLR	Suburban Residential	LDS2	LDS2
160	45752 027-063-12	89431 CHRISTINE H	TWEET TRUST	5470 HIGH ROCK WAY	SPARKS	NV	89431	0.51	21997.8 E2	LLR	Suburban Residential	LDS2	LDS2
161	45753 027-063-15	89431	BASSO FAMILY TRUST	5500 HIGH ROCK WAY	SPARKS	NV	89431	0.45	19732.7 E2	LLR	Suburban Residential	LDS2	LDS2
162	45754 027-063-16	89431 JOSEPH	GREEN	5520 HIGH ROCK WAY	SPARKS	NV	89431	0.52	22564.1 E2	LLR	Suburban Residential	LDS2	LDS2
163	45755 027-063-17	89431 CORAL	BRUS	75 LEO DR	SPARKS	NV	89441	0.51	21997.8 E2	LLR	Suburban Residential	LDS2	LDS2
164	45756 027-063-18	89431 RICHARD W & MARGARET A	NORRIS	5540 HIGH ROCK WAY	SPARKS	NV	89431	0.49	21431.5 E2	LLR	Suburban Residential	LDS2	LDS2
165	45757 027-063-19	89431 THOMAS D & KATHLEEN M	CODMAN	5550 HIGH ROCK WAY	SPARKS	NV	89431	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
166	45758 027-063-21	89431 JOSHUA L & JESSICA S	SYKES	5601 WEDEKIND RD	SPARKS	NV	89431	1.02	44561.9 E1	LLR	Suburban Residential	LDS	LDS
167	45759 027-063-22	89431 MICHAEL	MEACHAM et al	5585 WEDEKIND RD	SPARKS	NV	89431	1.00	43429.3 A1	LLR	Suburban Residential	LDS	LDS
168	45760 027-063-23	89431 MARIA C	PENA	5565 WEDEKIND RD	SPARKS	NV	89431	0.97	42296.8 A1	LLR	Suburban Residential	LDS	LDS
169	45761 027-063-24	89431 WILLIAM S	LONGLAND et al	5555 WEDEKIND RD	SPARKS	NV	89431	1.97	85813.2 A1	LLR	Suburban Residential	LDS	LDS
170	45762 027-063-27	89431 STEVEN & CLARA A	PETERSEN	5501 WEDEKIND RD	SPARKS	NV	89431	1.02	44431.2 A1	LLR	Suburban Residential	LDS	LDS
171	45763 027-063-28	89431 DEBORAH J & GREGORY E	SMITH	5455 WEDEKIND RD	SPARKS	NV	89431	0.98	42863.0 A3	LLR	Suburban Residential	LDS	LDS
172	45764 027-063-31	89431 SANDRA K	MASSIN	PO BOX 933	WRANGELL	AK	99929	0.25	10977.0 E2	LLR	Suburban Residential	MDS4	PSP
173	45765 027-063-39	89431 KATHLEEN A	SHUPP et al	4975 MALAPI WAY	SPARKS	NV	89431	0.98	42863.0 A1	LLR	Suburban Residential	LDS	LDS
174	45766 027-063-40	89431 CHRISTOPHER	CARDINAL	4995 MALAPI WAY	SPARKS	NV	89431	1.04	45302.4 A1	LLR	Suburban Residential	LDS	LDS
175	45767 027-063-41	89431 RUSSELL S	BARKER	PO BOX 11471	ZEPHYR COVE	NV	89448	1.01	43995.6 A1	LLR	Suburban Residential	LDS	LDS
176	45768 027-063-42	89431 PETER & LAUREL A	TESSLER	4965 MALAPI WAY	SPARKS	NV	89431	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
177	45769 027-063-43	89431	BRIERLEY FAMILY TRUST	PO BOX 1570	SPARKS	NV	89432	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
178	45770 027-063-45	89431 JAMIE C & KRISTOFFER J	HENRY	5560 HIGH ROCK WAY	SPARKS	NV	89431	0.47	20299.0 E2	LLR	Suburban Residential	LDS2	LDS2
179	45771 027-063-47	89431	MATHES LIVING TRUST	5580 HIGH ROCK WAY	SPARKS	NV	89431	0.50	21780.0 E2	LLR	Suburban Residential	LDS2	LDS2
180	45772 027-063-48	89431 BJORN G	STEMPLE	5600 HIGH ROCK WAY	SPARKS	NV	89431	0.51	21997.8 E2	LLR	Suburban Residential	LDS2	LDS2
181	45773 027-063-49	89431 PETER C	STEPHANY	3020 MALAPI WAY	SPARKS	NV	89431	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
182	45774 027-063-51	89431 JOE & EILEEN	BIGOTTI FAMILY TRUST	5355 WEDEKIND RD	SPARKS	NV	89431	0.51	21997.8 E2	LLR	Suburban Residential	LDS2	LDS2
183	45775 027-063-53	89431 AMERIGO & EARLENE	BIGOTTI FAMILY TRUST	5375 WEDEKIND RD	SPARKS	NV	89431	0.48	20865.2 E2	LLR	Suburban Residential	LDS2	LDS2
184	45776 027-063-55	89431 JAMES V A & NANCY D	CONKEY	5325 WEDEKIND RD	SPARKS	NV	89431	0.52	22564.1 E2	LLR	Suburban Residential	LDS2	LDS2
185	45777 027-063-58	89431 ANDREW S	BURNETT FAMILY TRUST	5305 WEDEKIND RD	SPARKS	NV	89431	0.52	22564.1 E2	LLR	Suburban Residential	LDS2	LDS2
186	45778 027-063-60	89431 JOSEPH D & CHERYL L	SCHLADER	3085 WINDERMERE RD	SPARKS	NV	89431	0.51	21997.8 E2	LLR	Suburban Residential	LDS2	LDS2
187	45779 027-063-63	89431 CHRISTINE H	TWEET TRUST	5470 HIGH ROCK WAY	SPARKS	NV	89431	0.49	21431.5 E2	LLR	Suburban Residential	LDS2	LDS2
188	45780 027-063-64	89431 WESLEY E	MARKS	3075 WINDERMERE RD	SPARKS	NV	89431	0.50	21780.0 A3	LLR	Suburban Residential	LDS2	LDS2
189	45781 027-063-65	89431	LENZORA LIVING TRUST	3065 WINDERMERE RD	SPARKS	NV	89431	0.50	21780.0 E2	LLR	Suburban Residential	LDS2	LDS2
190	45782 027-063-66	89431	WISE LIVING TRUST	5545 WEDEKIND RD	SPARKS	NV	89431	1.01	43995.6 A3	LLR	Suburban Residential	LDS	LDS
191	45783 027-063-68	89431 PAUL T	STEVENSON	PO BOX 3828	SPARKS	NV	89432	0.52	22564.1 E2	LLR	Suburban Residential	LDS2	LDS2
192	45784 027-063-72	89431 GARY J	POULIOT	5055 MALAPI WAY	SPARKS	NV	89431	0.85	37026.0 A1	LLR	Suburban Residential	LDS	LDS
193	45785 027-063-73	89431 MICHELLE	ZUKOVSKY	4925 MALAPI WAY	SPARKS	NV	89431	0.96	41817.6 A1	LLR	Suburban Residential	LDS	LDS
194	45786 027-063-74	89431	SLY-MILLER FAMILY TRUST	5200 MALAPI WAY	SPARKS	NV	89431	0.49	21431.5 E2	LLR	Suburban Residential	LDS2	LDS2
195	45787 027-063-75	89431 DAVID & GINA	LOUDENBURG	5425 WEDEKIND RD	SPARKS	NV	89431	0.50	21867.1 A3	LLR	Suburban Residential	LDS2	LDS2
196	45788 027-063-76	89431 LS	CERFOGLIO TRUST	5405 WEDEKIND RD	SPARKS	NV	89431	0.50	21910.7 A3	LLR	Suburban Residential	LDS2	LDS2
197	45789 027-063-77	89431 CHENG Y	BAI	3015 MALAPI WAY	SPARKS	NV	89431	1.99	86684.4 A1	LLR	Suburban Residential	LDS	LDS
198	45790 027-063-78	89431	BASSO FAMILY TRUST	5500 HIGH ROCK WAY	SPARKS	NV	89431	0.51	22433.4 E2	LLR	Suburban Residential	LDS2	LDS2
199	45791 027-063-79	89431 JOSE R	FLORES	3315 DELNA WAY	SPARKS	NV	89431	0.52	22651.2 E2	LLR	Suburban Residential	LDS2	LDS2
200	45792 027-063-80	89431	BROWNING FAMILY TRUST	5537 WEDEKIND RD	SPARKS	NV	89431	0.50	21780.0 A1	LLR	Suburban Residential	LDS2	LDS2
201	45793 027-063-81	89431 ROBERT G	HARTMANN	5535 WEDEKIND RD	SPARKS	NV	89431	0.50	21780.0 A1	LLR	Suburban Residential	LDS2	LDS2
202	45794 027-063-82	89431 FREDERICK D & LEAH A	WILLIAMS	5515 WEDEKIND RD	SPARKS	NV	89431	0.50	21780.0 A1	LLR	Suburban Residential	LDS2	LDS2
203	45795 027-063-83	89431 EARL B & RHONDA E	RALSTON	5525 WEDEKIND RD	SPARKS	NV	89431	0.50	21780.0 A1	LLR	Suburban Residential	LDS2	LDS2
204	45796 027-063-85	89431 RODERICK A & RAFFAT S	PIERCE	3025 MALAPI WAY	SPARKS	NV	89431	0.74	32408.6 A1	LLR	Suburban Residential	LDS2	LDS2
205	45797 027-063-86	89431	HESSE FAMILY 1992 TRUST	3035 MALAPI WAY	SPARKS	NV	89431	1.03	44736.1 A1	LLR	Suburban Residential	LDS	LDS
206	45798 027-064-01	89431 CINDY	LIGHTHILL	5550 WEDEKIND RD	SPARKS	NV	89431	1.14	49658.4 A1	LLR	Suburban Residential	LDS	LDS
207	45799 027-064-02	89431 JAMES & CINDY M	TAYLOR	5600 WEDEKIND RD	SPARKS	NV	89431	1.90	82764.0 A1	LLR	Suburban Residential	LDS	LDS
208	45800 027-064-03	89431 QUENTIN W	ADAMS TRUST	5630 WEDEKIND RD	SPARKS	NV	89431	1.02	44431.0 A1	LLR	Suburban Residential	LDS	LDS
209	45801 027-064-04	89431 EDMUND F	CUSHING et al	30 VIRGIL DR	SPARKS	NV	89441	1.52	66211.2 A1	LLR	Suburban Residential	LDS	LDS
210	46059 027-172-26	89431	BRAZELL FAMILY TRUST	4940 SKYRIDGE LN	SPARKS	NV	89431	0.87	37897.2 A1	LLR	Suburban Residential	LDS	LDS
211	46122 027-201-01	89431 CHANJAE	PARK et al	5810 BLUE CANYON DR	RENO	NV	89523	0.41	18001.0 A1	LLR	Commercial	LDS2	GC

212	46123 027-201-02	89431 CHANJAE	PARK et al	5810 BLUE CANYON DR	RENO	NV	89523	0.54	23518.0 A1	LLR	Commercial	LDS2	GC
213	46126 027-211-02	89431 WILLIAM & CYNTHIA	BECK	2310 SULLIVAN LN	SPARKS	NV	89431	0.61	26572.0 E1	LLR	Suburban Residential	LDS2	LDS2
214	48084 028-012-01	89431	TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013	RENO	NV	89520	0.80	34804.0 A1	LLR	Suburban Residential	LDS2	LDS2
215	48085 028-012-02	89431	CARPENTER FAMILY TRUST	5775 WEDEKIND RD	SPARKS	NV	89431	0.98	42688.8 A1	LLR	Suburban Residential	LDS	LDS
216	48086 028-012-03	89431 WILLIAM A & VICTORIA	VAN METER	PO BOX 6645	RENO	NV	89513	1.00	43603.6 A1	LLR	Suburban Residential	LDS	LDS
217	48087 028-012-04	89431 JOSEPH & NANCY	EVANS FAMILY TRUST	5733 WEDEKIND RD	SPARKS	NV	89431	1.00	43603.6 A1	LLR	Suburban Residential	LDS	LDS
218	48088 028-012-05	89431 NANCIE	MALMQUIST	5705 WEDEKIND RD	SPARKS	NV	89431	1.00	43603.6 A1	LLR	Suburban Residential	LDS	LDS
219	48089 028-012-06	89431 GUILLERMO & MARIA L	FALCON	5699 WEDEKIND RD	SPARKS	NV	89431	1.00	43603.6 A1	LLR	Suburban Residential	LDS	LDS
220	48090 028-012-07	89431	TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013	RENO	NV	89520	0.70	30318.0 A1	LLR	Suburban Residential	LDS2	PSP
221	51482 030-181-01	89434 KANDI K	SMITH	2745 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
222	51483 030-181-02	89434	JORGENSEN LIVING TRUST	2725 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
223	51484 030-181-03	89434 DAVID & JULIE	MENDIVE FAMILY TRUST	2705 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
224	51485 030-181-04	89434	FORMAN FAMILY TRUST	PO BOX 50006	SPARKS	NV	89435	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
225	51486 030-181-05	89434 TERRY B	CUBRILOVIC	2665 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
226	51487 030-181-06	89434 BROCK C & SHANA R	MILLER	2645 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
227	51488 030-181-07	89434	KELLY LIVING TRUST	2625 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
228	51489 030-181-08	89434	SCALZI FAMILY TRUST	PO BOX 2347	SPARKS	NV	89432	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
229	51490 030-181-09	89434 DAVID B	SIEGEL	2605 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
230	51491 030-181-16	89434 JASVINDER	SINGH et al	2565 WESTVIEW BLVD	SPARKS	NV	89434	1.30	56628.0 A1	LLR	Suburban Residential	LDS	LDS
231	51492 030-182-01	89434 ANGELO & MARGARET	SANCHEZ LIVING TRUST	5000 PLEASANT VIEW DR	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
232	51493 030-182-02	89434	ANDERSON FAMILY 2017 TRUST	2580 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
233	51494 030-182-03	89434 LARRY D & JEANETTE E	MCDANIEL et al	9475 TOMAHAWK WAY	RENO	NV	89506	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
234	51495 030-182-04	89434	LOVELESS-PASEK TRUST	2620 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43604.0 A1	LLR	Suburban Residential	LDS	LDS
235	51496 030-182-05	89434	TAYLOR FAMILY TRUST	2640 WESTVIEW BLVD	SPARKS	NV	89434	0.93	40511.0 A1	LLR	Suburban Residential	LDS	LDS
236	51497 030-183-01	89434 ROBERT R	WALTS LIVING TRUST	2660 WESTVIEW BLVD	SPARKS	NV	89434	1.02	44431.0 A1	LLR	Suburban Residential	LDS	LDS
237	51498 030-183-02	89434 LARENE D	BARRETT	2680 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43691.0 A1	LLR	Suburban Residential	LDS	LDS
238	51499 030-183-03	89434 MATTHEW & AMEE	HARTMAN	1394 ASTRAL CT	SPARKS	NV	89436	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
239	51500 030-184-01	89434 BRIAN P & PATRICIA J	SANDERS	5048 WESTVIEW CIR	SPARKS	NV	89434	1.00	43734.0 A1	LLR	Suburban Residential	LDS	LDS
240	51501 030-191-01	89434 NICOLE M	STEWART-MARLOW et al	2545 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
241	51502 030-191-02	89434	BANKS FAMILY TRUST	2525 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
242	51503 030-191-03	89434 MARTIN G & ROBERTA L S	ANDERSEN	212 W PUEBLO ST	RENO	NV	89509	1.18	51401.0 A1	LLR	Suburban Residential	LDS	LDS
243	51504 030-192-01	89434 AUDREY Y	ROLLER TRUST	6241 INGLESTON DR	SPARKS	NV	89436	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
244	51505 030-192-02	89434 DEAN J & KARUNA D	MCHENRY	2500 WESTVIEW BLVD	SPARKS	NV	89434	1.01	43996.0 A1	LLR	Suburban Residential	LDS	LDS
245	51506 030-192-03	89434 FARID & SOHEILA G	FOTOOHI	2520 WESTVIEW BLVD	SPARKS	NV	89434	1.00	43604.0 A1	LLR	Suburban Residential	LDS	LDS
246	51507 030-192-04	89434	BURTON LIVING TRUST	3880 SKYLINE BLVD	RENO	NV	89509	1.00	43560.0 A1	LLR	Suburban Residential	LDS	LDS
247	51508 030-201-01	89434	PIMPL FAMILY TRUST	5004 PLEASANT VIEW DR	SPARKS	NV	89434	1.27	55234.0 A1	LLR	Suburban Residential	LDS	LDS
248	51509 030-201-02	89434 RAYMOND A	GARAVENTA	5006 PLEASANT VIEW DR	SPARKS	NV	89434	1.19	51880.0 A1	LLR	Suburban Residential	LDS	LDS
249	51510 030-201-03	89434 NAV S	BAJWA	2406 PRATER WAY	SPARKS	NV	89431	1.29	56367.0 A1	LLR	Suburban Residential	LDS	LDS
250	51511 030-201-05	89434 JAMES M	WIMSATT SURVIVORS TRUST	2575 TRAILS END LN	RENO	NV	89511	1.10	47916.0 A1	LLR	Suburban Residential	LDS	LDS
251	51512 030-201-06	89434 ROBERT G	PETERSEN et al	5014 PLEASANT VIEW DR	SPARKS	NV	89434	1.20	52446.0 A2 49% / A1 51%	LLR	Suburban Residential	LDS	LDS
252	51513 030-201-08	89434	TRIDENTATA TRUST	5010 PLEASANT VIEW DR	SPARKS	NV	89434	1.87	81457.0 A1	LLR	Suburban Residential	LDS	LDS
253	51514 030-202-01	89434 DENISE J	DORSA et al	5016 PLEASANT VIEW DR	SPARKS	NV	89434	1.18	51314.0 A2 44% / A1 56%	LLR	Suburban Residential	LDS	LDS
254	51515 030-202-02	89434 GARY L	SMITH 2014 TRUST	5018 PLEASANT VIEW DR	SPARKS	NV	89434	1.27	55234.0 A2 24% / A1 76%	LLR	Suburban Residential	LDS	LDS
255	51516 030-202-03	89434	WILSON LIVING TRUST	5020 PLEASANT VIEW DR	SPARKS	NV	89434	1.37	59764.0 A1	LLR	Suburban Residential	LDS	LDS
256	51517 030-202-04	89434	JONES FAMILY TRUST	5022 PLEASANT VIEW DR	SPARKS	NV	89434	1.40	60897.0 A1	LLR	Suburban Residential	LDS	LDS
257	51518 030-202-05	89434	IDIART FAMILY TRUST	5024 PLEASANT VIEW DR	SPARKS	NV	89434	1.23	53579.0 A1	LLR	Suburban Residential	LDS	LDS
258	51519 030-203-01	89434 LOWELL & CAROL	CHICHESTER FAMILY TRUST	5026 PLEASANT VIEW DR	SPARKS	NV	89434	1.32	57499.0 A1	LLR	Suburban Residential	LDS	LDS
259	51520 030-203-02	89434 KATHLEEN F	MOREAU-OLSON	5028 PLEASANT VIEW DR	SPARKS	NV	89434	1.35	58632.0 A1	LLR	Suburban Residential	LDS	LDS
260	51521 030-203-03	89434	JOHN/LOIS FAMILY TRUST	5030 PLEASANT VIEW PL	SPARKS	NV	89434	1.37	59764.0 A1	LLR	Suburban Residential	LDS	LDS
261	51522 030-203-04	89434 CHARLES & ANYA	MATHEWS	5032 PLEASANT VIEW DR	SPARKS	NV	89434	1.52	66124.0 A1	LLR	Suburban Residential	LDS	LDS
262	51523 030-203-05	89434 KEITH	BARTELHEIM	5034 PLEASANT VIEW DR	SPARKS	NV	89434	1.71	74444.0 A1	LLR	Suburban Residential	LDS	LDS
263	51524 030-203-06	89434 MARK L & ELENA	BUTLER	5036 PLEASANT VIEW DR	SPARKS	NV	89434	1.64	71613.0 A1	LLR	Suburban Residential	LDS	LDS
264	51525 030-203-07	89434 SHAWN	HUMES TRUST	5038 PLEASANT VIEW DR	SPARKS	NV	89434	1.14	49615.0 A1	LLR	Suburban Residential	LDS	LDS
265	51526 030-203-08	89434 ROBERT D JR & ALLISON L	THOMAS TRUST	5040 PLEASANT VIEW PL	SPARKS	NV	89434	1.19	51880.0 A1	LLR	Suburban Residential	LDS	LDS
266	51527 030-203-09	89434	STUTCHMAN FAMILY TRUST	5042 WESTVIEW CIR	SPARKS	NV	89434	1.07	46783.0 A1	LLR	Suburban Residential	LDS	LDS
267	51528 030-203-10	89434	ASSURAS FAMILY TRUST	5044 WESTVIEW BLVD	SPARKS	NV	89434	1.11	48482.0 A1	LLR	Suburban Residential	LDS	LDS
268	51529 030-203-11	89434	CB PROPERTIES FAMILY LTD PTSP	4880 CANYON DR	RENO	NV	89519	1.15	50181.0 A1	LLR	Suburban Residential	LDS	LDS
269	51530 030-204-01	89434	CREVELING LIVING TRUST	2005 CALABRIA DR	SPARKS	NV	89434	1.14	49615.0 A1	LLR	Suburban Residential	LDS	LDS
270	51531 030-204-02	89434 GAIL F	THURMAN LIVING TRUST	5037 PLEASANT VIEW DR	SPARKS	NV	89434	1.23	53579.0 A1	LLR	Suburban Residential	LDS	LDS
271	51532 030-204-03	89434 WAYNE	KINGSLEY TRUST	5035 PLEASANT VIEW DR	SPARKS	NV	89434	1.27	55408.0 A1	LLR	Suburban Residential	LDS	LDS
272	51533 030-204-04	89434 WAYNE	KINGSLEY FAMILY TRUST et al	5035 PLEASANT VIEW DR	SPARKS	NV	89434	1.27	55408.0 A1	LLR	Suburban Residential	LDS	LDS
273	51534 030-204-05	89434	SNYDER FAMILY TRUST	5031 PLEASANT VIEW PL	SPARKS	NV	89434	1.27	55408.0 A1	LLR	Suburban Residential	LDS	LDS
274	51535 030-204-06	89434 EVAN R & JULIANN A	MARCHANT	5029 PLEASANT VIEW DR	SPARKS	NV	89434	1.20	52446.0 A1	LLR	Suburban Residential	LDS	LDS
275	51536 030-204-07	89434 KATHLEEN	MOREAU-OLSEN	PO BOX 4258	PALOS VERDES PENINSULA	CA	90274	1.63	71046.0 A1	LLR	Suburban Residential	LDS	LDS
276	51537 030-204-08	89434 STEPHEN W & BRENDA J	ARCHIBALD	5017 PLEASANT VIEW DR	SPARKS	NV	89434	1.11	48482.0 A1	LLR	Suburban Residential	LDS	LDS
277	51538 030-204-09	89434 RAYMOND G & EVONNE I	ALBRECHT	5015 PLEASANT VIEW DR	SPARKS	NV	89434	1.01	43952.0 A1	LLR	Suburban Residential	LDS	LDS
278	51539 030-204-10	89434 PAUL H & JEANNIE P	SMITH FAMILY TRUST	2610 PLEASANT VIEW PL	SPARKS	NV	89434	1.02	44518.0 A1	LLR	Suburban Residential	LDS	LDS
279	51540 030-204-11	89434 ALEX E	RASSUCHINE FAMILY TRUST	2620 PLEASANT VIEW PL	SPARKS	NV	89434	1.50	65384.0 A1	LLR	Suburban Residential	LDS	LDS
280	51541 030-204-12	89434 DIANE C	THORSON TRUST	2605 PLEASANT VIEW PL	SPARKS	NV	89434	1.32	57586.0 A1	LLR	Suburban Residential	LDS	LDS
281	51542 030-204-13	89434 JAMES E	JONES FAMILY TRUST	2585 PLEASANT VIEW PL	SPARKS	NV	89434	2.42	105458.8 A1	LLR	Suburban Residential	HDR	LDS
282	51543 030-204-14	89434 GARY & DARL	KIERMAN LIVING TRUST	2565 PLEASANT VIEW PL	SPARKS	NV	89434	1.45	63162.0 A1	LLR	Suburban Residential	LDS	LDS

283	51544	030-204-15	89434	WILLIAM & DANA	CRAIG	2575 PLEASANT VIEW PL	SPARKS	NV	89434	1.46	63728.0	A1	LLR	Suburban Residential	LDS	LDS
284	51545	030-204-16	89434		LEFEBVRE LIVING TRUST	5005 PLEASANT VIEW DR	SPARKS	NV	89434	1.41	61463.0	A1	LLR	Suburban Residential	LDS	LDS
285	58916	035-051-03	89433	SAMANTHA	MOOREHEAD et al	PO BOX 4914	STATELINE	NV	89449	0.35	15246.0	MDS	LLR	Suburban Residential	MDS	MDS
286	58917	035-051-04	89433		VITALITY CENTER	PO BOX 2580	ELKO	NV	89803	0.31	13504.0	MDS	LLR	Suburban Residential	MDS	MDS
287	58918	035-051-05	89433		VITALITY CENTER	PO BOX 2580	ELKO	NV	89803	0.34	14680.0	MDS	LLR	Suburban Residential	MDS	MDS
288	58919	035-051-06	89433	BRENTON	SMELSER	3630 EL RANCHO DR	SUN VALLEY	NV	89433	0.34	14898.0	MDS	LLR	Suburban Residential	MDS	MDS
289	58922	035-051-13	89433		BULL TRUST	PO BOX 40393	RENO	NV	89504	0.35	15202.0	MDS	LLR	Suburban Residential	MDS	MDS
290	58923	035-051-19	89433	KAREN C	BURCH	3725 EL RANCHO DR	SUN VALLEY	NV	89433	0.05	2265.0	MDS	LLR	Suburban Residential	MDS	MDS
291	58924	035-051-21	89433	VERONICA S	MENA	3610 EL RANCHO DR	SUN VALLEY	NV	89433	0.27	11805.0	MDS	LLR	Suburban Residential	MDS4	MDS4
292	59302	035-283-02	89436	CHRIS	CRABTREE et al	7650 SHADOW LN	SPARKS	NV	89434	0.66	28924.0	A5	LLR	Suburban Residential	LDS2	LDS2
293	59358	035-310-02	89436	LESTER J & PHYLLIS J	FERREL	1355 10TH ST	SPARKS	NV	89431	0.44	19384.0	A5	LLR	Suburban Residential	LDS2	PSP
294	59359	035-310-05	89434		VALENTINE FAMILY TRUST	PO BOX 686	SPARKS	NV	89432	2.02	87860.5	A5	LLR	Suburban Residential	HDR	LDS
295	59360	035-310-07	89434		VALENTINE FAMILY TRUST	PO BOX 686	SPARKS	NV	89432	1.05	45564.0	A5	LLR	Suburban Residential	LDS	LDS
296	59361	035-310-08	89434		ROWE TRUST	PO BOX 244	SPARKS	NV	89432	1.00	43604.0	A5	LLR	Suburban Residential	LDS	LDS
297	59362	035-310-09	89434	VALERIE J	DRAKE	6125 PEDROLI LN	WINNEMUCCA	NV	89445	1.02	44518.0	A5	LLR	Suburban Residential	LDS	LDS
298	59369	035-310-10	89434	FAITH M	BELDING FAMILY TRUST	2295 COUNTRY CIR	SPARKS	NV	89434	2.22	96529.0	A5	LLR	Suburban Residential	HDR	LDS
299	59364	035-310-12	89434		DICUS LIVING TRUST	7685 SHADOW LN	SPARKS	NV	89434	1.00	43560.0	A5	LLR	Suburban Residential	LDS	LDS
300	59365	035-310-13	89434	CHARLES L & K MICHELLE	BILLINGS	7655 SHADOW LN	SPARKS	NV	89434	1.00	43560.0	A5	LLR	Suburban Residential	LDS	LDS
301	59367	035-310-20	89434	CHAD M	SAWYER	7385 SHADOW LN	SPARKS	NV	89434	1.15	50094.0	A5	LLR	Suburban Residential	LDS	LDS
302	59368	035-310-21	89434		NOT AVAILABLE	NOT SUPPLIED	NOT SUPPLIED	NV	0	1.29	56192.0	A5	LLR	Suburban Residential	LDS	LDS
303	59369	035-310-22	89434		MCLELLAND LIVING TRUST	7495 SHADOW LN	SPARKS	NV	89434	1.20	52272.0	A5	LLR	Suburban Residential	LDS	LDS
304	59370	035-310-23	89434		CROSBY LIVING TRUST	7560 SHADOW LN	SPARKS	NV	89434	1.75	76230.0	A5	LLR	Suburban Residential	LDS	LDS
305	59371	035-310-25	89434		GANDOLFO DESCENDANT TRUST et al	7550 SHADOW LN	SPARKS	NV	89434	1.23	53579.0	A5	LLR	Suburban Residential	LDS	LDS
306	59372	035-310-27	89434	A & C	DUMOND TRUST	7500 SHADOW LN	SPARKS	NV	89434	1.35	58806.0	A5	LLR	Suburban Residential	LDS	LDS
307	59373	035-310-29	89434	JOHN & MARCIE	WOOD	7405 SHADOW LN	SPARKS	NV	89434	1.28	55757.0	A5	LLR	Suburban Residential	LDS	LDS
308	59375	035-310-31	89434	BRENDA B	NANCE TRUST	7475 SHADOW LN	SPARKS	NV	89434	1.23	53579.0	A5	LLR	Suburban Residential	LDS	LDS
309	59376	035-310-33	89434	SHANNON S & JAMES G	PIERCE	2601 FAIR OAKS BLVD	SACRAMENTO	CA	95864	1.32	57499.0	A5	LLR	Suburban Residential	LDS	LDS
310	59377	035-310-35	89434	MARION L	PETTEWAY LIVING TRUST	PO BOX 33	CLAYTON	DE	19938	1.46	63598.0	A5	LLR	Suburban Residential	LDS	LDS
311	59378	035-310-36	89434	SHERRI L	FRIES TRUST	6006 16TH ST N	ARLINGTON	VA	22205	0.97	42253.0	A5	LLR	Suburban Residential	LDS	LDS
312	59379	035-310-37	89434	CHRIS	CRABTREE et al	7650 SHADOW LN	SPARKS	NV	89434	1.19	51836.0	A5	LLR	Suburban Residential	LDS	LDS
313	59380	035-310-39	89434		HUMBERTO CHAVEZ & ERENDIRA AGUILAR TRUST	7600 SHADOW LN	SPARKS	NV	89434	1.37	59677.0	A5	LLR	Suburban Residential	LDS	LDS
314	59381	035-310-41	89434	TERRY M & ANNA M	PINNEY	7645 SHADOW LN	SPARKS	NV	89434	1.40	60984.0	A5	LLR	Suburban Residential	LDS	LDS
315	59382	035-310-42	89436		MNST FAMILY TRUST	1990 COUNTRY CIR	SPARKS	NV	89434	13.38	582832.8	A5	LLR	Suburban Residential	LDR	LDS
316	59384	035-310-49	89434	VANCE L	DEMARS	7605 SHADOW LN	SPARKS	NV	89434	1.81	78844.0	A5	LLR	Suburban Residential	LDS	LDS
317	59386	035-310-51	89434	ROBERT & KALINA	WONG	575 QUE PASA CT	SPARKS	NV	89441	1.02	44431.0	A5	LLR	Suburban Residential	LDS	LDS
318	59387	035-310-52	89434	ROBERT & KALINA	WONG	575 QUE PASA CT	SPARKS	NV	89441	1.09	47480.0	A5	LLR	Suburban Residential	LDS	LDS
319	59390	035-310-56	89434	ROBERT & AMANDA	WELLESLEY	7575 SHADOW LN	SPARKS	NV	89434	1.51	65776.0	A5	LLR	Suburban Residential	LDS	LDS
320	59391	035-310-57	89434	GENE A & DIANA	SPOOR et al	1990 COUNTRY CIR	SPARKS	NV	89434	1.26	54886.0	A5	LLR	Suburban Residential	LDS	LDS
321	59392	035-310-58	89434	FRANCIS B	LAUX	7355 SHADOW LN	SPARKS	NV	89434	1.21	52889.0	A5	LLR	Suburban Residential	LDS	LDS
322	91458	083-440-09	89436		DWB LAND GROUP LLC	7765 MARIE WAY	SPARKS	NV	89436	22.60	984456.0	GR	LLR	Rural Residential	LDR	LDR
323	91459	083-440-12	89436	YAJAIRA N	MEDINA	7660 PATRINA WAY	SPARKS	NV	89436	10.65	463914.0	GR	LLR	Rural Residential	LDR	LDR
324	91460	083-440-13	89436		WADSWORTH FAMILY TRUST	5045 DOLORES DR	SPARKS	NV	89436	10.57	460429.2	GR	LLR	Rural Residential	LDR	LDR
325	91462	083-440-18	89436	PATRICK N	PACE	135 LEO DR	SPARKS	NV	89441	21.20	923472.0	GR	LLR	Rural Residential	LDR	LDR
326	91464	083-440-32	89436	SHARON L	ABERNATHY FAMILY TRUST	4475 STEEPLE CT	SPARKS	NV	89436	10.70	466092.0	GR	LLR	Rural Residential	LDR	LDR
327	91465	083-440-33	89436	JAMES E	PAULLO FAMILY TRUST	7770 STARHILL WAY	SPARKS	NV	89436	11.00	479160.0	GR	LLR	Rural Residential	LDR	LDR
328	91466	083-440-34	89436		GLOTFELTY FAMILY TRUST	7535 STARHILL WAY	SPARKS	NV	89436	11.20	487872.0	GR	LLR	Rural Residential	LDR	LDR
329	91467	083-440-36	89436	CHARLES T	LIVELY	7915 STARHILL WAY	SPARKS	NV	89436	10.95	477069.1	GR	LLR	Rural Residential	LDR	LDR
330	91468	083-440-37	89436	MEGAN K & GEORGE E	LAMBDIN	7775 STARHILL WAY	SPARKS	NV	89436	11.20	488002.7	GR	LLR	Rural Residential	LDR	LDR
331	91469	083-440-38	89436		VAN SANT LIVING TRUST	7650 STARHILL WAY	SPARKS	NV	89436	10.97	478027.4	GR	LLR	Rural Residential	LDR	LDR
332	91470	083-440-40	89436	HOWARD G & NANCY L	DANNER	7790 DOLORES DR	SPARKS	NV	89436	9.43	410683.7	GR	LLR	Rural Residential	LDR	LDR
333	91471	083-440-41	89436		DANNER FAMILY TRUST	7500 MARIE WAY	SPARKS	NV	89436	10.20	444181.3	GR	LLR	Rural Residential	LDR	LDR
334	91472	083-440-42	89436		PRICE FAMILY 2019 TRUST	15 MAC ST	SPARKS	NV	89436	10.07	438736.3	GR	LLR	Rural Residential	LDR	LDR
335	91473	083-440-43	89436	MICHAEL L & BARBARA J	EASTMAN	10 MAC ST	SPARKS	NV	89436	10.07	438823.5	GR	LLR	Rural Residential	LDR	LDR
336	91474	083-440-44	89436	MELINDA L	STILLWELL	6950 DOLORES DR	SPARKS	NV	89436	10.60	461823.1	GR	LLR	Rural Residential	LDR	LDR
337	91475	083-440-45	89436	LINDA I	COLLINS	5380 PERALTA WAY	SPARKS	NV	89436	10.60	461823.1	GR	LLR	Rural Residential	LDR	LDR
338	91476	083-440-46	89436	ERIK C & EMILY C	HOLMES	7667 PATRINA WAY	SPARKS	NV	89436	10.83	471929.0	GR	LLR	Rural Residential	LDR	LDR
339	91477	083-440-47	89436	SARA J	OREA	7575 PATRINA WAY	SPARKS	NV	89436	10.83	471929.0	GR	LLR	Rural Residential	LDR	LDR
340	91478	083-440-48	89436	MICHAEL K	MONAHAN TRUST	1615 MARIETTA WAY	SPARKS	NV	89431	11.40	496584.0	GR	LLR	Rural Residential	LDR	LDR
341	91479	083-440-49	89436	JEFFREY	JOHNSON et al	357 DEL WAY	SUN VALLEY	NV	89433	11.20	487872.0	GR	LLR	Rural Residential	LDR	LDR
342	91480	083-440-50	89436	JANET R	SULLIVAN	7890 PATRINA WAY	SPARKS	NV	89436	11.00	479160.0	GR	LLR	Rural Residential	LDR	LDR
343	91481	083-440-51	89436	HAROLD	WILSON et al	7778 PATRINA WAY	SPARKS	NV	89436	10.90	474804.0	GR	LLR	Rural Residential	LDR	LDR
344	91482	083-440-52	89436	PATRICIA M	METZ	7335 STARHILL WAY	SPARKS	NV	89436	10.10	439956.0	GR	LLR	Rural Residential	LDR	LDR
345	91483	083-440-53	89436	MONICA	YAP	7325 STARHILL WAY	SPARKS	NV	89436	10.25	446490.0	GR	LLR	Rural Residential	LDR	LDR
346	91484	083-440-54	89436	ROBIN U	HOOPER	5050 DOLORES DR	SPARKS	NV	89436	9.80	426888.0	GR	LLR	Rural Residential	LDR	LDR
347	91485	083-440-55	89436	JEFFREY F & CECILIA M	GHIGLIA	7390 PATRINA WAY	SPARKS	NV	89436	9.80	426888.0	GR	LLR	Rural Residential	LDR	LDR
348	91486	083-440-56	89436	WAYNE A	PATERSON	7325 PATRINA WAY	SPARKS	NV	89436	10.00	435600.0	GR	LLR	Rural Residential	LDR	LDR
349	91487	083-440-57	89436	KYLE J & LISA K	ZUKOSKI	7285 PATRINA WAY	SPARKS	NV	89436	10.10	439956.0	GR	LLR	Rural Residential	LDR	LDR
350	91488	083-440-58	89436		PATRINA WAY LLC	800 N MICHIGAN AVE STE 4302	CHICAGO	IL	60611	11.19	487392.8	GR	LLR	Rural Residential	LDR	LDR
351	91489	083-440-59	89436	DANIEL & MINDY	FLANNAGAN FAMILY TRUST	7779 PATRINA WAY	SPARKS	NV	89436	11.11	484082.3	GR	LLR	Rural Residential	LDR	LDR
352	91490	083-440-60	89436	ABELARDO V	MEDINA	7650 MARIE WAY	SPARKS	NV	89436	11.09	483080.4	GR	LLR	Rural Residential	LDR	LDR
353	91491	083-440-61	89436		GRUNSETH FAMILY TRUST	7600 MARIE WAY	SPARKS	NV	89436	11.02	479857.0	GR	LLR	Rural Residential	LDR	LDR

354	91492	083-440-62	89436	BOB H & LINDA L	DAVIS FAMILY TRUST	7595	MARIE WAY	SPARKS	NV	89436	9.83	428064.1	GR	LLR	Rural Residential	LDR	LDR
355	91493	083-440-63	89436	LAWRENCE F & ADELE M	GRUBE	7575	MARIE WAY	SPARKS	NV	89436	9.83	428064.1	GR	LLR	Rural Residential	LDR	LDR
356	91494	083-440-65	89436		YUN-BAZAR FAMILY TRUST	800	BERKELEY AVE	SPARKS	CA	94025	10.56	460167.8	GR	LLR	Rural Residential	LDR	LDR
357	91495	083-440-66	89436	JON V	COMBS	7320	PATRINA WAY	SPARKS	NV	89436	10.03	437037.5	GR	LLR	Rural Residential	LDR	LDR
358	91496	083-440-67	89436	DARRELL D & STACY L	DOUTRE TRUST	18	WILDCAT SPRINGS CT	SPARKS	NV	89436	10.03	436732.6	GR	LLR	Rural Residential	LDR	LDR
359	91497	083-440-68	89436	GLORIA J	BENNETT et al	7815	MARIE WAY	SPARKS	NV	89436	11.57	504207.0	GR	LLR	Rural Residential	LDR	LDR
360	91498	083-440-69	89436	DEBORAH L	WALKER LIVING TRUST	7765	MARIE WAY	SPARKS	NV	89436	11.50	500896.4	GR	LLR	Rural Residential	LDR	LDR
361	91499	083-440-70	89436	NAN L	WATZ	7445	PATRINA WAY	SPARKS	NV	89436	9.74	424100.2	GR	LLR	Rural Residential	LDR	LDR
362	91500	083-440-71	89436	RONNIE G & MICHELE M	SHULL	7405	PATRINA WAY	SPARKS	NV	89436	9.90	431026.2	GR	LLR	Rural Residential	LDR	LDR
363	91501	083-440-72	89436	BRICE N & DIANE E	KNUDSTON	94334	TERRITORIAL HWY	JUNCTION CITY	OR	97448	10.00	435600.0	GR	LLR	Rural Residential	LDR	LDR
364	91502	083-440-73	89436	ROC O	COLE	7410	MARIE WAY	SPARKS	NV	89436	10.11	440391.6	GR	LLR	Rural Residential	LDR	LDR
365	91503	083-440-75	89436		GLOTFELTY FAMILY TRUST	7535	STARHILL WAY	SPARKS	NV	89436	10.56	459993.6	GR	LLR	Rural Residential	LDR	LDR
366	91504	083-440-76	89436	JOSE & AFRA	RAMIREZ	1266	OBERLIN AVE	SAN LEANDRO	CA	94579	11.63	506602.8	GR	LLR	Rural Residential	LDR	LDR
367	91505	083-440-77	89436	THOMAS A & SARAH A	NAEGELE	7600	STARHILL WAY	SPARKS	NV	89436	9.28	404236.8	GR	LLR	Rural Residential	LDR	LDR
368	91506	083-440-78	89436	THOMAS A & SARAH A	NAEGELE	7600	STARHILL WAY	SPARKS	NV	89436	1.05	45738.0	GR	LLR	Rural Residential	LDR	LDR
369	91508	083-440-81	89436	TIMOTHY W & DEBORAH J	ARNAUD	7320	STARHILL WAY	SPARKS	NV	89436	20.59	896900.4	GR	LLR	Rural Residential	LDR	LDR
370	92629	084-351-11	89436	THOMAS E & SHERI	NELSON	8417	EAGLENES RD	SPARKS	NV	89436	1.41	61254.0	A2	LLR	Suburban Residential	LDS	LDS
371	92630	084-351-12	89436	JOSEPH T & CARRIE L	LACEY	9732	STATE ROUTE 445 # 216	SPARKS	NV	89441	1.09	47652.0	A2	LLR	Suburban Residential	LDS	LDS
372	92631	084-351-17	89436	MARK	VORDERBRUGGEN et al	8855	EAGLENES RD	SPARKS	NV	89436	1.02	44406.0	A2	LLR	Suburban Residential	LDS	LDS
373	92632	084-351-18	89436	CODY T & CHELSEA D	NICHOLAS	8835	EAGLENES RD	SPARKS	NV	89436	1.02	44398.0	A2	LLR	Suburban Residential	LDS	LDS
374	92633	084-351-19	89436	DAVID	GARLOCK	8815	EAGLENES RD	SPARKS	NV	89436	1.02	44390.0	A2	LLR	Suburban Residential	LDS	LDS
375	92634	084-351-20	89436	MARK A & KERI	MANNENS	8775	EAGLENES RD	SPARKS	NV	89436	1.02	44382.0	A2	LLR	Suburban Residential	LDS	LDS
376	92635	084-351-21	89436		ARGALL FAMILY 2009 TRUST	8755	EAGLENES RD	SPARKS	NV	89436	1.02	44374.0	A2	LLR	Suburban Residential	LDS	LDS
377	92636	084-351-23	89436	JEFFREY & LYNNETTE	PETERS FAMILY TRUST	8695	EAGLENES RD	SPARKS	NV	89436	1.10	48079.0	A2	LLR	Suburban Residential	LDS	LDS
378	92637	084-351-24	89436	MARK J	MENEZES	500	MENEZES WAY	SPARKS	NV	89434	1.10	47861.0	A2	LLR	Suburban Residential	LDS	LDS
379	92638	084-351-25	89436	ANDREW & DEANNA	DILLARD	8565	EAGLENES RD	SPARKS	NV	89436	1.33	57927.0	A2	LLR	Suburban Residential	LDS	LDS
380	92639	084-351-26	89436	JUSTIN & JENNIFER	UPHAM	8555	EAGLENES RD	SPARKS	NV	89436	1.18	51290.0	A2	LLR	Suburban Residential	LDS	LDS
381	92640	084-351-27	89436	LYLY K & DAVID C	GELLES	8865	EAGLENES RD	SPARKS	NV	89436	1.19	51695.0	A2	LLR	Suburban Residential	LDS	LDS
382	92641	084-351-28	89436	WAYNE P & TRACY M	TAYLOR	1405	CLIFFORD ST	RIDGECREST	CA	93555	1.32	57292.0	A2	LLR	Suburban Residential	LDS	LDS
383	92642	084-351-29	89436	MICHAEL B & NORALEE	FREDENBURG	8605	EAGLENES RD	SPARKS	NV	89436	1.22	53048.0	A2	LLR	Suburban Residential	LDS	LDS
384	92643	084-351-30	89436	ROBIN L	BENADUM LIVING TRUST	8595	EAGLENES RD	SPARKS	NV	89436	1.29	55986.0	A2	LLR	Suburban Residential	LDS	LDS
385	92644	084-351-31	89436		WOYTEK FAMILY TRUST	8735	EAGLENES RD	SPARKS	NV	89436	1.00	43672.0	A2	LLR	Suburban Residential	LDS	LDS
386	92645	084-351-32	89436	LESLIE D & LINDA I	VAN WINKLE	6394	PEPPERGRASS DR	SPARKS	NV	89436	1.02	44326.0	A2	LLR	Suburban Residential	LDS	LDS
387	92648	084-352-02	89436		SUAREZ FAMILY TRUST	2550	COURTLAND WAY	SPARKS	NV	89431	2.58	112254.1	A2	LLR	Suburban Residential	HDR	LDS
388	92649	084-352-04	89436	DOUGLAS & CANDICE	ELDER	8450	EAGLENES RD	SPARKS	NV	89436	2.51	109292.0	A2	LLR	Suburban Residential	HDR	LDS
389	92650	084-352-11	89436	CHRIS & MICHELLE	FOSTER	8870	EAGLENES RD	SPARKS	NV	89436	2.51	109161.4	A2	LLR	Suburban Residential	HDR	LDS
390	92651	084-352-12	89436		WALKER LIVING TRUST	8570	EAGLENES RD	SPARKS	NV	89436	1.25	54598.0	A2	LLR	Suburban Residential	LDS	LDS
391	92652	084-352-13	89436	GEORGE J & URSULA K	ALTHR	17027	SKI SLOPE WAY	TRUCKEE	CA	96161	1.25	54598.0	A2	LLR	Suburban Residential	LDS	LDS
392	92653	084-352-14	89436	JEREMY D & GRETCHEN C	SAAR	8650	EAGLENES RD	SPARKS	NV	89436	1.25	54598.0	A2	LLR	Suburban Residential	LDS	LDS
393	92654	084-352-15	89436	WILLIAM A & KRISTEN E	KUSIEK	8610	EAGLENES RD	SPARKS	NV	89436	1.25	54598.0	A2	LLR	Suburban Residential	LDS	LDS
394	92655	084-352-16	89436		SWANSON FAMILY TRUST	8710	EAGLENES RD	SPARKS	NV	89436	1.34	58498.0	A2	LLR	Suburban Residential	LDS	LDS
395	92656	084-352-17	89436	ANDY & JAIMMI	FERRETTO	8690	EAGLENES RD	SPARKS	NV	89436	1.16	50698.0	A2	LLR	Suburban Residential	LDS	LDS
396	92657	084-352-18	89436	DANIEL	RODGERS et al	8800	EAGLENES RD	SPARKS	NV	89436	1.07	46798.0	A2	LLR	Suburban Residential	LDS	LDS
397	92658	084-352-19	89436	ELOISA	PHELPS 2001 TRUST	8770	EAGLENES RD	SPARKS	NV	89436	1.07	46631.0	A2	LLR	Suburban Residential	LDS	LDS
398	92659	084-352-20	89436	BOONE & ANGELA	HUEFTLE	8740	EAGLENES RD	SPARKS	NV	89436	1.03	44680.0	A2	LLR	Suburban Residential	LDS	LDS
399	92660	084-352-21	89436	BOBBY & SHIRLEY	SMITH LIVING TRUST	8510	EAGLENES RD	SPARKS	NV	89436	1.25	54598.0	A2	LLR	Suburban Residential	LDS	LDS
400	92661	084-352-22	89436		FRASER FAMILY 2015 TRUST	8480	EAGLENES RD	SPARKS	NV	89436	1.25	54598.0	A2	LLR	Suburban Residential	LDS	LDS
401	92662	084-352-23	89436	JAMES T & SHERRIE L	PATZKE	8820	EAGLENES RD	SPARKS	NV	89436	1.25	54597.0	A2	LLR	Suburban Residential	LDS	LDS
402	92663	084-352-24	89436	RUSSELL & MEGAN	WALLACE	8810	EAGLENES RD	SPARKS	NV	89436	1.25	54597.0	A2	LLR	Suburban Residential	LDS	LDS
403	102096	089-460-12	89436		WASHOE COUNTY	1001	E 9TH ST BLDG A	RENO	NV	89512	1.13	49223.0	GR	LLR	Rural Residential	PSP	PSP
404	102102	089-460-30	89436		RICHARDS FAMILY 1991 TRUST	5245	DOLORES DR	SPARKS	NV	89436	8.87	386377.2	GR	LLR	Suburban Residential	LDR	LDS
405	102103	089-460-31	89436		RICHARDS FAMILY 1991 TRUST	5245	DOLORES DR	SPARKS	NV	89436	0.64	27878.0	GR	LLR	Suburban Residential	LDS2	LDS2
406	102104	089-460-32	89436		GRANATA FAMILY TRUST	5225	DOLORES DR	SPARKS	NV	89436	8.08	351964.8	GR	LLR	Suburban Residential	LDR	LDS
407	102105	089-460-33	89436		GRANATA FAMILY TRUST	5225	DOLORES DR	SPARKS	NV	89436	1.59	69260.0	GR	LLR	Suburban Residential	LDS	LDS
408	153159	510-051-01	89436	DAVID R & JANICE	DAVIS	6571	S LARGO DR	SPARKS	NV	89436	0.33	14201.0	MDS	LLR	Suburban Residential	MDS	MDS
409	153160	510-051-02	89436	JOSE S	MORALES	6559	S LARGO DR	SPARKS	NV	89436	0.28	12023.0	MDS	LLR	Suburban Residential	MDS	MDS
410	153161	510-051-03	89436	KYLE M & KRISTIE H	BRADLEY	6555	S LARGO DR	SPARKS	NV	89436	0.28	12023.0	MDS	LLR	Suburban Residential	MDS	MDS
411	153162	510-051-04	89436	DIANA L & JEROME S	REIN	27350	CAPE HORN RD	COLFAX	CA	95713	0.36	15638.0	MDS	LLR	Suburban Residential	MDS	MDS
412	153163	510-052-01	89436	CANDICE	BAUER	6534	S LARGO DR	SPARKS	NV	89436	0.95	41295.0	MDS 4% / GR 96%	LLR	Suburban Residential	LDS	LDS
413	153164	510-052-02	89436	JAMES A & SAMANTHA	BERGSTROM	6538	S LARGO DR	SPARKS	NV	89436	0.92	39901.0	GR	LLR	Suburban Residential	LDS	LDS
414	153165	510-052-03	89436	GAIL A & ROY H	SKILL	6542	S LARGO DR	SPARKS	NV	89436	1.06	46086.0	MDS 7% / GR 93%	LLR	Suburban Residential	LDS	LDS
415	153166	510-052-04	89436	LISA M	CAPURRO TRUST	748	S MEADOWS PKWY STE A9	RENO	NV	89521	0.51	22259.0	MDS 87% / GR 13%	LLR	Suburban Residential	LDS2	LDS2
416	153167	510-052-05	89436	LONNIE R & SUZANN E	HOWARD	6550	S LARGO DR	SPARKS	NV	89436	0.37	16030.0	MDS	LLR	Suburban Residential	MDS	MDS
417	153168	510-052-06	89436	MATTHEW T	KENNESON	6554	S LARGO DR	SPARKS	NV	89436	0.34	14985.0	MDS	LLR	Suburban Residential	MDS	MDS
418	153169	510-052-07	89436	DANIEL	DAVIDSON et al	6558	S LARGO DR	SPARKS	NV	89436	0.35	15072.0	MDS	LLR	Suburban Residential	MDS	MDS
419	153170	510-052-08	89436	RITA L & STANLEY D	CAMPBELL	6562	S LARGO DR	SPARKS	NV	89436	0.61	26397.0	MDS	LLR	Suburban Residential	LDS2	LDS2
420	153171	510-052-09	89436	GARY	PITCOCK	6566	CHULA VISTA DR	SPARKS	NV								

425	153176	510-062-02	89436	AMADEU & ELISABETE	TAVEIRA 2002 TRUST	520 PAPAYA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
426	153177	510-062-03	89436	AMANDA B	HOSEA	6595 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
427	153178	510-062-04	89436	DENNIS A	RIDGWAY	6591 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
428	153179	510-062-05	89436	CHRISTOPHER & ALEXANDRA	STOCKER	6587 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
429	153180	510-062-06	89436	ROBERT	WILKINSON LIVING TRUST	6583 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
430	153181	510-062-07	89436	RYAN & HEATHER L	RENRAD	6579 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
431	153182	510-062-08	89436	INIA	BRUESS	6575 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
432	153183	510-063-01	89436	JOSE	AVALOS et al	6574 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
433	153184	510-063-02	89436	BRYAN J	SCHILLER	6578 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
434	153185	510-063-03	89436	TERESA	GUTIERREZ	6582 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
435	153186	510-063-04	89436		PETERSON FAMILY TRUST	6586 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
436	153187	510-063-05	89436	RYAN P	MURPHY et al	6590 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
437	153188	510-063-06	89436	JAMES D	NELSON	4835 GOLDEN SPRINGS DR	RENO	NV	89509	0.31	13416.0	MDS	LLR	Suburban Residential	MDS	MDS
438	153320	510-151-01	89436	LARRY E & ANNETTE R	BARNES	505 TWO FORTY RD	RENO	NV	89510	0.59	25831.0	MDS	LLR	Suburban Residential	LDS2	LDS2
439	153321	510-151-02	89436	REBECCA F	PORTER	6494 JAMON DR	SPARKS	NV	89436	0.52	22869.0	MDS	LLR	Suburban Residential	LDS2	LDS2
440	153322	510-151-03	89436	ERIC L & SALLY M	WANG	5285 TAPPAN CT	RENO	NV	89523	0.58	25395.0	MDS	LLR	Suburban Residential	LDS2	LDS2
441	153323	510-151-04	89436	CHARLIE & CHERIE	CARITHERS	6502 JAMON DR	SPARKS	NV	89436	0.57	25003.0	MDS	LLR	Suburban Residential	LDS2	LDS2
442	153324	510-151-05	89436	ROSALBA R	RAMIREZ et al	6506 JAMON DR	SPARKS	NV	89436	0.40	17380.0	MDS	LLR	Suburban Residential	MDS	MDS
443	153325	510-151-06	89436	DAVID W	WRENN SEPARATE PROPERTY TRUST	6514 JAMON DR	SPARKS	NV	89436	0.67	29185.0	MDS	LLR	Suburban Residential	LDS2	LDS2
444	153326	510-151-07	89436	MATTHEW N & RACHEL	COTNER	6524 JAMON DR	SPARKS	NV	89436	0.66	28706.0	MDS	LLR	Suburban Residential	LDS2	LDS2
445	153327	510-151-08	89436	THELMA T & WILLY C	CABANILLA	6526 JAMON DR	SPARKS	NV	89436	0.74	32278.0	MDS 84% / GR 16%	LLR	Suburban Residential	LDS2	LDS2
446	153328	510-151-09	89436	FIDEL J	BUSTAMANTE et al	6530 JAMON DR	SPARKS	NV	89436	0.80	35022.0	MDS 46% / GR 54%	LLR	Suburban Residential	LDS	LDS
447	153329	510-152-01	89436	KYEONG C & SOON K	SIN et al	6531 JAMON DR	SPARKS	NV	89436	0.39	16771.0	MDS	LLR	Suburban Residential	MDS	MDS
448	153330	510-152-02	89436	VICTOR & SANTA S	CARILLO	6527 JAMON DR	SPARKS	NV	89436	0.32	13896.0	MDS	LLR	Suburban Residential	MDS	MDS
449	153331	510-152-03	89436	JOSE F	TOPETE	6523 JAMON DR	SPARKS	NV	89436	0.28	12284.0	MDS	LLR	Suburban Residential	MDS	MDS
450	153332	510-152-04	89436	WILLIAM A	KAUDERER	6519 JAMON DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
451	153333	510-152-05	89436	CHRISTOPHER C & DEIRDRE F	CENAC	6515 JAMON DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
452	153334	510-152-06	89436		SMITH FAMILY TRUST	6511 JAMON DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
453	153335	510-152-07	89436	HONG S	SANBORN	6507 JAMON DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
454	153336	510-152-08	89436	CARLOS & LUZ	COLLAZO	6501 JAMON DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
455	153337	510-152-09	89436	MARK A & JAMIANN E	YURCISIN	6497 JAMON DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
456	153338	510-152-10	89436	MICHAEL S & BARBARA J	KIRK	6493 JAMON DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
457	153339	510-152-11	89436	DAVID & GINA	CASTELLAR	6485 JAMON DR	SPARKS	NV	89436	0.37	16117.0	MDS	LLR	Suburban Residential	MDS	MDS
458	153340	510-152-12	89436	ALEJANDRO	CARDENAS-RAMIREZ	6617 CHULA VISTA DR	SPARKS	NV	89436	0.31	13416.0	MDS	LLR	Suburban Residential	MDS	MDS
459	153341	510-152-13	89436	LINN D & MARLENE H	STOUTENBURG	6613 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
460	153342	510-152-14	89436	DEXTER L & DANIELLE	THOMAS	6609 CHULA VISTA DR	SPARKS	NV	89436	0.29	12502.0	MDS	LLR	Suburban Residential	MDS	MDS
461	153343	510-153-01	89436	RICHARD	ZUKOVSKY et al	6608 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
462	153344	510-153-02	89436	GREGORY A & KATHERINE L	TUTTLE	6612 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
463	153345	510-153-03	89436		FRIBERG FAMILY TRUST	6616 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
464	153346	510-170-01	89436	JESSE	GONZALEZ et al	6632 CHULA VISTA CT	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
465	153347	510-170-02	89436	JAMES & SHANNON	PIERCE	7450 SHADOW LN	SPARKS	NV	89434	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
466	153348	510-170-03	89436	LYNETTE	LINTNER et al	6640 CHULA VISTA CT	SPARKS	NV	89436	0.29	12589.0	MDS	LLR	Suburban Residential	MDS	MDS
467	153349	510-170-04	89436	FRANK R III	WALKER	6644 CHULA VISTA CT	SPARKS	NV	89436	0.36	15507.0	MDS	LLR	Suburban Residential	MDS	MDS
468	153350	510-170-05	89436	RICHARD & SYLVIA	AUFIERO	6648 CHULA VISTA CT	SPARKS	NV	89436	0.49	21257.0	MDS	LLR	Suburban Residential	LDS2	LDS2
469	153351	510-170-06	89436	HANNAH P	YAN et al	6652 CHULA VISTA CT	SPARKS	NV	89436	0.96	41818.0	MDS	LLR	Suburban Residential	LDS	LDS
470	153352	510-170-07	89436	WALTER H & ESTHER B	WAGONER	6651 CHULA VISTA CT	SPARKS	NV	89436	1.86	80934.0	MDS	LLR	Suburban Residential	LDS	LDS
471	153353	510-170-08	89436	PING X	YAN	6652 CHULA VISTA CT	SPARKS	NV	89436	1.69	73791.0	MDS	LLR	Suburban Residential	LDS	LDS
472	153354	510-170-09	89436	JAMES	PIERCE	6643 CHULA VISTA CT	SPARKS	NV	89436	2.35	102278.9	MDS	LLR	Suburban Residential	HDR	LDS
473	153355	510-170-10	89436	GEORGE C	HOLDEN et al	6639 CHULA VISTA CT	SPARKS	NV	89436	0.28	12327.0	MDS	LLR	Suburban Residential	MDS	MDS
474	153356	510-170-11	89436	DANIEL C & CAROL S	BUXTON	6635 CHULA VISTA CT	SPARKS	NV	89436	0.29	12763.0	MDS	LLR	Suburban Residential	MDS	MDS
475	153357	510-170-12	89436	NATHAN A & HANNAH M	CHALMERS	6631 CHULA VISTA CT	SPARKS	NV	89436	0.35	15159.0	MDS	LLR	Suburban Residential	MDS	MDS
476	153358	510-181-01	89436	KAYLA A & JACOB D	SHELHAMER	6620 CHULA VISTA DR	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
477	153359	510-181-02	89436	EUGENIO V L	VILLAGOMEZ et al	6624 CHULA VISTA CT	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
478	153360	510-181-03	89436	DAVID & LORRAINE	FOX FAMILY TRUST	6628 CHULA VISTA CT	SPARKS	NV	89436	0.28	11979.0	MDS	LLR	Suburban Residential	MDS4	MDS4
479	153361	510-182-01	89436	TIMOTHY R & CHERYL L	CONKLIN	6386 JAMON DR	SPARKS	NV	89436	0.54	23348.0	MDS	LLR	Suburban Residential	LDS2	LDS2
480	153362	510-182-02	89436	NANCY V	GONZALEZ	6382 JAMON DR	SPARKS	NV	89436	0.52	22651.0	MDS	LLR	Suburban Residential	LDS2	LDS2
481	153363	510-182-03	89436		BRUCE LIVING TRUST	6378 JAMON DR	SPARKS	NV	89436	0.35	15420.0	MDS	LLR	Suburban Residential	MDS	MDS
482	153364	510-182-04	89436	COLLEEN G	GREEN	6374 JAMON DR	SPARKS	NV	89436	0.30	13242.0	MDS	LLR	Suburban Residential	MDS	MDS
483	153365	510-182-05	89436	MARY J	TORRES	6370 JAMON DR	SPARKS	NV	89436	0.34	14810.0	MDS	LLR	Suburban Residential	MDS	MDS
484	91364	083-024-06	89436		WASHOE COUNTY	1001 E 9TH ST BLDG A	RENO	NV	89512	85.00	3702556.5	A7	CF	Open Space	LDR	PR
485	91948	083-730-09	89436		TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013	RENO	NV	89520	0.69	30187.0	GR	CF	Open Space	LDS2	PSP
486	91952	083-730-13	89436		SUMMIT CHRISTIAN CHURCH	7075 PYRAMID WAY	SPARKS	NV	89436	36.71	1599044.0	MDS 64% / GR 36%	CF	Open Space	LDR	PSP
487	102110	089-460-42	89436		WASHOE COUNTY SCHOOL DISTRICT BOARD	PO BOX 30425	RENO	NV	89520	13.10	570723.1	GR	CF	Open Space	LDR	PSP
488	91376	083-291-38	89436		WASHOE COUNTY	1001 E 9TH ST BLDG A	RENO	NV	89512	1.28	55887.0	HDS	LDR	Suburban Residential	LDS	PSP
489	91377	083-292-11	89436		FIRST BAPTIST CHURCH OF SPARKS	6255 PYRAMID WAY	SPARKS	NV	89436	3.81	165963.6	LDU	LDR	Suburban Residential	HDR	LDS
490	91378	083-391-01	89436	ANGELA	TALLEY	7105 FREEDOM DR	SPARKS	NV	89436	0.24	10454.0	HDS	LDR	Suburban Residential	MDS4	MDS4
491	91379	083-391-02	89436	RAYMOND & NANCY	PEZONELLA TRUST	695 EDISON WAY	RENO	NV	89502	0.19	8320.0	HDS	LDR	Suburban Residential	HDS	HDS
492	91380	083-391-03	89436	ANTHONY F	GUILLOT	7085 FREEDOM DR	SPARKS	NV	89436	0.18	7710.0	HDS	LDR	Suburban Residential	HDS	HDS
493	91381	083-391-04	89436	ALFREDO JR	ROMERO et al	7075 FREEDOM DR	SPARKS	NV	89436	0.18	7710.0	HDS	LDR	Suburban Residential	HDS	HDS
494	91382	083-391-05	89436	AARON	VILLARREAL et al	7065 FREEDOM DR	SPARKS	NV	89436	0.18	7928.0	HDS	LDR	Suburban Residential	HDS	HDS
495	91383	083-391-06	89436	FERNANDO & MIRELLA M	GONZALEZ	10420 56 ST	MIRA LOMA	CA	91752	0.29	12415.0	HDS	LDR	Suburban Residential	MDS	MDS



496	91384	083-391-07	89436	KAYLA D	HUDSON	7045	FREEDOM DR	SPARKS	NV	89436	0.34	14810.0	HDS	LDR	Suburban Residential	MDS	MDS
497	91385	083-391-08	89436	EDUARDO	MUNOZ	7035	FREEDOM DR	SPARKS	NV	89436	0.34	14680.0	HDS	LDR	Suburban Residential	MDS	MDS
498	91386	083-391-09	89436	ROBERT S & ERIN D	MYRICK	7025	FREEDOM DR	SPARKS	NV	89436	0.29	12850.0	HDS	LDR	Suburban Residential	MDS	MDS
499	91387	083-391-10	89436	JAMES D & JILLIAN L	IACOVELLI	3080	BARRANCA DR	SPARKS	NV	89441	0.24	10454.0	HDS	LDR	Suburban Residential	MDS4	MDS4
500	91388	083-391-11	89436	SHANE M	DOHERTY	7005	FREEDOM DR	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
501	91389	083-391-12	89436	YURIDIA	HERNANDEZ	6995	FREEDOM DR	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
502	91390	083-391-13	89436	CARRIE	MACKEY	6985	FREEDOM DR	SPARKS	NV	89436	0.20	8625.0	HDS	LDR	Suburban Residential	HDS	HDS
503	91391	083-391-14	89436		TAH 2017-2 BORROWER LLC	1508	BROOKHOLLOW DR	SANTA ANA	CA	92705	0.20	8756.0	HDS	LDR	Suburban Residential	HDS	HDS
504	91392	083-391-15	89436	DANIEL M	DEVERS	6955	FREEDOM DR	SPARKS	NV	89436	0.20	8756.0	HDS	LDR	Suburban Residential	HDS	HDS
505	91393	083-391-16	89436	REBECCA A	TACKETT LIVING TRUST	6945	FREEDOM DR	SPARKS	NV	89436	0.20	8756.0	HDS	LDR	Suburban Residential	HDS	HDS
506	91394	083-391-17	89436	ANTONIO	MURILLO-AMARO	6935	FREEDOM DR	SPARKS	NV	89436	0.20	8886.0	HDS	LDR	Suburban Residential	HDS	HDS
507	91395	083-391-18	89436	JUDEE S	GIBBONS et al	6925	FREEDOM DR	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
508	91396	083-391-19	89436	MICHAEL P	PARTLOW	6915	FREEDOM DR	SPARKS	NV	89436	0.24	10585.0	HDS	LDR	Suburban Residential	MDS4	MDS4
509	91397	083-391-20	89436	GEORGE A	WAGNER	6905	FREEDOM DR	SPARKS	NV	89436	0.42	18208.0	HDS	LDR	Suburban Residential	LDS2	LDS2
510	91398	083-391-21	89436	HUGH E	GANN	90	MAY DR	SPARKS	NV	89436	0.24	10454.0	HDS	LDR	Suburban Residential	MDS4	MDS4
511	91399	083-391-22	89436	MERLOW & CONNIE	ANDERSON FAMILY TRUST	5106	COLINA DR	SPARKS	NV	89436	0.22	9627.0	HDS	LDR	Suburban Residential	MDS4	MDS4
512	91400	083-391-23	89436	LINDA D	CROMER	110	MAY DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
513	91401	083-391-24	89436	DAVID E	WILLIAMS	120	MAY DR	SPARKS	NV	89436	0.15	6360.0	HDS	LDR	Suburban Residential	HDS	HDS
514	91402	083-391-25	89436	JOHN	MAES	6895	SUNKIST DR	SPARKS	NV	89436	0.16	6795.0	HDS	LDR	Suburban Residential	HDS	HDS
515	91403	083-392-01	89436	SABRINA A	PENA	105	MAY DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
516	91404	083-392-02	89436	BERNABE & MARCELA	GONZALEZ	PO	BOX 1471	WINNEMUCCA	NV	89446	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
517	91405	083-392-03	89436	CHRISTOPHER D	MANSFIELD	6950	FREEDOM DR	SPARKS	NV	89436	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
518	91406	083-392-04	89436		RED HOUSE PROPERTIES-SERIES 1 LLC	1375	PRINCESS AVE	RENO	NV	89502	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
519	91407	083-392-05	89436	CHARLES H	NELLER	6970	FREEDOM DR	SPARKS	NV	89436	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
520	91408	083-392-06	89436	JASON B & AMANDA	MUNDT	15100	PYRAMID WAY	RENO	NV	89510	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
521	91409	083-392-07	89436	FRANCISCO	JUAREZ et al	7000	FREEDOM DR	SPARKS	NV	89436	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
522	91410	083-392-08	89436	RONALD C & ANNE J	NUNAN TRUST	10	CORTE DORADO	MILLBRAE	CA	94030	0.20	8625.0	HDS	LDR	Suburban Residential	HDS	HDS
523	91411	083-392-09	89436	LORENZO B & REBECCA I	CLOUTIER	13284	ROBLES DR	AUBURN	CA	95602	0.21	9191.0	HDS	LDR	Suburban Residential	MDS4	MDS4
524	91412	083-392-10	89436	HANS H	BIELDE	7005	SUNKIST DR	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
525	91413	083-392-11	89436	MANUEL & MARSTHIDA B	ALVARADO	6995	SUNKIST DR	SPARKS	NV	89436	0.18	7884.0	HDS	LDR	Suburban Residential	HDS	HDS
526	91414	083-392-12	89436	MELVA S	JOHNSON	204	MEADOW EDGE CT	RENO	NV	89502-8722	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
527	91415	083-392-13	89436	JORDAN C	FRALICK	6975	SUNKIST DR	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
528	91416	083-392-14	89436	RAYMOND & NANCY	PEZONELLA TRUST	695	EDISON WAY	RENO	NV	89502	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
529	91417	083-392-15	89436	MARK & SHEILA	CAMPBELL FAMILY TRUST	3360	QUILICI RD	RENO	NV	89511	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
530	91418	083-392-16	89436	MIGUEL & CARMEN	DE LA TORRE	6945	SUNKIST DR	SPARKS	NV	89436	0.17	7492.0	HDS	LDR	Suburban Residential	HDS	HDS
531	91419	083-392-17	89436	LEGION J	KRUPP	1695	HARVEST CREEK WAY	FERNLEY	NV	89408	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
532	91420	083-392-18	89436	MIGUEL A	DELEON-CARPIO et al	125	MAY DR	SPARKS	NV	89436	0.16	6795.0	HDS	LDR	Suburban Residential	HDS	HDS
533	91421	083-393-01	89436	CHARLIEN M	WILSON	6910	SUNKIST DR	SPARKS	NV	89436	0.18	7754.0	HDS	LDR	Suburban Residential	HDS	HDS
534	91422	083-393-02	89436	MICHAEL S & LETA D	MEDINA	6920	SUNKIST DR	SPARKS	NV	89436	0.19	8320.0	HDS	LDR	Suburban Residential	HDS	HDS
535	91423	083-393-03	89436	KLAYTON L	BAILEY	6930	SUNKIST DR	SPARKS	NV	89436	0.20	8756.0	HDS	LDR	Suburban Residential	HDS	HDS
536	91424	083-393-04	89436	JENNIFER G	SALEMI	6940	SUNKIST DR	SPARKS	NV	89436	0.19	8407.0	HDS	LDR	Suburban Residential	HDS	HDS
537	91425	083-393-05	89436	JAMIE	KNITTLE	6950	SUNKIST DR	SPARKS	NV	89436	0.19	8407.0	HDS	LDR	Suburban Residential	HDS	HDS
538	91426	083-393-06	89436		ELLIS BUCK L	6960	SUNKIST DR	SPARKS	NV	89436	0.18	7928.0	HDS	LDR	Suburban Residential	HDS	HDS
539	91427	083-393-07	89436	STEVEN E & ELIZABETH A	KLEPACKI	6970	SUNKIST DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
540	91428	083-393-08	89436	COLMAN G	RAGLEN	6990	SUNKIST DR	SPARKS	NV	89436	0.15	6665.0	HDS	LDR	Suburban Residential	HDS	HDS
541	91429	083-393-09	89436	ROBERT C & DONNA M	WILBER	7000	SUNKIST DR	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
542	91430	083-393-10	89436	ONA M	BALTZELL	7090	FREEDOM DR	SPARKS	NV	89436	0.20	8886.0	HDS	LDR	Suburban Residential	HDS	HDS
543	91431	083-394-01	89436	NITA F	KIRN	7000	PAH RAH DR	SPARKS	NV	89436	0.24	10585.0	HDS	LDR	Suburban Residential	MDS4	MDS4
544	91432	083-394-02	89436	KATHIE	VAN EPPS	7020	PAH RAH DR	SPARKS	NV	89436	0.24	10324.0	HDS	LDR	Suburban Residential	MDS4	MDS4
545	91433	083-394-06	89436	ARTHEL & CRISTYN	WILLIAMS	7030	PAH RAH DR	SPARKS	NV	89436	0.31	13290.0	HDS	LDR	Suburban Residential	MDS	MDS
546	91434	083-394-08	89436	JAMES A & RHODORA L	DENONCOURT	675	BLUE SKIES DR	SPARKS	NV	89436	0.24	10411.0	HDS	LDR	Suburban Residential	MDS4	MDS4
547	91435	083-394-09	89436	WILLIAM J	TORRES	7050	PAH RAH DR	SPARKS	NV	89436	0.21	9191.0	HDS	LDR	Suburban Residential	MDS4	MDS4
548	91436	083-394-10	89436	ANTHONY T	BOHLING-ROBINSON	7060	PAH RAH DR	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
549	91437	083-394-11	89436	RYAN	MARSH	515	PESARO WAY	RENO	NV	89521	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
550	91438	083-395-02	89436	AURELIANO	AGUILAR	7055	PAH RAH DR	SPARKS	NV	89436	0.20	8581.0	HDS	LDR	Suburban Residential	HDS	HDS
551	91509	083-471-01	89436	JAGANMOHAN & SUDERSHAN	VITTHAL	896	VIVIAN DR	SPARKS	NV	89436	0.34	14680.0	HDS	LDR	Suburban Residential	MDS	MDS
552	91510	083-471-02	89436	THOMAS S	MACINTOSH	6870	PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
553	91511	083-471-03	89436	NORMAN & MERCEDES	SABALLA	6880	PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
554	91512	083-471-04	89436	JOSHUA H	BRONSERT	6890	PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
555	91513	083-471-05	89436	GERSHOM K	NEGEV et al	6900	PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
556	91514	083-471-06	89436	NICHOLAS A	COLLINS	6910	PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
557	91515	083-471-07	89436	ALAIN V & SUZETTE K D	GREGOIRE	6920	PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
558	91516	083-471-08	89436	NICHOLAS L & LESLIE A	JANNIS	6930	PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
559	91517	083-471-09	89436	MITCHELL A	FINK et al	6940	PAH RAH DR	SPARKS	NV	89436	0.17	7200.0	HDS	LDR	Suburban Residential	HDS	HDS
560	91518	083-471-10	89436	JESSICA	YOUNG	6950	PAH RAH DR	SPARKS	NV	89436	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
561	91519	083-471-11	89436	MICHAEL J & SALLY G	MCVEIGH	6960	PAH RAH DR	SPARKS	NV	89436	0.22	9714.0	HDS	LDR	Suburban Residential	MDS4	MDS4
562	91520	083-471-12	89436	J EDWARD & BERNICE A	PARKER FAMILY TRUST	6970	PAH RAH DR	SPARKS	NV	89436	0.24	10454.0	HDS	LDR	Suburban Residential	MDS4	MDS4
563	91521	083-471-13	89436	JOE L & TILLIE R	SALAZAR LIVING TRUST	6990	PAH RAH DR	SPARKS	NV	89436	0.23	10149.0	HDS	LDR	Suburban Residential	MDS4	MDS4

567	91525	083-471-18	89436	JOSEPH R	BEST et al	6900 CANOE HILL CT	SPARKS	NV	89436	0.19	8451.0	HDS	LDR	Suburban Residential	HDS	HDS	
568	91526	083-471-19	89436	STEVEN O & CYNTHIA A	ELIOT	1985 LENTICULAR DR	SPARKS	NV	89441	0.19	8146.0	HDS	LDR	Suburban Residential	HDS	HDS	
569	91527	083-471-20	89436	OSCAR	AGUILAR et al	6885 CANOE HILL CT	SPARKS	NV	89436	0.18	7754.0	HDS	LDR	Suburban Residential	HDS	HDS	
570	91528	083-471-21	89436	WILLIAM S	BOYLAN	6875 CANOE HILL CT	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
571	91529	083-471-22	89436			GOLDEN WEST/SUNSET ASSOCIATES	4490 VON KARMAN	NEWPORT BEACH	CA	92660	0.62	27007.0	HDS	LDR	Suburban Residential	LD52	PSP
572	91530	083-472-01	89436	CHARLES & JULIE L	SCHWAB	804 HARSWORTH DR	CARY	NC	27519	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS	
573	91531	083-472-02	89436	MELESIO	ZAZUETA et al	6975 PAH RAH DR	SPARKS	NV	89436	0.19	8320.0	HDS	LDR	Suburban Residential	HDS	HDS	
574	91532	083-472-03	89436		HUM FAMILY TRUST	1055 INDUSTRIAL WAY # 1	SPARKS	NV	89431	0.19	8059.0	HDS	LDR	Suburban Residential	HDS	HDS	
575	91533	083-472-04	89436	JAMES & FANFEI	SHUI	2191 TALLADEGA CT	SPARKS	NV	89436	0.17	7492.0	HDS	LDR	Suburban Residential	HDS	HDS	
576	91534	083-472-05	89436	KIMBERLY L	MOORBY	2513 HIBERNICA LN	SPARKS	NV	89436	0.21	9322.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
577	91535	083-472-06	89436	KEITH M	SUFFICOOL	6935 PAH RAH DR	SPARKS	NV	89436	0.22	9453.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
578	91536	083-472-07	89436	MARC & COLLEEN	CHAPELLE	6925 PAH RAH DR	SPARKS	NV	89436	0.24	10280.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
579	91537	083-472-08	89436			CATES FAMILY 2018 TRUST	6915 PAH RAH DR	SPARKS	NV	89436	0.22	9714.0	HDS	LDR	Suburban Residential	MDS4	MDS4
580	91538	083-472-09	89436	TERI A	MORRISON	6895 PAH RAH DR	SPARKS	NV	89436	0.23	9888.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
581	91539	083-472-10	89436	GERALD	SEGURA	6885 PAH RAH DR	SPARKS	NV	89436	0.20	8886.0	HDS	LDR	Suburban Residential	HDS	HDS	
582	91540	083-472-11	89436		WEILBURG TRUST	6875 PAH RAH DR	SPARKS	NV	89436	0.19	8320.0	HDS	LDR	Suburban Residential	HDS	HDS	
583	91541	083-472-12	89436	MARIO K	BOSCOVICH et al	6865 PAH RAH DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS	
584	91542	083-472-13	89436	MARK	KAHL	7805 ALMERIA CT	SPARKS	NV	89436	0.16	6752.0	HDS	LDR	Suburban Residential	HDS	HDS	
585	91543	083-472-14	89436	ALLEN J	SHANLEY	6845 PAH RAH DR	SPARKS	NV	89436	0.16	6752.0	HDS	LDR	Suburban Residential	HDS	HDS	
586	91544	083-472-15	89436		GURR FAMILY TRUST	PO BOX 637	SPARKS	NV	89432	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
587	91545	083-472-16	89436	MARC	ZIELINSKI et al	6860 SUNKIST DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
588	91546	083-472-17	89436	KATEY	GOODSON	6870 SUNKIST DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
589	91547	083-472-18	89436	RICHARD & JOANNA	PADILLA	107 EAGLEWOOD DR	FERNLEY	NV	89408	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
590	91548	083-472-19	89436	JAMES	HERZMAN FAMILY TRUST	6890 SUNKIST DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
591	91549	083-472-20	89436	GLADYS M	MONTOYA-SANCHEZ et al	6900 SUNKIST DR	SPARKS	NV	89436	0.17	7246.0	HDS	LDR	Suburban Residential	HDS	HDS	
592	91550	083-473-01	89436	ENRIQUE	HERNANDEZ-ROSALES et al	6885 SUNKIST DR	SPARKS	NV	89436	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
593	91551	083-473-02	89436		MONTOYA FAMILY TRUST	1150 GLEN MARTIN CT	SPARKS	NV	89434	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
594	91552	083-473-03	89436	DAVID P & PATRICIA A	WENDELL	6865 SUNKIST DR	SPARKS	NV	89436-9002	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
595	91553	083-473-04	89436	SARAH	POWELL	6855 SUNKIST DR	SPARKS	NV	89436	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
596	91554	083-473-05	89436	ROBERT L & DEBRA L	WOTRING	6845 SUNKIST DR	SPARKS	NV	89436	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
597	91555	083-481-01	89436	ERNESTO R	GARZA	6835 PAH RAH DR	SPARKS	NV	89436	0.18	7971.0	HDS	LDR	Suburban Residential	HDS	HDS	
598	91556	083-481-02	89436	MICHELLE & TAMMY	MILES	6825 EVENING STAR DR	SPARKS	NV	89436	0.26	11456.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
599	91557	083-481-03	89436	JULIE A	KENNARD	6800 SUNKIST DR	SPARKS	NV	89436	0.27	11587.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
600	91558	083-481-04	89436	DARRELL R & VALERIE	FINK	6810 SUNKIST DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
601	91559	083-481-05	89436		TORRES LIVING TRUST	115 CARLENE DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
602	91560	083-481-06	89436	DUANE F & TINA M	EPPER	6830 SUNKIST DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
603	91561	083-481-07	89436	ROSWITHA	HAEFELE	2530 SAGITTARIUS DR	RENO	NV	89509	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
604	91562	083-482-01	89436	JAMES & JENNIFER	PEARSON	6835 SUNKIST DR	SPARKS	NV	89436	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
605	91563	083-482-02	89436	DARRELL L & JENNIFER L	BALDWIN	6825 SUNKIST DR	SPARKS	NV	89436	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
606	91564	083-482-03	89436	KELAM	DIVANIAN TRUST	1200 RIVERSIDE DR UNIT 1289	RENO	NV	89503-5470	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
607	91565	083-482-04	89436	RONALD J	COTLA	6805 SUNKIST DR	SPARKS	NV	89436	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
608	91566	083-482-05	89436	MITCH L	HARSHBARGER	6795 SUNKIST DR	SPARKS	NV	89436	0.26	11456.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
609	91567	083-482-06	89436	MARIA D	GARCIA ARCINIEGA	6785 SUNKIST DR	SPARKS	NV	89436	0.35	15246.0	HDS	LDR	Suburban Residential	MDS	MDS	
610	91568	083-482-07	89436	BARBARA E	HOLLENBECK et al	6775 SUNKIST DR	SPARKS	NV	89436	0.19	8364.0	HDS	LDR	Suburban Residential	HDS	HDS	
611	91569	083-482-08	89436		BRP LLC	1462 LAUGHING CHUKAR LN	SPARKS	NV	89441	0.21	9191.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
612	91570	083-482-09	89436	BRADLEY E & ELLEN	RILEY	6755 EVENING STAR DR	SPARKS	NV	89436	0.25	10934.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
613	91571	083-482-10	89436	RODRIGO	VALDEZ-MATA et al	6745 EVENING STAR DR	SPARKS	NV	89436	0.22	9801.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
614	91572	083-482-11	89436	DANIEL T	MONTGOMERY	6735 EVENING STAR DR	SPARKS	NV	89436	0.26	11543.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
615	91573	083-482-12	89436	PATRICIA M	PETERS	6725 EVENING STAR DR	SPARKS	NV	89436	0.35	15202.0	HDS	LDR	Suburban Residential	MDS	MDS	
616	91574	083-482-13	89436	KELLY R	SMITH	6710 EVENING STAR DR	SPARKS	NV	89436	0.24	10672.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
617	91575	083-482-14	89436	JOHN L & SANDRA L	PETERS	6720 EVENING STAR DR	SPARKS	NV	89436	0.24	10367.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
618	91576	083-482-15	89436	EDITH	LOPEZ	6730 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
619	91577	083-482-16	89436	EBLIN	VALDES	494 MAPLE ST APT A	ELKO	NV	89801	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
620	91578	083-482-17	89436	VENNESSA L	MATHESON et al	6750 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
621	91579	083-482-18	89436	DANA L	SHARP TRUST	2634 NE 133RD PL	PORTLAND	OR	97230	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
622	91580	083-482-19	89436	JERRY A	BAKER	6770 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
623	91581	083-482-20	89436	DAVID & DENISE	WASH	6780 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
624	91582	083-482-21	89436	SYDELLE	YARBOROUGH et al	6790 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
625	91583	083-482-22	89436	ROBERT JR & ELIZABETH A	SEARS	6800 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
626	91584	083-482-23	89436	LAURA	MARTINEZ et al	6810 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
627	91585	083-482-24	89436	LINDA K & L WILLIAM	KUEHN	6820 EVENING STAR DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
628	91586	083-482-25	89436	BENNIE	WEBSTER	6830 EVENING STAR DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS	
629	91587	083-482-26	89436	STEPHEN A & SUSAN E	CAMPELLO	1462 ENDERBY WAY	SUNNYVALE	CA	94087	0.17	7579.0	HDS	LDR	Suburban Residential	HDS	HDS	
630	91588	083-482-27	89436		GOLDEN WEST/SUNSET ASSOCIATES	4490 VON KARMAN	NEWPORT BEACH	CA	92660	1.41	61507.0	HDS	LDR	Suburban Residential	LDS	PSP	
631	91589	083-482-28	89436	RIO B & JOSEPH R	GATPOLINTAN	6835 CANOE HILL DR	SPARKS	NV	89436	0.21	9017.0	HDS	LDR	Suburban Residential	MDS4	MDS4	
632	91590	083-482-29	89436	WARREN	TILLERY	6825 CANOE HILL DR	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS	
633	91591	083-482-30	89436	JEN E	GARZA et al	6815 CANOE HILL DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS	
634	91592	083-482-31	89436	KYLE J & LARIMIE A	LATHROP	6805 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
635	91593	083-482-32	89436		SODERMAN PROPERTIES LLC	4767 BRADFORD LN	RENO	NV	89519	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
636	91594	083-482-33	89436	DAVID & DEBRA LEE	HANSEN	6785 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	
637	91595	083-482-34	89436	ADRIENNE	MOORE	6775 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS	

638	91596 083-482-35	89436 PAUL L & SHIRLEY D	GRISHAM	6765 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
639	91597 083-482-36	89436 JASON & VICTORIA	ISPISUA	6755 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
640	91598 083-482-37	89436 RODOLFO	HERRERA-ALANIZ et al	6745 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
641	91599 083-482-38	89436	OSTROM FAMILY TRUST	6735 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
642	91600 083-482-39	89436 HARRY S	KEAST	6725 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
643	91601 083-483-01	89436 ADAM A	BARRENECHEA et al	6720 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
644	91602 083-483-02	89436 MARIA N	CHAVEZ-DEBUSTOS et al	6730 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
645	91603 083-483-03	89436 LAURA & MARC	DREUSIKE	6740 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
646	91604 083-483-04	89436 REY PETERSON G	SEVILLEJA	6750 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
647	91605 083-483-05	89436 NOPPADOL & SUWILAI	CHANLEUN et al	521 E PARKWOOD AVE	LA HABRA	CA	90631	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
648	91606 083-483-06	89436 JAMES D JR	WARD	205 NW ST HELENS PL # 1	BEND	OR	97703	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
649	91607 083-483-07	89436 DANIELLE	PYNE	6780 CANOE HILL DR	SPARKS	NV	89436	0.16	6839.0	HDS	LDR	Suburban Residential	HDS	HDS
650	91608 083-483-08	89436 DONNA E	HART	6790 CANOE HILL DR	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
651	91609 083-484-01	89436 CRAIG & KATHLEEN	ALLEN	6815 SUMMIT VIEW DR	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
652	91610 083-484-02	89436 KASSI L	HARGROVE et al	6800 PAH RAH DR	SPARKS	NV	89436	0.19	8146.0	HDS	LDR	Suburban Residential	HDS	HDS
653	91611 083-484-03	89436 BRITNEY	CHILTON	6790 PAH RAH DR	SPARKS	NV	89436	0.18	7797.0	HDS	LDR	Suburban Residential	HDS	HDS
654	91612 083-484-04	89436	HOUSING AUTHORITY CITY OF RENO	1525 E 9TH ST	RENO	NV	89512	0.18	7797.0	HDS	LDR	Suburban Residential	HDS	HDS
655	91613 083-485-01	89436 SCOTT D	ROGERS TRUST	4170 UNDERWOOD PL	RENO	NV	89509	0.24	10324.0	HDS	LDR	Suburban Residential	MDS4	MDS4
656	91614 083-485-02	89436 REBECCA L	HOCKSTEDLER et al	6860 CANOE HILL CT	SPARKS	NV	89436	0.19	8233.0	HDS	LDR	Suburban Residential	HDS	HDS
657	91615 083-486-01	89436	CURIEL FAMILY TRUST	6865 CANOE HILL CT	SPARKS	NV	89436	0.16	7144.0	HDS	LDR	Suburban Residential	HDS	HDS
658	91616 083-486-02	89436 ALLEN G & IRENE L	COLEY	355 LENWOOD DR	SPARKS	NV	89431	0.20	8843.0	HDS	LDR	Suburban Residential	HDS	HDS
659	91617 083-491-01	89436 NELLY J	PRATT et al	6715 CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
660	91618 083-491-02	89436 RONALD E & CHERYL	EANES	6705 CANOE HILL DR	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
661	91619 083-491-03	89436 JOSEPH E JR & JUSTINE M	PELTIER	6685 CANOE HILL DR	SPARKS	NV	89436	0.16	6839.0	HDS	LDR	Suburban Residential	HDS	HDS
662	91620 083-491-04	89436 STEVEN M & KATIE	SCHWARZLANDER	PO BOX 50281	SPARKS	NV	89435	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
663	91621 083-491-05	89436 MARIA C	QUINTANILLA	6665 CANOE HILL DR	SPARKS	NV	89436	0.16	7144.0	HDS	LDR	Suburban Residential	HDS	HDS
664	91622 083-491-06	89436 ROBERT C	FISHER	6655 CANOE HILL DR	SPARKS	NV	89436	0.17	7579.0	HDS	LDR	Suburban Residential	HDS	HDS
665	91623 083-491-07	89436 NGA T D	TRAN et al	6645 CANOE HILL DR	SPARKS	NV	89436	0.18	7754.0	HDS	LDR	Suburban Residential	HDS	HDS
666	91624 083-491-08	89436 MICHAEL R	SIMONSEN	6635 CANOE HILL DR	SPARKS	NV	89436	0.20	8886.0	HDS	LDR	Suburban Residential	HDS	HDS
667	91625 083-491-09	89436 MICHAEL R	FREELAND	6625 CANOE HILL DR	SPARKS	NV	89436	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS
668	91626 083-491-10	89436 VERNON R	GAZAWAY	6615 CANOE HILL DR	SPARKS	NV	89436	0.15	6708.0	HDS	LDR	Suburban Residential	HDS	HDS
669	91627 083-491-11	89436 ROSARIO	CHURRUCA et al	6605 CANOE HILL DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
670	91628 083-491-12	89436 FELICIA M	DE MAGGIO	6595 CANOE HILL DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
671	91629 083-491-13	89436 JOSE A	LOPEZ-SANCHEZ	6585 CANOE HILL DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
672	91630 083-491-14	89436 ERIN A	MOORE	6575 CANOE HILL DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
673	91631 083-491-15	89436 ROBERT	MARTINEAU et al	2880 ROSEBUD CIR	CORONA	CA	92882	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
674	91632 083-491-17	89436	GOLDEN WEST/SUNSET ASSOCIATES	4490 VON KARMAN	NEWPORT BEACH	CA	92660	0.84	36416.0	HDS	LDR	Suburban Residential	LDS	PSP
675	91633 083-492-01	89436 JORGE	RODRIGUEZ IZQUIERDO et al	200 BLUE SKIES DR	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
676	91634 083-492-02	89436 LINO P	BORQUEZ	210 BLUE SKIES DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
677	91635 083-492-03	89436 RITA D	FRANCIS	220 BLUE SKIES DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
678	91636 083-492-04	89436 JAMES B JR	HESS et al	9250 BULL RD	RENO	NV	89506	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
679	91637 083-492-05	89436 SONJA M	RAX	240 BLUE SKIES DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
680	91638 083-492-06	89436 SHAWN M & AFTEN V	HAND	260 BLUE SKIES DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
681	91639 083-492-07	89436 DAVID & CONSTANCE	MORRIS TRUST	270 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
682	91640 083-492-08	89436 RANDALL L & KRISTINA A	STOVER	280 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
683	91641 083-492-09	89436 ANTHONY & ROSALINA	MAY	8500 GALINDO DR	DUBLIN	CA	94568	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
684	91642 083-492-10	89436 NICHOLAS J & RACHEL M	CRESCI	300 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
685	91643 083-492-11	89436 DARRELL P & MEGAN R	PADILLA	1024 MACKENZIE RIVER AVE	HENDERSON	NV	89002	0.20	8712.0	HDS	LDR	Suburban Residential	HDS	HDS
686	91644 083-492-12	89436 RAMON	MAGALLANES et al	320 BLUE SKIES DR	SPARKS	NV	89436	0.23	10193.0	HDS	LDR	Suburban Residential	MDS4	MDS4
687	91645 083-492-13	89436 PETER	SHAO et al	1510 STAR WAY	RENO	NV	89511	0.21	9278.0	HDS	LDR	Suburban Residential	MDS4	MDS4
688	91646 083-492-14	89436 EDWIN E P	RAMOS et al	25 SHADY VIEW CT	SPARKS	NV	89436	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
689	91647 083-493-01	89436 GRANT L & JACQUELYN S	COMBS	6580 APRIL ST	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
690	91648 083-493-02	89436 DEAN & LAUREL	SWEIGART	2333 RODNEY CIR	RENO	NV	89509	0.16	7144.0	HDS	LDR	Suburban Residential	HDS	HDS
691	91649 083-493-03	89436 GERARDO M	GARCIA-MEDINA	6600 APRIL ST	SPARKS	NV	89436	0.18	7710.0	HDS	LDR	Suburban Residential	HDS	HDS
692	91650 083-493-04	89436	HERNANDEZ LIVING TRUST	1990 SKYLAND BLVD	WINNEMUCCA	NV	89445	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
693	91651 083-493-05	89436 MORGAN K & NICOLETTE I	WRIGHT	275 BLUE SKIES DR	SPARKS	NV	89436-9056	0.17	7275.0	HDS	LDR	Suburban Residential	HDS	HDS
694	91652 083-493-06	89436 RONALD J & MARJORIE K	BEDERA	265 BLUE SKIES DR	SPARKS	NV	89436	0.20	8581.0	HDS	LDR	Suburban Residential	HDS	HDS
695	91653 083-493-08	89436 HECTOR R & MARLA H	CABALLERO	1650 MANCHESTER CIR	FALLON	NV	89406	0.20	8668.0	HDS	LDR	Suburban Residential	HDS	HDS
696	91654 083-493-09	89436 MARTHA	EASTON et al	30 YONDER CT	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
697	91655 083-493-10	89436 WENDY M	WALLACE	40 YONDER CT	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
698	91656 083-493-11	89436 URSULA	WELLMAN	2000 BUCKEY WAY	SPARKS	NV	89431	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
699	91657 083-493-12	89436 DAVID A & DENISE F	QUIRK	55 YONDER CT	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
700	91658 083-493-13	89436 TROY	RUSSELL	45 YONDER CT	SPARKS	NV	89436	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
701	91659 083-493-14	89436 NEAL & LORAYNE	YOUNG	35 YONDER CT	SPARKS	NV	89436	0.26	11238.0	HDS	LDR	Suburban Residential	MDS4	MDS4
702	91660 083-493-15	89436 MICHAEL C JR & CAMBRIA M	ROBBINS	325 BLUE SKIES DR	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
703	91661 083-493-16	89436 BRANDON T & KATRINA	KITAOKA	1855 EL RANCHO DR APT 402	SPARKS	NV	89431	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
704	91662 083-494-01	89436 PHYLLIS & DOUGLAS	ALBRO TRUST	6635 APRIL ST	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
705	91663 083-494-02	89436 JEFFREY B	PAYNE	6625 APRIL ST	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
706	91664 083-494-03	89436 MARK J	PALMER	6615 APRIL ST	SPARKS	NV	89436	0.19	8320.0	HDS	LDR	Suburban Residential	HDS	HDS
707	91665 083-494-04	89436	STEIGER FAMILY TRUST	5555 LAUREL RD	CARSON CITY	NV	89701	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
708	91666 083-494-05	89436 JORDAN	DAVENPORT	6595 APRIL ST	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS

709	91667	083-494-06	89436	JERRY A	ROZNER et al	6585	APRIL ST	SPARKS	NV	89436	0.19	8407.0	HDS	LDR	Suburban Residential	HDS	HDS
710	91668	083-494-07	89436	DEBRA L & MARK	HANNA	6590	CANOE HILL DR	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
711	91669	083-494-08	89436	JOHN M III & DONNA L	HARN	6600	CANOE HILL DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
712	91670	083-494-09	89436	EDWARD	THEISS	6610	CANOE HILL DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
713	91671	083-494-10	89436	JOYCE	PAXTON et al	6620	CANOE HILL DR	SPARKS	NV	89436	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
714	91672	083-494-11	89436	ROSA N C	ELIAS et al	6630	CANOE HILL DR	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
715	91673	083-494-12	89436	LISA	COOK	6650	CANOE HILL DR	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
716	91674	083-494-13	89436	CLAY D	ALDER	2161	STONE HILL CIR	RENO	NV	89519	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
717	91675	083-494-14	89436	ALFREDO A & GUADALUPE	ROMERO	6670	CANOE HILL DR	SPARKS	NV	89436	0.16	7144.0	HDS	LDR	Suburban Residential	HDS	HDS
718	91676	083-494-15	89436	YVETTE	CHAVIRA	6680	CANOE HILL DR	SPARKS	NV	89436	0.18	7928.0	HDS	LDR	Suburban Residential	HDS	HDS
719	91677	083-494-16	89436	TIMOTHY J	PLUTCHAK	6690	CANOE HILL DR	SPARKS	NV	89436	0.18	7841.0	HDS	LDR	Suburban Residential	HDS	HDS
720	91678	083-494-17	89436	ANDREW	LEONE	6700	CANOE HILL DR	SPARKS	NV	89436	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
721	91679	083-494-18	89436	JUAN R	FRANCO	6710	CANOE HILL DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
722	91773	083-561-01	89436	GRAHAM J & GLORIA J	MUIR	7220	PAH RAH DR	SPARKS	NV	89436	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
723	91774	083-561-02	89436	JARED D & CHARITY	FOREST	7230	PAH RAH DR	SPARKS	NV	89436	0.22	9583.0	HDS	LDR	Suburban Residential	MDS4	MDS4
724	91775	083-561-03	89436	GERALD JR	BING	PO BOX 487		MINDEN	NV	89423	0.28	12197.0	HDS	LDR	Suburban Residential	MDS	MDS
725	91776	083-561-04	89436	PHILIP D JR	GODBNEY	7250	PAH RAH DR	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
726	91777	083-561-05	89436	WILLARD B JR	LOGAN	7260	PAH RAH DR	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
727	91778	083-561-06	89436	CARMELO R	NEGRON	7270	PAH RAH DR	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
728	91779	083-561-07	89436	DOUGLAS J	KORNBRUST TRUST	7245	LINGFIELD DR	RENO	NV	89502	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
729	91780	083-561-08	89436	ROBERT W	SANTOS	PO BOX 52016		SPARKS	NV	89435	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
730	91781	083-561-09	89436		MOLINO 2012 FAMILY TRUST	1201	EBLING DR	SPARKS	NV	89436	0.18	7841.0	HDS	LDR	Suburban Residential	HDS	HDS
731	91782	083-562-01	89436	LAURA J	WALKER	10651	JEFFREY WAY	TRUCKEE	CA	96161	0.20	8712.0	HDS	LDR	Suburban Residential	HDS	HDS
732	91783	083-562-02	89436	JUSTIN A & KANDICE L	COATES	7415	LINDSEY LN	SPARKS	NV	89436	0.18	7841.0	HDS	LDR	Suburban Residential	HDS	HDS
733	91784	083-562-03	89436	MAXIMO R & ROSA E	SOTO	7405	LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
734	91785	083-562-04	89436	RUBY C	RUSSELL et al	7395	LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
735	91786	083-562-05	89436	KIMBERLY	BROWN	7385	LINDSEY LN	SPARKS	NV	89436	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
736	91787	083-562-06	89436	NICHOLAS	MCCRILLIS	7375	LINDSEY LN	SPARKS	NV	89436	0.25	10890.0	HDS	LDR	Suburban Residential	MDS4	MDS4
737	91788	083-562-07	89436	JOHN D & KAREN J	ROSCOE	7365	LINDSEY LN	SPARKS	NV	89436	0.20	8712.0	HDS	LDR	Suburban Residential	HDS	HDS
738	91789	083-562-08	89436	RONALD B	ROBERTS	7355	LINDSEY LN	SPARKS	NV	89436	0.20	8712.0	HDS	LDR	Suburban Residential	HDS	HDS
739	91790	083-562-09	89436	SANDRA J	DIXON	7345	LINDSEY LN	SPARKS	NV	89436	0.19	8276.0	HDS	LDR	Suburban Residential	HDS	HDS
740	91791	083-562-10	89436	MICHAEL A & LANA M	SUTTON	7335	LINDSEY LN	SPARKS	NV	89436	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
741	91792	083-562-11	89436	ROBERT L	DICKENS et al	7325	LINDSEY LN	SPARKS	NV	89436	0.18	7841.0	HDS	LDR	Suburban Residential	HDS	HDS
742	91793	083-562-12	89436	CRYSTAL & WESLEY A	WHITE	7315	LINDSEY LN	SPARKS	NV	89436	0.20	8712.0	HDS	LDR	Suburban Residential	HDS	HDS
743	91794	083-562-13	89436	WESLEY J & MELANIE J	HANSON	7305	LINDSEY LN	SPARKS	NV	89436	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
744	91795	083-562-14	89436	CHRISTOPHER & LORRAINE	SAXON	14155	PYRAMID WAY	RENO	NV	89510	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
745	91796	083-563-01	89436	ISHRAT H	QURESHI	7310	LINDSEY LN	SPARKS	NV	89436	0.14	6098.0	HDS	LDR	Suburban Residential	HDS	HDS
746	91797	083-563-02	89436	PAMELA L	ARNOLD	7320	LINDSEY LN	SPARKS	NV	89436	0.14	6098.0	HDS	LDR	Suburban Residential	HDS	HDS
747	91798	083-563-03	89436	NOLAN R & MARLENE L	PAULSEN	719	W FELSPAR AVE	RIDGECREST	CA	93555	0.14	6098.0	HDS	LDR	Suburban Residential	HDS	HDS
748	91799	083-563-04	89436	JOSE L	VILLANUEVA et al	7340	LINDSEY LN	SPARKS	NV	89436	0.15	6534.0	HDS	LDR	Suburban Residential	HDS	HDS
749	91800	083-563-05	89436	CHRISTOPHER A	BAUTISTA	7350	LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
750	91801	083-563-06	89436		NOT AVAILABLE	NOT SUPPLIED		NOT SUPPLIED	NV	0	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
751	91802	083-563-07	89436	WILMER R	HERNANDEZ	7400	LINDSEY LN	SPARKS	NV	89436	0.15	6534.0	HDS	LDR	Suburban Residential	HDS	HDS
752	91803	083-563-08	89436		MCKINLEY HOLDING I LP	PO BOX 6434		FOLSOM	CA	95763	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
753	91804	083-563-09	89436	LINDSAY M & ANDREW M	LUTOMSKI	7420	LINDSEY LN	SPARKS	NV	89436	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
754	91805	083-563-10	89436	JACOB P	SIMONS	7275	PAH RAH DR	SPARKS	NV	89436	0.15	6534.0	HDS	LDR	Suburban Residential	HDS	HDS
755	91806	083-563-11	89436	ROGER K	VANMETER et al	7265	PAH RAH DR	SPARKS	NV	89436	0.15	6534.0	HDS	LDR	Suburban Residential	HDS	HDS
756	91807	083-563-12	89436	LUCAS	POURCHOT	320	MAYACAMAS CT	SPARKS	NV	89441	0.15	6534.0	HDS	LDR	Suburban Residential	HDS	HDS
757	91808	083-563-13	89436	CONNIE A	RITBERGER	7245	PAH RAH DR	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
758	91809	083-563-14	89436	ISAAC & AMANDA	WENTZ et al	30	WINTER STORM CT	SPARKS	NV	89436	0.20	8757.0	HDS	LDR	Suburban Residential	HDS	HDS
759	91810	083-563-15	89436		HAYS FAMILY TRUST	PO BOX 7672		TAHOE CITY	CA	96145	0.20	8712.0	HDS	LDR	Suburban Residential	HDS	HDS
760	91811	083-563-16	89436	BRIENNA D & JUSTICE N	KEMP	50	WINTER STORM CT	SPARKS	NV	89436	0.24	10454.0	HDS	LDR	Suburban Residential	MDS4	MDS4
761	91812	083-563-17	89436	FRANCISCO J	MAGANA-MACIAS	45	WINTER STORM CT	SPARKS	NV	89436	0.24	10454.0	HDS	LDR	Suburban Residential	MDS4	MDS4
762	91813	083-563-18	89436	LAURIE K	PRESLEY et al	35	WINTER STORM CT	SPARKS	NV	89436	0.30	13068.0	HDS	LDR	Suburban Residential	MDS	MDS
763	91814	083-563-19	89436	LUTHER & BONNIE	EUBANKS	25	WINTER STORM CT	SPARKS	NV	89436	0.15	6534.0	HDS	LDR	Suburban Residential	HDS	HDS
764	91815	083-563-20	89436		NOT AVAILABLE	NOT SUPPLIED		NOT SUPPLIED	NV	0	0.18	7841.0	HDS	LDR	Suburban Residential	HDS	HDS
765	91816	083-571-01	89436		GERTH FAMILY TRUST	7080	PAH RAH DR	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
766	91817	083-571-02	89436	JOHNNY L & VICTORIA A	NEVINS	7090	PAH RAH DR	SPARKS	NV	89436	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
767	91818	083-572-01	89436	MEGAN F	PEREZ et al	7110	PAH RAH DR	SPARKS	NV	89436	0.22	9540.0	HDS	LDR	Suburban Residential	MDS4	MDS4
768	91819	083-572-02	89436	SUEANNA L	RIDDLE	7120	PAH RAH DR	SPARKS	NV	89436	0.18	7797.0	HDS	LDR	Suburban Residential	HDS	HDS
769	91820	083-572-03	89436	DAVID W	PAGEL	5638	MONTCCLAIR CIR	ROCKLIN	CA	95677	0.17	7536.0	HDS	LDR	Suburban Residential	HDS	HDS
770	91821	083-572-04	89436	THOMAS L	BARRETO	7140	PAH RAH DR	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
771	91822	083-572-05	89436	BERNADETTE A	WEBB TRUST	7150	PAH RAH DR	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
772	91823	083-572-06	89436	JOSEPH	PALUMBO et al	7160	PAH RAH DR	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
773	91824	083-572-07	89436	KELLY	MICHAUD	7170	PAH RAH DR	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
774	91825	083-572-08	89436	JOSE A	LEPE-ESPINOZA et al	7180	PAH RAH DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
775	91826	083-572-09	89436	JUSTIN L	BURNS	7190	PAH RAH DR	SPARKS	NV	89436	0.19	8059.0	HDS	LDR	Suburban Residential	HDS	HDS
776	91827	083-572-10	89436	TITUS J & KRISTI L	ROBERSON	7200	PAH RAH DR	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
777	91828	083-572-11	89436	JOANNA L	D												

780	91831	083-573-03	89436	KATHRYN L	BALTERRA et al	30 RUSNAK CT	SPARKS	NV	89436	0.15	6490.0	HDS	LDR	Suburban Residential	HDS	HDS
781	91832	083-573-04	89436	IMELDA	ARREOLA	40 RUSNAK CT	SPARKS	NV	89436	0.21	9235.0	HDS	LDR	Suburban Residential	MDS4	MDS4
782	91833	083-573-05	89436	STEVE	GOLDSTONE	50 RUSNAK CT	SPARKS	NV	89436	0.29	12763.0	HDS	LDR	Suburban Residential	MDS	MDS
783	91834	083-573-06	89436		CVB 2007 TRUST	PO BOX 3390	STATELINE	NV	89449	0.25	11064.0	HDS	LDR	Suburban Residential	MDS4	MDS4
784	91835	083-573-07	89436	ELIZABETH R	DAMASCO et al	45 RUSNAK CT	SPARKS	NV	89436	0.30	13024.0	HDS	LDR	Suburban Residential	MDS	MDS
785	91836	083-573-08	89436		TAH 2017-2 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	0.14	6186.0	HDS	LDR	Suburban Residential	HDS	HDS
786	91837	083-573-09	89436	TONNY E & JANE A	VANDREUMEL	25 RUSNAK CT	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
787	91838	083-573-10	89436		GHT COMMUNITIES LLC	4711 WOODBRIDGE WAY	ANTIOCH	CA	94531	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
788	91839	083-573-11	89436	CUAUHTERMOC & PATRICIA	AYALA-CHAVEZ	20 STORMY CT	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
789	91840	083-573-12	89436	CHRISTOPHER & HELEN C	LEIGE	30 STORMY CT	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
790	91841	083-573-13	89436	JOSE L R	BORJA	40 STORMY CT	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
791	91842	083-573-14	89436	MARIO A	MENIC	1790 ELLIS ST # 33	CONCORD	CA	94520	0.28	12284.0	HDS	LDR	Suburban Residential	MDS	MDS
792	91843	083-573-15	89436	BYRON A	MENDEZ-GONZALEZ	60 STORMY CT	SPARKS	NV	89436	0.22	9714.0	HDS	LDR	Suburban Residential	MDS4	MDS4
793	91844	083-573-16	89436	JOCELYN	CABRERA	55 STORMY CT	SPARKS	NV	89436	0.23	10019.0	HDS	LDR	Suburban Residential	MDS4	MDS4
794	91845	083-573-17	89436	SUSAN J	THORNTON	45 STORMY CT	SPARKS	NV	89436	0.27	11761.0	HDS	LDR	Suburban Residential	MDS4	MDS4
795	91846	083-573-18	89436	NOEL C	CLINE	35 STORMY CT	SPARKS	NV	89436	0.19	8276.0	HDS	LDR	Suburban Residential	HDS	HDS
796	91847	083-573-19	89436	ROSA	BERUMEN	25 STORMY CT	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
797	91848	083-573-20	89436	ELIZABETH A	SCHRIMPF	15 STORMY CT	SPARKS	NV	89436	0.20	8668.0	HDS	LDR	Suburban Residential	HDS	HDS
798	91849	083-573-21	89436	DORA O	SALINAS	7095 PAH RAH DR	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
799	91850	083-573-22	89436	JEROMY	VERNON et al	7100 LINDSEY LN	SPARKS	NV	89436	0.19	8420.0	HDS	LDR	Suburban Residential	HDS	HDS
800	91851	083-573-23	89436		CANINO ASH FAMILY TRUST	PO BOX 9921	TRUCKEE	CA	96162	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
801	91852	083-573-24	89436	DAVID L & KELLEY B	ADAMS	7120 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
802	91853	083-573-25	89436	MICHAEL M & ANN M	TRUSSELL	7130 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
803	91854	083-573-26	89436	AMIE	WALL	7140 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
804	91855	083-573-27	89436	LELA N	BECERRA et al	7160 LINDSEY LN	SPARKS	NV	89436	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS
805	91856	083-573-28	89436	ALEXANDRA	ORLOFF et al	7190 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
806	91857	083-573-29	89436	EVELYN S	TAKAKI et al	5804 TAPPAN DR	RENO	NV	89523	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
807	91858	083-573-30	89436	ANTHONY M	HOPPER	7230 LINDSEY LN	SPARKS	NV	89436	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
808	91859	083-573-31	89436	DORIS T	KENT	7240 LINDSEY LN	SPARKS	NV	89436	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
809	91860	083-573-32	89436	CAROLE L	HARSCHE	7250 LINDSEY LN	SPARKS	NV	89436	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
810	91861	083-573-33	89436		NEDROW LIVING TRUST	7260 LINDSEY LN	SPARKS	NV	89436	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
811	91862	083-573-34	89436	PATRICIA	ROGERS	7270 LINDSEY LN	SPARKS	NV	89436	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
812	91863	083-573-35	89436	JESSE R	MCDONALD et al	7280 LINDSEY LN	SPARKS	NV	89436	0.13	5663.0	HDS	LDR	Suburban Residential	HDS	HDS
813	91864	083-573-36	89436		CRAZY DEER PROPERTIES LLC SERIES 1	4826 ALLISON DR	RENO	NV	89519	0.14	6098.0	HDS	LDR	Suburban Residential	HDS	HDS
814	91865	083-573-37	89436	C RICHARD & LISA C	BENN	7300 LINDSEY LN	SPARKS	NV	89436	0.14	6098.0	HDS	LDR	Suburban Residential	HDS	HDS
815	91866	083-574-02	89436	NICOLE	MEDRANO	7285 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
816	91867	083-574-03	89436	MANUEL	ARELLANO-TORRES	7275 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
817	91868	083-574-04	89436	MIGUEL A H	AREVALOS	7265 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
818	91869	083-574-05	89436	AKELAH	LEE	7255 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
819	91870	083-574-06	89436	STUART R & DIANNE M	TALLEY	7245 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
820	91871	083-574-07	89436		RADFORD-PRICE LIVING TRUST	7235 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
821	91872	083-574-08	89436	AMBER	YOUNG et al	7225 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
822	91873	083-574-09	89436	MARISA J	NABONG	7215 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
823	91874	083-574-10	89436	WILLIAM A & KATHLEEN A	PETTIT	7205 LINDSEY LN	SPARKS	NV	89436	0.19	8276.0	HDS	LDR	Suburban Residential	HDS	HDS
824	91875	083-574-11	89436	ANDRES	BARRIOS et al	7195 LINDSEY LN	SPARKS	NV	89436	0.19	8276.0	HDS	LDR	Suburban Residential	HDS	HDS
825	91876	083-574-12	89436	RICARDO	FLORES et al	5200 S LOS ALTOS PKWY APT 288	SPARKS	NV	89436	0.29	12632.0	HDS	LDR	Suburban Residential	MDS	MDS
826	91877	083-574-13	89436	RIGOBERTO	RODRIGUEZ-RAMIREZ	7175 LINDSEY LN	SPARKS	NV	89436	0.32	13939.0	HDS	LDR	Suburban Residential	MDS	MDS
827	91878	083-574-14	89436	TIMOTHY Q & MARIE A	PHILLIPS	7165 LINDSEY LN	SPARKS	NV	89436	0.22	9583.0	HDS	LDR	Suburban Residential	MDS4	MDS4
828	91879	083-574-15	89436	JOSE E	MENDOZA	7155 LINDSEY LN	SPARKS	NV	89436	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
829	91880	083-574-16	89436	RICHARD & DALE	TAMBELLINI TRUST	1552 MARSEILLE LN	ROSEVILLE	CA	95747	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
830	91881	083-574-17	89436	RICHARD & DALE	TAMBELLINI TRUST	1552 MARSEILLE LN	ROSEVILLE	CA	95747	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
831	91882	083-574-18	89436	IVAN D	STRUTHERS	350 HARBOR COVE DR # 273	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
832	91883	083-574-19	89436	MARIO R	MARROQUIN-SANDOVAL	7115 LINDSEY LN	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
833	91907	083-721-01	89436	JACOB E	HOUSER	7310 PAH RAH DR	SPARKS	NV	89436	0.18	8015.0	HDS	LDR	Suburban Residential	HDS	HDS
834	91908	083-721-02	89436	JEFFREY C & MEGAN C	MYERS	7320 PAH RAH DR	SPARKS	NV	89436	0.19	8146.0	HDS	LDR	Suburban Residential	HDS	HDS
835	91909	083-721-03	89436	SABRINA L	CERMINARA et al	7330 PAH RAH DR	SPARKS	NV	89436	0.20	8756.0	HDS	LDR	Suburban Residential	HDS	HDS
836	91910	083-721-04	89436	THOMAS & PATRICIA C	MESSINA	7340 PAH RAH DR	SPARKS	NV	89436	0.19	8233.0	HDS	LDR	Suburban Residential	HDS	HDS
837	91911	083-721-05	89436	MICHELE C	JENKINS	7350 PAH RAH DR	SPARKS	NV	89436	0.18	7754.0	HDS	LDR	Suburban Residential	HDS	HDS
838	91912	083-721-06	89436	DEWAYNE A	CLUSTKA	7360 PAH RAH DR	SPARKS	NV	89436	0.18	8015.0	HDS	LDR	Suburban Residential	HDS	HDS
839	91913	083-721-07	89436		VANGO PRODUCTIONS TRUST	13780 CONDESA DR	DEL MAR	CA	92014	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
840	91914	083-721-08	89436	JAVIER	GUZMAN et al	7380 PAH RAH DR	SPARKS	NV	89436	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
841	91915	083-721-09	89436	LETICIA	CALIGDONG	7390 PAH RAH DR	SPARKS	NV	89436	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS
842	91916	083-722-01	89436	WELON T	SAGE et al	7395 PAH RAH DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
843	91917	083-722-02	89436	PATRICIA A	SNELLBAKER TRUST	7385 PAH RAH DR	SPARKS	NV	89436	0.18	7710.0	HDS	LDR	Suburban Residential	HDS	HDS
844	91918	083-722-03	89436	GINA M	GRECO et al	30 GRADY LN	SPARKS	NV	89436	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
845	91919	083-723-01	89436	KEVIN P	GERONIMI	7375 PAH RAH DR	SPARKS	NV	89436	0.17	7579.0	HDS	LDR	Suburban Residential	HDS	HDS
846	91920	083-723-02	89436	MARK	RODRIGUEZ	7365 PAH RAH DR	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
847	91921	083-723-03	89436	SCOTT R	DULLUM	7355 PAH RAH DR	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
848	91922	083-723-04	89436	TARA R	STIFFLER	7345 PAH RAH DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
849	91923	083-723-05	89436	FREDRICK R	MALECH	17656 LAWRENCE WAY	GRASS VALLEY	CA	95949	0.18	7971.0	HDS	LDR	Suburban Residential	HDS	HDS
850	91924	083-723-06	89436	JUAN P	MAGANA-MACIAS	7325 PAH RAH DR	SPARKS	NV	89436	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS

851	91925 083-723-07	89436 JAVIER	LARA-AGUILAR et al	7315 PAH RAH DR	SPARKS	NV	89436	0.17	7275.0	HDS	LDR	Suburban Residential	HDS	HDS
852	91926 083-723-09	89436 WILBUR & JESSICA R	COTHRUN	7395 PANAMA CT	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
853	91927 083-723-10	89436 SUZIE	KAPLOWITZ	7385 PANAMA CT	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
854	91928 083-723-11	89436 DANNY & JAMIE	MCDONALD	5929 SOLSTICE DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
855	91929 083-723-12	89436	ULRICH FAMILY TRUST	7365 PANAMA CT	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
856	91930 083-723-13	89436 MICHAEL R	GREER	7355 PANAMA CT	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
857	91931 083-723-14	89436 EDWARD E III	YASTE	7345 PANAMA CT	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
858	91932 083-723-15	89436 ARNOLDO & TSUYAKO	HURTADO	2400 LENTICULAR DR	SPARKS	NV	89441	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
859	91933 083-723-16	89436 RICK W & TAMI L	MARTIN	7325 PANAMA CT	SPARKS	NV	89436	0.17	7275.0	HDS	LDR	Suburban Residential	HDS	HDS
860	91934 083-723-17	89436 IVETTE L	JIMENEZ	7315 PANAMA CT	SPARKS	NV	89436	0.23	9888.0	HDS	LDR	Suburban Residential	MDS4	MDS4
861	91935 083-723-18	89436 BRITTANY	MAYSON	7305 PANAMA CT	SPARKS	NV	89436	0.34	14636.0	HDS	LDR	Suburban Residential	MDS	MDS
862	91936 083-723-19	89436 RICARDO V	ZAMARRIPA et al	7295 PANAMA CT	SPARKS	NV	89436	0.20	8625.0	HDS	LDR	Suburban Residential	HDS	HDS
863	91937 083-723-20	89436 VANESSA C	BRYANT	7300 PANAMA CT	SPARKS	NV	89436	0.19	8364.0	HDS	LDR	Suburban Residential	HDS	HDS
864	91938 083-723-21	89436 ZULMA	SHINGLETON	7310 PANAMA CT	SPARKS	NV	89436	0.17	7275.0	HDS	LDR	Suburban Residential	HDS	HDS
865	91939 083-723-22	89436	ORTIZ FAMILY TRUST	2800 GROMMONT DR	SPARKS	NV	89436	0.14	6011.0	HDS	LDR	Suburban Residential	HDS	HDS
866	91940 083-723-23	89436 DARYL B & SHERRI L	CERNY	7330 PANAMA CT	SPARKS	NV	89436	0.19	8276.0	HDS	LDR	Suburban Residential	HDS	HDS
867	91941 083-723-24	89436 DANIEL R & DOMINIQUE R	STOUT	25 GRADY LN	SPARKS	NV	89436	0.19	8102.0	HDS	LDR	Suburban Residential	HDS	HDS
868	91953 083-751-01	89436 GENEVA G	HUBBARD et al	35 SHADY VIEW CT	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
869	91954 083-751-02	89436 SHONILEE P	BERG	45 SHADY VIEW CT	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
870	91955 083-751-03	89436 KYLE J & BRANDIE M	HENRY	55 SHADY VIEW CT	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
871	91956 083-751-04	89436 JOSE L	TORRES	65 SHADY VIEW CT	SPARKS	NV	89436	0.18	7797.0	HDS	LDR	Suburban Residential	HDS	HDS
872	91957 083-751-05	89436 TERESITA A	DECASTRO	70 SHADY VIEW CT	SPARKS	NV	89436	0.18	7928.0	HDS	LDR	Suburban Residential	HDS	HDS
873	91958 083-751-06	89436 MARTHA B	DE AYALA	60 SHADY VIEW CT	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
874	91959 083-751-07	89436 ANTHONY	MATULONIS et al	50 SHADY VIEW CT	SPARKS	NV	89436	0.21	9365.0	HDS	LDR	Suburban Residential	MDS4	MDS4
875	91960 083-751-08	89436 ROBERT W	CONNOR	40 SHADY VIEW CT	SPARKS	NV	89436	0.23	10019.0	HDS	LDR	Suburban Residential	MDS4	MDS4
876	91961 083-751-09	89436 ELBERT W JR & SHIRLEY J	LYLES LIVING TRUST	30 SHADY VIEW CT	SPARKS	NV	89436	0.24	10280.0	HDS	LDR	Suburban Residential	MDS4	MDS4
877	91962 083-751-10	89436 ERIC A & KIMBERLY K	MANLEY	360 BLUE SKIES DR	SPARKS	NV	89436	0.18	7754.0	HDS	LDR	Suburban Residential	HDS	HDS
878	91963 083-751-11	89436 CATHERINE	LASATER	370 BLUE SKIES DR	SPARKS	NV	89436	0.18	8015.0	HDS	LDR	Suburban Residential	HDS	HDS
879	91964 083-751-12	89436 DOUGLAS P & JULIE D	MUHLE	380 BLUE SKIES DR	SPARKS	NV	89436	0.30	12894.0	HDS	LDR	Suburban Residential	MDS	MDS
880	91965 083-751-13	89436 MICHAEL	CALLAHAN	390 BLUE SKIES DR	SPARKS	NV	89436	0.22	9757.0	HDS	LDR	Suburban Residential	MDS4	MDS4
881	91966 083-751-16	89436 JOSE	TALANCON 1998 FAMILY TRUST	1955 SPANISH SPRINGS RD	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
882	91967 083-751-17	89436 LYNN S	LARSEN	410 BLUE SKIES DR	SPARKS	NV	89436	0.17	7579.0	HDS	LDR	Suburban Residential	HDS	HDS
883	91968 083-751-18	89436	BUREL LIVING TRUST	420 BLUE SKIES DR	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
884	91969 083-751-19	89436 LONNIE	LANCASTER	430 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
885	91970 083-751-20	89436	CDN LLC	440 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
886	91971 083-752-01	89436 DOUGLAS D	HILL	385 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
887	91972 083-752-02	89436 JESSICA P	JONES	365 BLUE SKIES DR	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
888	91973 083-752-03	89436 NOAH	BESSETTE	6610 APRIL ST	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
889	91974 083-752-04	89436 RODOLFO & CRISTINA	MEDINA	5312 VISTA LARGA CIR	RENO	NV	89523	0.17	7492.0	HDS	LDR	Suburban Residential	HDS	HDS
890	91975 083-752-05	89436 MICHAEL P	MURPHY-AMEN et al	6630 APRIL ST	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
891	91976 083-752-06	89436 ZEIDA & FRANCIS K JR	ALBERT	6640 APRIL ST	SPARKS	NV	89436	0.17	7275.0	HDS	LDR	Suburban Residential	HDS	HDS
892	91977 083-752-07	89436 DONNA L	HAVELKA TRUST	6650 APRIL ST	SPARKS	NV	89436	0.17	7275.0	HDS	LDR	Suburban Residential	HDS	HDS
893	91978 083-752-08	89436	SHAFFER FAMILY TRUST	6161 MIA VISTA DR	RENO	NV	89502	0.19	8233.0	HDS	LDR	Suburban Residential	HDS	HDS
894	91979 083-752-09	89436 MARCELA	BOBADILLA	6670 KENDRA ST	SPARKS	NV	89436-9079	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
895	91980 083-752-10	89436 OLIMPIA P & VICTOR	MARTINEZ	6680 KENDRA ST	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
896	91981 083-752-11	89436 NANCY	LAROCHELLE	6690 KENDRA ST	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
897	91982 083-752-12	89436 JAMES A & SANDRA E	LORENZ	415 BLUE SKIES DR	SPARKS	NV	89436	0.21	9322.0	HDS	LDR	Suburban Residential	MDS4	MDS4
898	91983 083-753-01	89436 MARK D & CARLA B	PHILLIPS	6715 KENDRA ST	SPARKS	NV	89436	0.18	8015.0	HDS	LDR	Suburban Residential	HDS	HDS
899	91984 083-753-02	89436 VICTOR	LOPEZ et al	6705 KENDRA ST	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
900	91985 083-753-03	89436 TERRY J	MESSINA	6695 KENDRA ST	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
901	91986 083-753-04	89436 BRYNN T	HARLAN	6685 KENDRA ST	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
902	91987 083-753-05	89436 MANUEL R & GRETCHEN M	VASQUEZ	6675 KENDRA ST	SPARKS	NV	89436	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
903	91988 083-753-06	89436	PATEL LIVING TRUST	1939 ENGINEER CT	SPARKS	NV	89434	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
904	91989 083-753-07	89436 MATTHEW	WILSON et al	6671 APRIL ST	SPARKS	NV	89436	0.21	9365.0	HDS	LDR	Suburban Residential	MDS4	MDS4
905	91990 083-753-08	89436 JENNIFER L & JOSEPH L JR	KAYLOR	6669 APRIL ST	SPARKS	NV	89436	0.19	8407.0	HDS	LDR	Suburban Residential	HDS	HDS
906	91991 083-753-09	89436	PANELLI TRUST	331 MAJOR ST	SANTA CRUZ	CA	95060	0.19	8102.0	HDS	LDR	Suburban Residential	HDS	HDS
907	91992 083-753-10	89436 PAUL G	DONOR	6665 APRIL ST	SPARKS	NV	89436	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
908	91993 083-753-11	89436 COLLIN J	KOLODZIEJ et al	6655 APRIL ST	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
909	91994 083-753-12	89436 DEBRA L	LUDDY et al	1005 PETES WAY	SPARKS	NV	89434	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
910	91995 083-811-01	89436 SCOTT E & BROOKE E	SMITH	450 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
911	91996 083-811-02	89436 MIRIAM C	GONZALEZ	460 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
912	91997 083-811-03	89436	RULE FAMILY TRUST	6952 CORTE VERDE	PLEASANTON	CA	94566	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
913	91998 083-811-04	89436 SUSAN A	WELLS	480 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
914	91999 083-811-05	89436 HARRY D	STAPLES	490 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
915	92000 083-811-06	89436	G RODRIGUEZ GROUP LLC	781 ASPEN TRL	RENO	NV	89509	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
916	92001 083-811-07	89436 CYRUS D	CRITES	510 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
917	92002 083-811-11	89436 ROSAURA G	CALDERA	520 BLUE SKIES DR	SPARKS	NV	89436	0.19	8146.0	HDS	LDR	Suburban Residential	HDS	HDS
918	92003 083-811-12	89436 ELIZABETH R	BORBASH	PO BOX 1144	SPARKS	NV	89432	0.19	8146.0	HDS	LDR	Suburban Residential	HDS	HDS
919	92004 083-812-01	89436 THEA	SULLIVAN	6855 SUMMIT VIEW DR	SPARKS	NV	89436	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
920	92005 083-812-02	89436 KYLE R	BAUMEL	6845 SUMMIT VIEW DR	SPARKS	NV	89436	0.22	9583.0	HDS	LDR	Suburban Residential	MDS4	MDS4
921	92006 083-812-03	89436 GEORGE P	KULL	6835 SUMMIT VIEW DR	SPARKS	NV	89436	0.22	9801.0	HDS	LDR	Suburban Residential	MDS4	MDS4



922	92007 083-812-04	89436	MARTIN & MARGARET	DIVELY	6825 SUMMIT VIEW DR	SPARKS	NV	89436	0.20	8668.0	HDS	LDR	Suburban Residential	HDS	HDS
923	92008 083-813-01	89436	BARBARA S	ST JOHN	6820 SUMMIT VIEW DR	SPARKS	NV	89436	0.19	8059.0	HDS	LDR	Suburban Residential	HDS	HDS
924	92009 083-813-02	89436	NORA G	SANTANA et al	6830 SUMMIT VIEW DR	SPARKS	NV	89436	0.18	7841.0	HDS	LDR	Suburban Residential	HDS	HDS
925	92010 083-813-03	89436	JOSEPH & WHITNEY	GRAY	6840 SUMMIT VIEW DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
926	92011 083-813-04	89436	MARTHA N	WALDO	6850 SUMMIT VIEW DR	SPARKS	NV	89436	0.16	7144.0	HDS	LDR	Suburban Residential	HDS	HDS
927	92012 083-813-05	89436	MICHELLE L	PRITCHARD	505 BLUE SKIES DR	SPARKS	NV	89436	0.19	8059.0	HDS	LDR	Suburban Residential	HDS	HDS
928	92013 083-813-06	89436	JESSE M & SARA E	HAINES	485 BLUE SKIES DR	SPARKS	NV	89436	0.19	8059.0	HDS	LDR	Suburban Residential	HDS	HDS
929	92014 083-813-07	89436	EDILBERTO M	MENDOZA-ROJAS et al	6855 HIBISCUS CT	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
930	92015 083-813-08	89436		PENSCO TRUST COMPANY CUSTODIAN	PO BOX 173859	DENVER	CO	80217	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
931	92016 083-813-09	89436	RUTHIE L	KAPASHEE	6835 HIBISCUS CT	SPARKS	NV	89436	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS
932	92017 083-813-10	89436	JANICE L	ABBOTT	7232 SUGARBRUSH CT	RENO	NV	89523	0.20	8538.0	HDS	LDR	Suburban Residential	HDS	HDS
933	92018 083-813-11	89436	JOSE M	SIERRA	6815 HIBISCUS CT	SPARKS	NV	89436	0.16	7144.0	HDS	LDR	Suburban Residential	HDS	HDS
934	92019 083-813-12	89436		VIARENGO LIVING TRUST	8431 HANNA ST	GILROY	CA	95020	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
935	92020 083-813-13	89436	BARBARA J	VARBEL	6810 HIBISCUS CT	SPARKS	NV	89436	0.19	8320.0	HDS	LDR	Suburban Residential	HDS	HDS
936	92021 083-813-14	89436	ALICIA & IAN	TROMBLEY	6820 HIBISCUS CT	SPARKS	NV	89436	0.17	7579.0	HDS	LDR	Suburban Residential	HDS	HDS
937	92022 083-813-15	89436	SHELLY R	MIGUEL	6830 HIBISCUS CT	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
938	92023 083-813-16	89436	JUSTIN E & JENNY L	COSTA	1461 CHEVALIER CT	SPARKS	NV	89436	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
939	92024 083-813-17	89436		NEW AGE ENDEAVORS LLC	1575 DELUCCHI LN STE 103	RENO	NV	89502	0.16	6970.0	HDS	LDR	Suburban Residential	HDS	HDS
940	92025 083-813-18	89436	SONIA A	CARRANZA et al	455 BLUE SKIES DR	SPARKS	NV	89436	0.19	8059.0	HDS	LDR	Suburban Residential	HDS	HDS
941	92040 083-851-01	89436	SHANE W & SANDRA V	HAUSLE	730 TABOR DR	SCOTT'S VALLEY	CA	95066	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS
942	92041 083-851-02	89436	JULES	TOMBOR	7410 PAH RAH DR	SPARKS	NV	89436	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS
943	92042 083-851-03	89436	JON U	ETXEBERRI	7420 PAH RAH DR	SPARKS	NV	89436	0.17	7449.0	HDS	LDR	Suburban Residential	HDS	HDS
944	92043 083-851-04	89436		PATRICK BOLTON & REGINA MANN LIVING TRUST	7430 PAH RAH DR	SPARKS	NV	89436	0.17	7492.0	HDS	LDR	Suburban Residential	HDS	HDS
945	92044 083-851-05	89436	TERESA M & DANIEL W	HALL	109 AVE DE LA BLEU DE CLAIR	SPARKS	NV	89434	0.18	7797.0	HDS	LDR	Suburban Residential	HDS	HDS
946	92045 083-851-06	89436		GOLDEN WEST/SUNSET ASSOCIATES	4490 VON KARMAN	NEWPORT BEACH	CA	92660	0.26	11238.0	HDS	LDR	Suburban Residential	MDS4	MDS4
947	92046 083-852-01	89436	JOSE M & MARIA G	GARCIA	680 VALLE VERDI DR	SPARKS	NV	89436	0.17	7492.0	HDS	LDR	Suburban Residential	HDS	HDS
948	92047 083-852-02	89436		RICHARD AMMONS & CAROL ROBINSON-AMMONS TRUST	PO BOX 51524	SPARKS	NV	89435	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
949	92048 083-853-01	89436	REGAN A & MICHELE D	LUCE	7485 PANAMA DR	SPARKS	NV	89436	0.19	8146.0	HDS	LDR	Suburban Residential	HDS	HDS
950	92049 083-853-02	89436	KIM L	BARTLETT LIVING TRUST	7475 PANAMA DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
951	92050 083-853-03	89436	MANNY	CANSON	7465 PANAMA DR	SPARKS	NV	89436	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
952	92051 083-853-04	89436	TRACE	MILLARD	7455 PANAMA DR	SPARKS	NV	89436	0.25	10716.0	HDS	LDR	Suburban Residential	MDS4	MDS4
953	92052 083-853-05	89436	THOMAS C III	GREGORIO	7445 PANAMA DR	SPARKS	NV	89436	0.28	12110.0	HDS	LDR	Suburban Residential	MDS	MDS
954	92053 083-853-06	89436	CODY F	PECK	7435 PANAMA DR	SPARKS	NV	89436	0.23	10019.0	HDS	LDR	Suburban Residential	MDS4	MDS4
955	92054 083-853-07	89436		CLEVER FAMILY TRUST	7425 PANAMA DR	SPARKS	NV	89436	0.19	8102.0	HDS	LDR	Suburban Residential	HDS	HDS
956	92055 083-853-08	89436	EILEEN A	CAIRNS SPECIAL NEEDS TRUST	7415 PANAMA DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
957	92056 083-853-09	89436	VANDEVIR	DESAI	7405 PANAMA DR	SPARKS	NV	89436	0.17	7362.0	HDS	LDR	Suburban Residential	HDS	HDS
958	92057 083-854-01	89436	LARRY R & MARCELINA R	ROGERS	7400 PANAMA DR	SPARKS	NV	89436	0.19	8233.0	HDS	LDR	Suburban Residential	HDS	HDS
959	92058 083-854-02	89436	LUTHER	ROGERS	7400 PANAMA DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
960	92059 083-854-03	89436	CODY & MISTY	FIREBAUGH	7440 PANAMA DR	SPARKS	NV	89436	0.16	6926.0	HDS	LDR	Suburban Residential	HDS	HDS
961	92060 083-854-04	89436	ROBERTA & RAY	DUVALL	7460 PANAMA DR	SPARKS	NV	89436	0.16	7100.0	HDS	LDR	Suburban Residential	HDS	HDS
962	92061 083-854-05	89436	ARTHUR J	LEWIS et al	7480 PANAMA DR	SPARKS	NV	89436	0.20	8886.0	HDS	LDR	Suburban Residential	HDS	HDS
963	92062 083-854-06	89436	JAIME R	PEREZ-RAMOS et al	7425 PAH RAH DR	SPARKS	NV	89436	0.18	7797.0	HDS	LDR	Suburban Residential	HDS	HDS
964	92063 083-854-07	89436	LINDA K	MILLER	7415 PAH RAH DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
965	92064 083-854-08	89436	MICHAEL	MURR	5040 LAKEVIEW CIR	FAIRFIELD	CA	94534	0.18	7971.0	HDS	LDR	Suburban Residential	HDS	HDS
966	92065 083-861-01	89436	STEPHANIE A	POHL	790 ENCANTO DR	SPARKS	NV	89441	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
967	92066 083-861-02	89436	GEORGE	FISCHER TRUST	7490 PAH RAH DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
968	92067 083-861-03	89436	JAMES	REYNOLDS	3615 ERIN DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
969	92068 083-861-04	89436	JAMES B JR & DIANE J	HESS	9250 BULL RD	RENO	NV	89506	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
970	92069 083-861-05	89436	JULIE	JENNINGS FAMILY TRUST	3101 W SUSAN AVE	PAHRUMP	NV	89060	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
971	92070 083-861-06	89436	MICHAEL D & MARY J	RITTGERS	7530 PAH RAH DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
972	92071 083-861-07	89436	VIRGINIA L	BOOTH et al	7540 PAH RAH DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
973	92072 083-861-08	89436	SILBIO A	TORRES	7550 PAH RAH DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
974	92073 083-861-09	89436	JOEY A & MARIA T D	SELAG	7560 PAH RAH DR	SPARKS	NV	89436	0.18	7623.0	HDS	LDR	Suburban Residential	HDS	HDS
975	92074 083-861-10	89436	AGNES G	COULTER	7570 PAH RAH DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
976	92075 083-861-11	89436	NATALIE & LELAND	EDE	7580 PAH RAH DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
977	92076 083-861-12	89436	DENNIS I	MCCLUNEY	7590 PAH RAH DR	SPARKS	NV	89436	0.22	9757.0	HDS	LDR	Suburban Residential	MDS4	MDS4
978	92077 083-861-13	89436	ALBERT & DOLORES G	LOPEZ	7600 PAH RAH DR	SPARKS	NV	89436	0.50	21649.0	HDS	LDR	Suburban Residential	LDS2	LDS2
979	92078 083-861-14	89436	EDWARD L	TIMMINS	7595 PAH RAH DR	SPARKS	NV	89436	0.28	11979.0	HDS	LDR	Suburban Residential	MDS4	MDS4
980	92079 083-861-15	89436	DARAYUS & KOLLY	CONFECTIONER	37861 BIRCH ST	NEWARK	CA	94560	0.16	6839.0	HDS	LDR	Suburban Residential	HDS	HDS
981	92080 083-861-16	89436	JACQUELINE	ARANA	7575 PAH RAH DR	SPARKS	NV	89436	0.21	9191.0	HDS	LDR	Suburban Residential	MDS4	MDS4
982	92081 083-861-17	89436	GARY A & BARBARA F	OVSAN	7565 PAH RAH DR	SPARKS	NV	89436	0.24	10367.0	HDS	LDR	Suburban Residential	MDS4	MDS4
983	92082 083-861-18	89436	ANA R	MORALES-AGUILAR	20 JORDYN CT	SPARKS	NV	89436	0.23	9932.0	HDS	LDR	Suburban Residential	MDS4	MDS4
984	92083 083-861-19	89436	JULIA	GUTIERREZ	30 JORDYN CT	SPARKS	NV	89436	0.22	9496.0	HDS	LDR	Suburban Residential	MDS4	MDS4
985	92084 083-861-20	89436	ZACHARY R	MANCINI	45 JORDYN CT	SPARKS	NV	89436	0.22	9714.0	HDS	LDR	Suburban Residential	MDS4	MDS4
986	92085 083-861-21	89436	HENRIQUE & VERONICA	BARRERA	35 JORDYN CT	SPARKS	NV	89436	0.24	10280.0	HDS	LDR	Suburban Residential	MDS4	MDS4
987	92086 083-861-22	89436	DENNIS	MARIANO	25 JORDYN CT	SPARKS	NV	89436	0.25	10977.0	HDS	LDR	Suburban Residential	MDS4	MDS4
988	92087 083-861-23	89436	DAVID C	MILLER	20 ROXY CT	SPARKS	NV	89436	0.20	8756.0	HDS	LDR	Suburban Residential	HDS	HDS
989	92088 083-861-24	89436		ERNA EVANS LLC	7490 PAH RAH DR	SPARKS	NV	89436	0.19	8102.0	HDS	LDR	Suburban Residential	HDS	HDS
990	92089 083-861-25	89436	EDWARD J & REBECCA M	VINCENT	15135 ORCHARD SPRINGS RD	GRASS VALLEY	CA	95945	0.24	10454.0	HDS	LDR	Suburban Residential	MDS4	MDS4
991	92090 083-861-26	89436	CHAD S JR & CYNTHIA M	ROBISON	50 ROXY CT	SPARKS	NV	89436	0.24	10367.0	HDS	LDR	Suburban Residential	MDS4	MDS4
992	92091 083-861-27	89436	JUSTIN K	LEDOUX	55 ROXY CT	SPARKS	NV	89436	0.31	13721.0	HDS	LDR	Suburban Residential	MDS	MDS

993	92092	083-861-28	89436	ANNA M	CARINI et al	45 ROXY CT	SPARKS	NV	89436	0.23	9932.0	HDS	LDR	Suburban Residential	MDS4	MDS4
994	92093	083-861-29	89436	ANGELA D	KOTSIOS	35 ROXY CT	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
995	92094	083-861-30	89436	REED	PARKHURST et al	7382 PHOENIX DR	SPARKS	NV	89436	0.17	7405.0	HDS	LDR	Suburban Residential	HDS	HDS
996	92095	083-871-01	89436	BARBARA & DANIEL T	FLOCCHINI	10916 LANDALE ST # 3	NORTH HOLLYWOOD	CA	91602	0.18	7884.0	HDS	LDR	Suburban Residential	HDS	HDS
997	92096	083-871-02	89436	PHILLIP W	LANTRIP	655 BLUE SKIES DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
998	92097	083-871-03	89436	JOSEPH	SILVA et al	645 BLUE SKIES DR	SPARKS	NV	89436	0.19	8407.0	HDS	LDR	Suburban Residential	HDS	HDS
999	92098	083-871-04	89436	JAMES C	MCCOMBS	75 BLUE SKIES CT	SPARKS	NV	89436	0.17	7318.0	HDS	LDR	Suburban Residential	HDS	HDS
1000	92099	083-871-05	89436	COLLEEN & JACK	TONKIN	85 BLUE SKIES CT	SPARKS	NV	89436	0.27	11761.0	HDS	LDR	Suburban Residential	MDS4	MDS4
1001	92100	083-871-06	89436	NANCY R	MUNSON	95 BLUE SKIES CT	SPARKS	NV	89436	0.69	29882.0	HDS	LDR	Suburban Residential	LDS2	LDS2
1002	92101	083-871-07	89436		KAUFMAN FAMILY TRUST	90 BLUE SKIES CT	SPARKS	NV	89436	0.54	23435.0	HDS	LDR	Suburban Residential	LDS2	LDS2
1003	92102	083-871-08	89436	PHILLIP & MICHELLE	HITCHCOCK	80 BLUE SKIES CT	SPARKS	NV	89436	0.17	7231.0	HDS	LDR	Suburban Residential	HDS	HDS
1004	92103	083-871-09	89436	JULIA R	MENDOZA et al	70 BLUE SKIES CT	SPARKS	NV	89436	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
1005	92104	083-871-10	89436	ADAM	COBERT	60 BLUE SKIES CT	SPARKS	NV	89436	0.20	8581.0	HDS	LDR	Suburban Residential	HDS	HDS
1006	92105	083-871-11	89436	ERIN K	MAHONEY et al	15 SAGE CREEK CT	SPARKS	NV	89436	0.20	8538.0	HDS	LDR	Suburban Residential	HDS	HDS
1007	92106	083-871-12	89436	ROWLAND R & SHARON D	COAD	25 SAGE CREEK CT	SPARKS	NV	89436	0.19	8059.0	HDS	LDR	Suburban Residential	HDS	HDS
1008	92107	083-871-13	89436		HOWARD FAMILY TRUST	2175 YUMA LN	RENO	NV	89509	0.23	10149.0	HDS	LDR	Suburban Residential	MDS4	MDS4
1009	92108	083-871-14	89436	JOHN C & KAREN L	GADDIS	45 SAGE CREEK CT	SPARKS	NV	89436	0.34	14941.0	HDS	LDR	Suburban Residential	MDS	MDS
1010	92109	083-871-15	89436	DEBRA D	OLINGER	55 SAGE CREEK CT	SPARKS	NV	89436	0.42	18121.0	HDS	LDR	Suburban Residential	LDS2	LDS2
1011	92110	083-871-16	89436	GONZALO G	MANCILLA et al	50 SAGE CREEK CT	SPARKS	NV	89436	0.46	20168.0	HDS	LDR	Suburban Residential	LDS2	LDS2
1012	92111	083-871-17	89436	LINDSEY	FRIZZELL	40 SAGE CREEK CT	SPARKS	NV	89436	0.29	12763.0	HDS	LDR	Suburban Residential	MDS	MDS
1013	92112	083-871-18	89436	GUOFENG	LIU et al	6245 ELK IVORY DR	RENO	NV	89511	0.20	8756.0	HDS	LDR	Suburban Residential	HDS	HDS
1014	92113	083-871-19	89436	EDWARD D & JOCELYN	TAGUALO	20 SAGE CREEK CT	SPARKS	NV	89436	0.18	8015.0	HDS	LDR	Suburban Residential	HDS	HDS
1015	92114	083-871-20	89436	MARGENE S	FOSTER	10 SAGE CREEK CT	SPARKS	NV	89436	0.19	8276.0	HDS	LDR	Suburban Residential	HDS	HDS
1016	92115	083-872-01	89436		OLSON WOOSLEY TRUST	630 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
1017	92116	083-872-02	89436	GLEN	ACKERMAN	640 BLUE SKIES DR	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
1018	92117	083-872-03	89436	KENDRA & SHAWN	DAVIDSON	650 BLUE SKIES DR	SPARKS	NV	89436	0.18	7971.0	HDS	LDR	Suburban Residential	HDS	HDS
1019	92118	083-872-04	89436		DUNN-MORSS FAMILY TRUST	PO BOX 9786	RENO	NV	89507	0.19	8494.0	HDS	LDR	Suburban Residential	HDS	HDS
1020	92119	083-872-05	89436	BRIAN L & MARILYN M	GREEN TRUST	2131 TALLADEGA CT	SPARKS	NV	89436	0.19	8233.0	HDS	LDR	Suburban Residential	HDS	HDS
1021	92120	083-872-06	89436	CORNELIA N	BARANYI	3165 SANTA CRUZ LN	ALAMEDA	CA	94502	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
1022	92121	083-872-07	89436	MANUEL & CAMILA B	CORIA	690 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
1023	92122	083-872-08	89436	IRMA M	VIVO et al	700 BLUE SKIES DR	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
1024	92123	083-872-09	89436	SAMUEL I	SOLANO et al	710 BLUE SKIES DR	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
1025	92124	083-872-10	89436	LEVI D	DAMRON et al	720 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
1026	92125	083-872-11	89436		ROSE FAMILY TRUST	8900 THURBER LN	BAKERSFIELD	CA	93311	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
1027	92126	083-872-12	89436	BRIAN A	RICHARDS	740 BLUE SKIES DR	SPARKS	NV	89436	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
1028	92127	083-872-13	89436	TIMOTHY J & ASHLEY L	INWOOD	750 BLUE SKIES DR	SPARKS	NV	89436	0.19	8451.0	HDS	LDR	Suburban Residential	HDS	HDS
1029	92128	083-881-01	89436	JERRY G	BLANTON TRUST	605 BLUE SKIES DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
1030	92129	083-881-02	89436	KARLA K	BOWMAN TRUST	595 BLUE SKIES DR	SPARKS	NV	89436	0.16	7057.0	HDS	LDR	Suburban Residential	HDS	HDS
1031	92130	083-881-03	89436	ANDREA M	REYES	585 BLUE SKIES DR	SPARKS	NV	89436	0.18	7884.0	HDS	LDR	Suburban Residential	HDS	HDS
1032	92131	083-881-04	89436	DAVID B	ANDREWS	575 BLUE SKIES DR	SPARKS	NV	89436	0.18	7841.0	HDS	LDR	Suburban Residential	HDS	HDS
1033	92132	083-881-05	89436	MIRANDA	PALMER-VAULET et al	565 BLUE SKIES DR	SPARKS	NV	89436	0.22	9453.0	HDS	LDR	Suburban Residential	MDS4	MDS4
1034	92133	083-881-06	89436	BAO	NGUYEN et al	6925 SHEPHERD CANYON RD	OAKLAND	CA	94611	0.19	8364.0	HDS	LDR	Suburban Residential	HDS	HDS
1035	92134	083-881-07	89436	TASHA E	MOCK	6765 PAH RAH DR	SPARKS	NV	89436	0.23	9845.0	HDS	LDR	Suburban Residential	MDS4	MDS4
1036	92135	083-882-01	89436	BRYAN G	CHEN et al	1246 LOMBARD ST	SAN FRANCISCO	CA	94109	0.19	8189.0	HDS	LDR	Suburban Residential	HDS	HDS
1037	92136	083-882-02	89436	WAN FANG	LI et al	570 BLUE SKIES DR	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
1038	92137	083-882-03	89436	CONSTANCE I	GARY	580 BLUE SKIES DR	SPARKS	NV	89436	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
1039	92138	083-882-04	89436		TAH 2017-2 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	0.18	7667.0	HDS	LDR	Suburban Residential	HDS	HDS
1040	92139	083-882-05	89436		TAH 2017-2 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	0.19	8233.0	HDS	LDR	Suburban Residential	HDS	HDS
1041	92140	083-882-06	89436	ROBERT M	BARUCK 2001 TRUST	398 LAGUNA TER	SIMI VALLEY	CA	93065	0.19	8233.0	HDS	LDR	Suburban Residential	HDS	HDS
1042	92141	083-882-07	89436	VENUS E	RICCI LIVING TRUST	107 SILCREEK DR	SAN JOSE	CA	95116	0.16	7013.0	HDS	LDR	Suburban Residential	HDS	HDS
1043	92142	083-883-01	89436	FELIZ	LARA-ROBLES et al	540 BLUE SKIES DR	SPARKS	NV	89436	0.18	8015.0	HDS	LDR	Suburban Residential	HDS	HDS
1044	92143	083-883-02	89436	GABRIEL D	SWEENEY	550 BLUE SKIES DR	SPARKS	NV	89436	0.22	9583.0	HDS	LDR	Suburban Residential	MDS4	MDS4
1045	92144	083-883-03	89436		WASHOE COUNTY	1001 E 9TH ST BLDG A	RENO	NV	89512	0.10	4400.0	HDS	LDR	Suburban Residential	LDS	PSP
1046	92145	083-884-01	89436	DAVID	BEECHER et al	6770 PAH RAH DR	SPARKS	NV	89436	0.16	7187.0	HDS	LDR	Suburban Residential	HDS	HDS
1047	92146	083-884-02	89436	STANLEY E	DICKENS	387 TUMBLER STONE WAY	SAINT AUGUSTINE	FL	32086	0.21	9148.0	HDS	LDR	Suburban Residential	MDS4	MDS4
1048	92147	083-890-01	89436		WASHOE COUNTY	1001 E 9TH ST BLDG A	RENO	NV	89512	0.88	38246.0	HDS	LDR	Suburban Residential	LDS	PSP
1049	153046	510-011-01	89436	MARLENE	PARTEI	6683 DORCHESTER DR	SPARKS	NV	89436	0.17	7318.0	LDU	LDR	Suburban Residential	HDS	HDS
1050	153047	510-011-02	89436	WILLIAM & PAULA	BRENNEMAN LIVING TRUST	6675 DORCHESTER DR	SPARKS	NV	89436	0.13	5706.0	LDU	LDR	Suburban Residential	HDS	HDS
1051	153048	510-011-03	89436	JAMES P III	WALSH	6667 DORCHESTER DR	SPARKS	NV	89436	0.14	5881.0	LDU	LDR	Suburban Residential	HDS	HDS
1052	153049	510-011-04	89436	NANCY L	JAMES LIVING TRUST	6659 DORCHESTER DR	SPARKS	NV	89436	0.17	7318.0	LDU	LDR	Suburban Residential	HDS	HDS
1053	153050	510-011-05	89436	SHUET N	YU TRUST	PO BOX 22081	SAN FRANCISCO	CA	94122	0.16	7100.0	LDU	LDR	Suburban Residential	HDS	HDS
1054	153051	510-011-06	89436	JOHN R & SUKANDA L	STAGGS	135 NOBLE CT	SPARKS	NV	89436	0.29	12545.0	LDU	LDR	Suburban Residential	MDS	MDS
1055	153052	510-011-07	89436	WALTER F JR & CHARLOTTE G	WORTHLEY	2730 BRASS SPUR WAY	SPARKS	NV	89436	0.34	14680.0	LDU	LDR	Suburban Residential	MDS	MDS
1056	153053	510-011-08	89436	BRENT N & NORMA R	DOUGLAS	7817 COVERED WAGON CT	SPARKS	NV	89436	0.22	9714.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1057	153054	510-011-09	89436	PETER C	OLISA	140 NOBLE CT	SPARKS	NV	89436	0.27	11892.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1058	153055	510-011-10	89436	RICHARD & JENIECE E	BOREN	130 NOBLE CT	SPARKS	NV	89436	0.17	7536.0	LDU	LDR	Suburban Residential	HDS	HDS
1059	153056	510-011-11	89436		LUZIER LIVING TRUST	6643 DORCHESTER DR	SPARKS	NV	89436	0.19	8189.0	LDU	LDR	Suburban Residential	HDS	HDS
1060	153057	510-011-12	89436	JOEL M	FOX	6635 DORCHESTER DR	SPARKS	NV	89436	0.14	6011.0	LDU	LDR	Suburban Residential	HDS	HDS
1061	153058	510-011-13	89436	TAMMY	MONTGOMERY	115 SPRING RIDGE DR	SPARKS	NV	89436	0.21	9148.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1062	153059	510-011-14	89436	ALLYSSA N	BOGERT et al	125 SPRING RIDGE DR	SPARKS	NV	89436	0.18	8015.0	LDU	LDR	Suburban Residential	HDS	HDS
1063	153060	510-011-15	89436	RUBY M	ROWAN	135 SPRING RIDGE DR	SPARKS	NV	89436	0.18	7841.0	LDU	LDR	Suburban Residential	HDS	HDS

1064	153061	510-011-16	89436	ROBERT	ATKINSON	16724	ALPINE DR	PIONEER	CA	95666	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1065	153062	510-012-01	89436	MANUEL	OSUNA-MORALES et al	6626	DORCHESTER DR	SPARKS	NV	89436	0.20	8843.0	LDU	LDR	Suburban Residential	HDS	HDS
1066	153063	510-012-02	89436	RAYMOND K & MARCELLA A	YOUNG	6634	DORCHESTER DR	SPARKS	NV	89436	0.15	6360.0	LDU	LDR	Suburban Residential	HDS	HDS
1067	153064	510-012-03	89436	COLBY A	THOMAS	6642	DORCHESTER DR	SPARKS	NV	89436	0.14	6273.0	LDU	LDR	Suburban Residential	HDS	HDS
1068	153065	510-012-04	89436	AMABEL S	WALLS	6650	DORCHESTER DR	SPARKS	NV	89436	0.16	7057.0	LDU	LDR	Suburban Residential	HDS	HDS
1069	153066	510-012-05	89436	TANIA I	JACINTO	6658	DORCHESTER DR	SPARKS	NV	89436	0.14	6273.0	LDU	LDR	Suburban Residential	HDS	HDS
1070	153067	510-012-06	89436	VICTOR	HERNANDEZ	6670	DORCHESTER DR	SPARKS	NV	89436	0.16	6752.0	LDU	LDR	Suburban Residential	HDS	HDS
1071	153068	510-012-07	89436	LAURA	MENA et al	6674	DORCHESTER DR	SPARKS	NV	89436	0.14	6273.0	LDU	LDR	Suburban Residential	HDS	HDS
1072	153069	510-012-08	89436	LISA	RUSSELL	6682	DORCHESTER DR	SPARKS	NV	89436	0.16	6752.0	LDU	LDR	Suburban Residential	HDS	HDS
1073	153070	510-012-09	89436	EUGENE	HONG	35	AKEU PL	KIHEI	HI	96753	0.15	6360.0	LDU	LDR	Suburban Residential	HDS	HDS
1074	153071	510-013-01	89436	JOAQUIN T	TABBADA	140	SPRING RIDGE DR	SPARKS	NV	89436	0.18	7667.0	LDU	LDR	Suburban Residential	HDS	HDS
1075	153072	510-013-02	89436	KYLE D & CARA A	WALTERS	7230	GARCIA BLVD APT B	TACOMA	WA	89433	0.16	7187.0	LDU	LDR	Suburban Residential	HDS	HDS
1076	153073	510-013-03	89436	EARL W & CONNIE J	MORLEY	120	SPRING RIDGE DR	SPARKS	NV	89436	0.18	7710.0	LDU	LDR	Suburban Residential	HDS	HDS
1077	153074	510-014-01	89436	MIKE & JUDI	ZMAK	11	WILDCAT SPRINGS CT	SPARKS	NV	89436	0.14	5968.0	LDU	LDR	Suburban Residential	HDS	HDS
1078	153075	510-014-02	89436	ZACKARY	CARTER et al	6618	DORCHESTER DR	SPARKS	NV	89436	0.17	7231.0	LDU	LDR	Suburban Residential	HDS	HDS
1079	153076	510-021-01	89436	JOSHUA	CRAINE et al	6759	S DREXEL DR	SPARKS	NV	89436	0.57	25047.0	LDU	LDR	Suburban Residential	LDS2	LDS2
1080	153077	510-021-02	89436	CONSUELO S	ENRIQUEZ	6755	S DREXEL DR	SPARKS	NV	89436	0.24	10498.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1081	153078	510-021-03	89436	GONZALO	REYES et al	6751	S DREXEL DR	SPARKS	NV	89436	0.18	8015.0	LDU	LDR	Suburban Residential	HDS	HDS
1082	153079	510-021-04	89436	JORGE I	CHAVEZ-RAMIREZ et al	6747	S DREXEL DR	SPARKS	NV	89436	0.21	9060.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1083	153080	510-021-05	89436	VIOLET M	CAMPBELL	1701	MEDOLLA DR	SPARKS	NV	89434	0.20	8668.0	LDU	LDR	Suburban Residential	HDS	HDS
1084	153081	510-021-06	89436	MATTHEW D	SPRATT LIVING TRUST	6731	S DREXEL DR	SPARKS	NV	89436	0.19	8494.0	LDU	LDR	Suburban Residential	HDS	HDS
1085	153082	510-021-07	89436	HEIDI M	BUNDY et al	220	EGYPTIAN DR	SPARKS	NV	89441	0.19	8276.0	LDU	LDR	Suburban Residential	HDS	HDS
1086	153083	510-021-08	89436	ROSS C	SODERSTROM	PO BOX 1861		MARYSVILLE	CA	95901	0.19	8407.0	LDU	LDR	Suburban Residential	HDS	HDS
1087	153084	510-021-09	89436	STEVEN A & SHEILA F	VESELY	6709	S DREXEL DR	SPARKS	NV	89436	0.21	9148.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1088	153085	510-021-10	89436	PAMELA J	GARCIA	6705	S DREXEL DR	SPARKS	NV	89436	0.29	12415.0	LDU	LDR	Suburban Residential	MDS	MDS
1089	153086	510-021-11	89436	MELVA S	JOHNSON	204	MEADOW EDGE CT	RENO	NV	89502-8722	0.18	7971.0	LDU	LDR	Suburban Residential	HDS	HDS
1090	153087	510-021-12	89436	JASON T & SUDARAT W	KENNEDY	1564	SAN PABLO DR	SAN MARCOS	CA	92078	0.14	6055.0	LDU	LDR	Suburban Residential	HDS	HDS
1091	153088	510-021-13	89436	MARVIN	TANNER	PO BOX 41169		RENO	NV	89504	0.15	6360.0	LDU	LDR	Suburban Residential	HDS	HDS
1092	153089	510-022-01	89436	TERRY J & LORI-ANN K	SILVA	115	CROMWELL PL	SPARKS	NV	89436	0.19	8102.0	LDU	LDR	Suburban Residential	HDS	HDS
1093	153090	510-022-02	89436	SEAN M & KRISTALLE A	CHAPPELL	125	CROMWELL PL	SPARKS	NV	89436	0.21	9104.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1094	153091	510-022-03	89436	KELLY J & JERED R	ROWE	135	CROMWELL PL	SPARKS	NV	89436	0.26	11413.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1095	153092	510-022-04	89436	DAVID M & AMANDA	HIGGINS	10225	HAWKEYE CIR	RENO	NV	89523	0.18	7928.0	LDU	LDR	Suburban Residential	HDS	HDS
1096	153093	510-022-05	89436	FRANK & YOLANDA	GARCIA	130	CROMWELL PL	SPARKS	NV	89436	0.28	12197.0	LDU	LDR	Suburban Residential	MDS	MDS
1097	153094	510-022-06	89436	KAREN C & DAVID G	STANGLAND	1886	SIERRA HIGHLANDS DR	RENO	NV	89523	0.16	7100.0	LDU	LDR	Suburban Residential	HDS	HDS
1098	153095	510-022-07	89436	NANCY L & JAMES W	FANNING	6723	DORCHESTER DR	SPARKS	NV	89436	0.12	5271.0	LDU	LDR	Suburban Residential	HDS	HDS
1099	153096	510-022-08	89436	JOSEPH	ABITTAN et al	6715	DORCHESTER DR	SPARKS	NV	89436	0.12	5271.0	LDU	LDR	Suburban Residential	HDS	HDS
1100	153097	510-022-09	89436	ROBERT	AMICH	3217	TEN MILE DR	SPARKS	NV	89436	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1101	153098	510-022-10	89436	AARIK S	WILSON	6690	S DREXEL DR	SPARKS	NV	89436	0.19	8407.0	LDU	LDR	Suburban Residential	HDS	HDS
1102	153099	510-022-11	89436	VICTOR M	CORREA et al	1506	SERENADA AVE	LAS VEGAS	NV	89169	0.19	8102.0	LDU	LDR	Suburban Residential	HDS	HDS
1103	153100	510-022-12	89436	JOHN & PATRICIA A	PRADO	6714	S DREXEL DR	SPARKS	NV	89436	0.15	6578.0	LDU	LDR	Suburban Residential	HDS	HDS
1104	153101	510-022-13	89436	ALMA R	ARLETT	6720	S DREXEL DR	SPARKS	NV	89436	0.16	6970.0	LDU	LDR	Suburban Residential	HDS	HDS
1105	153102	510-022-14	89436	GAIL A	LOTT et al	6736	S DREXEL DR	SPARKS	NV	89436	0.16	7144.0	LDU	LDR	Suburban Residential	HDS	HDS
1106	153103	510-022-15	89436		BLALOCK TRUST	6738	S DREXEL DR	SPARKS	NV	89436	0.17	7231.0	LDU	LDR	Suburban Residential	HDS	HDS
1107	153104	510-022-16	89436	BYRON & ASHLEY	FARRAR	6744	S DREXEL DR	SPARKS	NV	89436	0.14	6316.0	LDU	LDR	Suburban Residential	HDS	HDS
1108	153105	510-023-01	89436	WENDY	AVILA	6698	DORCHESTER DR	SPARKS	NV	89436	0.14	6273.0	LDU	LDR	Suburban Residential	HDS	HDS
1109	153106	510-023-15	89436	SUSAN A	STRAUSER et al	6706	DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1110	153107	510-023-16	89436	RAYMOND L & AMBER D	BROWN	6714	DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1111	153108	510-023-17	89436		KEEFER SZETO FAMILY TRUST	1597	WAWONA DR	SAN JOSE	CA	95125	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1112	153109	510-023-18	89436		BROWN LIVING TRUST	6730	DORCHESTER DR	SPARKS	NV	89436	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1113	153110	510-023-19	89436	DELORES R	DAY LIVING TRUST	6738	DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1114	153111	510-023-20	89436	RICHARD A	CORI	6746	DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1115	153112	510-023-21	89436	VICTOR H & YOLANDA	NILA	6754	DORCHESTER DR	SPARKS	NV	89436	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1116	153113	510-023-22	89436	MICHELINE	FRANCIS et al	6762	DORCHESTER DR	SPARKS	NV	89436	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1117	153114	510-023-23	89436	RANDALL L & FRANCESCA D B	GULLI	6770	DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1118	153115	510-023-24	89436	ADRIANA V	FERNANDEZ et al	6780	DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1119	153116	510-023-25	89436	PHILIP D & MARIANNE M	RHODES	6788	DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1120	153117	510-031-01	89436	DAVID L & MICHELLE P	RUSSELL	6867	DORCHESTER DR	SPARKS	NV	89436	0.13	5750.0	LDU	LDR	Suburban Residential	HDS	HDS
1121	153118	510-031-02	89436	FAUSTO	LOPEZ-GONZALEZ et al	6851	DORCHESTER DR	SPARKS	NV	89436	0.14	5881.0	LDU	LDR	Suburban Residential	HDS	HDS
1122	153119	510-031-03	89436	MARIA A	ROMAN et al	10639	FORT MORGAN WAY	RENO	NV	89521	0.15	6490.0	LDU	LDR	Suburban Residential	HDS	HDS
1123	153120	510-031-04	89436	MARTI L	ANDERSON	125	SPARTAN CT	SPARKS	NV	89436	0.17	7362.0	LDU	LDR	Suburban Residential	HDS	HDS
1124	153121	510-031-05	89436	ANTHONY	PELLEGRINO	5536	SAWGRASS LN	SPARKS	NV	89436	0.25	10846.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1125	153122	510-031-06	89436	JAMIE R	DOTRAS	155	SPARTAN CT	SPARKS	NV	89436	0.92	40162.0	LDU	LDR	Suburban Residential	LDS	LDS
1126	153123	510-031-07	89436	QANH	DUONG	140	SPARTAN CT	SPARKS	NV	89436	0.66	28750.0	LDU	LDR	Suburban Residential	LDS2	LDS2
1127	153124	510-031-08	89436	JENNIFER C	NORMAN	1653	TOPEKA CIR	SPARKS	NV	89434	0.27	11674.0	LDU	LDR	Suburban Residential	MDS4	MDS4
1128	153125	510-031-09	89436	DONNA L	MILLER	120	SPARTAN CT	SPARKS	NV	89436	0.15	6534.0	LDU	LDR	Suburban Residential	HDS	HDS
1129	153126	510-031-10	89436	MATTHEW T	DELL'ERGO	110	SPARTAN CT	SPARKS	NV	89436	0.19	8059.0	LDU	LDR	Suburban Residential	HDS	HDS
1130	153127	510-031-11	89436	DARNELL L & SANDRA L	HULSEY	6791	N DREXEL DR	SPARKS	NV	89436	0.16	7144.0	LDU	LDR	Suburban Residential	HDS	HDS
1131	153128	510-031-12	89436	LAINA A & ZANE	BULLOCK	244	BARTMESS BLVD	SPARKS	NV	89436	0.16	7144.0	LDU	LDR	Suburban Residential	HDS	HDS
1132	153129	510-031-13	89436	LARRY D & JENNIFER L	BUCK	6775	N DREXEL DR	SPARKS	NV	89436	0.16	7144.0	LDU	LDR	Suburban Residential	HDS	HDS
1133	153130	510-031-14	89436	WAYNE A & SONGNIM L	BAEHLER	6773	N DREXEL DR	SPARKS	NV	89436	0.16	7144.0	LDU	LDR	Suburban Residential	HDS	HDS
1134	153131	510-031-15	89436	RAMON G JR	GARCIA et al	6765	N DREXEL DR	SPARKS	NV	89436	0.16	7144.0	LDU	LDR	Suburban Residential	HDS	HDS

1135	153132	510-031-16	89436	MICHAEL G	HANSON et al	6763 N DREXEL DR	SPARKS	NV	89436	0.85	37026.0	LDU	LDR	Suburban Residential	LDS	LDS
1136	153133	510-031-17	89436	DARLENE E	MAIN TRUST	6761 N DREXEL DR	SPARKS	NV	89436	1.24	54102.0	LDU	LDR	Suburban Residential	LDS	LDS
1137	153134	510-031-18	89436	MOHIUDDIN	BHUIAN et al	6796 DORCHESTER DR	SPARKS	NV	89436	0.20	8756.0	LDU	LDR	Suburban Residential	HDS	HDS
1138	153135	510-031-19	89436	ROSWITA	SWAIN LIVING TRUST	6804 DORCHESTER DR	SPARKS	NV	89436	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1139	153136	510-031-20	89436	HECTOR & ILIANA S	RIOS	6812 DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1140	153137	510-031-21	89436	MARISELA	FERNANDEZ-ROCHA	6820 DORCHESTER DR	SPARKS	NV	89436	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1141	153138	510-031-22	89436	DOUGLAS & DESLEY	STAFFORD	6828 DORCHESTER DR	SPARKS	NV	89436	0.14	6229.0	LDU	LDR	Suburban Residential	HDS	HDS
1142	153139	510-031-23	89436	MELISSA D	MILSTEAD-MARTINEZ et al	6836 DORCHESTER DR	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1143	153140	510-031-24	89436	RUTH	COUTTS	5494 VISTA TERRACE LN	SPARKS	NV	89436	0.17	7492.0	LDU	LDR	Suburban Residential	HDS	HDS
1144	153141	510-031-25	89436	MICHAEL P	PICKENS TRUST	6852 DORCHESTER DR	SPARKS	NV	89436	0.29	12850.0	LDU	LDR	Suburban Residential	MDS	MDS
1145	153142	510-031-26	89436	LESLIE A	RAMIREZ	6860 DORCHESTER DR	SPARKS	NV	89436	0.28	12003.0	MDS	LDR	Suburban Residential	MDS	MDS
1146	153143	510-031-29	89436		ARAGON LIVING TRUST	6885 DORCHESTER DR	SPARKS	NV	89436	0.28	12028.0	MDS	LDR	Suburban Residential	MDS	MDS
1147	153144	510-031-30	89436	TODD S	COOPER et al	6881 DORCHESTER DR	SPARKS	NV	89436	0.31	13329.0	MDS	LDR	Suburban Residential	MDS	MDS
1148	153145	510-031-34	89436	ALYSSA P & SPENCER S	KEIFE	6876 DORCHESTER DR	SPARKS	NV	89436	0.29	12540.0	MDS	LDR	Suburban Residential	MDS	MDS
1149	153146	510-031-35	89436	FLORENCE E E	RICHMOND	6868 DORCHESTER DR	SPARKS	NV	89436	0.28	12253.0	MDS	LDR	Suburban Residential	MDS	MDS
1150	153147	510-031-36	89436	ANA G	RODRIGUEZ-IZQUIERDO et al	6873 DORCHESTER DR	SPARKS	NV	89436	0.28	12270.0	MDS	LDR	Suburban Residential	MDS	MDS
1151	153148	510-031-37	89436	MICHAEL	DESANTIS	6877 DORCHESTER DR	SPARKS	NV	89436	2.82	122839.2	MDS 28% / GR 72%	LDR	Suburban Residential	HDR	LDS
1152	153149	510-032-01	89436	ERIC	BINDER	6752 N DREXEL DR	SPARKS	NV	89436	0.15	6447.0	LDU	LDR	Suburban Residential	HDS	HDS
1153	153150	510-032-02	89436	IGNACIO & GLENDA	TORRES	1919 HILLTOP RD	BATTLE MOUNTAIN	NV	89820	0.14	6142.0	LDU	LDR	Suburban Residential	HDS	HDS
1154	153151	510-032-03	89436	JOSEPH V	CUENCA et al	6768 N DREXEL DR	SPARKS	NV	89436	0.14	6142.0	LDU	LDR	Suburban Residential	HDS	HDS
1155	153152	510-032-04	89436	NATALIE A	PALMER	6776 N DREXEL DR	SPARKS	NV	89436	0.18	7667.0	LDU	LDR	Suburban Residential	HDS	HDS
1156	153153	510-032-05	89436	ANOOP	SREEKUMAR	6784 N DREXEL DR	SPARKS	NV	89436	0.19	8189.0	LDU	LDR	Suburban Residential	HDS	HDS
1157	153209	510-090-02	89436	TODD L & CHERI L	WEBB	760 BLUE SKIES DR	SPARKS	NV	89436	0.65	28358.0	HDS	LDR	Suburban Residential	LDS2	LDS2
1158	153210	510-090-03	89436	LESLIE E & TERI M	DEPOALI	770 JANA LN	SPARKS	NV	89436	1.38	59939.0	HDS	LDR	Suburban Residential	LDS	LDS
1159	153211	510-090-04	89436	VALENTINA M & CHRISTOPHER	CADY	8175 S VIRGINIA ST STE 850-233	RENO	NV	89511	1.16	50747.0	HDS	LDR	Suburban Residential	LDS	LDS
1160	153212	510-090-05	89436	JAMES A & RHODORA L	DENONCOURT	675 BLUE SKIES DR	SPARKS	NV	89436	1.18	51575.0	HDS	LDR	Suburban Residential	LDS	LDS
1161	91373	083-291-01	89436		PYRAMID HWY PROPERTIES LLC	3202 E FOOTHILL BLVD # 145	PASADENA	CA	91107	14.82	645559.2	HDS	MF14	Urban Residential	LDR	LDU
1162	91374	083-291-02	89436		NV NORTH PROPERTIES LLC	3202 E FOOTHILL BLVD # 145	PASADENA	CA	91107	9.55	415998.0	LDU	MF14	Urban Residential	LDR	LDU
1163	91375	083-291-11	89436		WRANGLER RANCHES LTD	11020 ROAD 44	MANCOS	CO	81328	7.26	316245.6	LDU	MF14	Urban Residential	MDR	LDU
1164	163851	524-411-01	89436		AICHOLTZ LIVING TRUST	7495 WINGFIELD SPRINGS RD	SPARKS	NV	89436	3.81	165963.6	A7	IDR	Suburban Residential	HDR	LDS
1165	163852	524-411-02	89436	JAMES L	REYNOLDS	PO BOX 51	SPARKS	NV	89432	2.15	93654.0	A7	IDR	Suburban Residential	HDR	LDS
1166	163853	524-411-03	89436	STEVEN E	GHIGGERI FAMILY TRUST	7445 BALDWIN WAY	SPARKS	NV	89436	2.51	109292.0	A7	IDR	Suburban Residential	HDR	LDS
1167	163854	524-411-04	89436	BRUCE & CYNTHIA	HICKS FAMILY TRUST	7455 BALDWIN WAY	SPARKS	NV	89436	4.72	205559.6	A7	IDR	Suburban Residential	MDR	LDS
1168	163855	524-411-07	89436	TYLER J & JAMIE	YOHEY	7475 BALDWIN WAY	SPARKS	NV	89436	2.61	113865.8	A7	IDR	Suburban Residential	HDR	LDS
1169	163856	524-411-09	89436	JOHN F & CHRISTINE M	OPPIO	7460 BALDWIN WAY	SPARKS	NV	89436	4.42	192665.9	A7	IDR	Suburban Residential	MDR	LDS
1170	163857	524-411-10	89436	DANIEL J & RENEE S	FORBUSH	7450 BALDWIN WAY	SPARKS	NV	89436	4.77	207781.2	A7	IDR	Suburban Residential	MDR	LDS
1171	163858	524-411-11	89436	MEGAN C & MARK A	MCKINLAY	7440 BALDWIN WAY	SPARKS	NV	89436	3.32	144749.9	A7	IDR	Suburban Residential	HDR	LDS
1172	163859	524-411-12	89436		CRITTENDEN FAMILY TRUST	7451 GENERAL THATCHER DR	SPARKS	NV	89436	3.05	132814.4	A7	IDR	Suburban Residential	HDR	LDS
1173	163860	524-411-13	89436		ARMSTRONG FAMILY TRUST	PO BOX 1660	MINDEN	NV	89423	4.24	184781.5	A7	IDR	Suburban Residential	MDR	LDS
1174	163861	524-411-14	89436	JAMES G & AMY C	DANEN	7430 BALDWIN WAY	SPARKS	NV	89436	3.04	132596.6	A7	IDR	Suburban Residential	HDR	LDS
1175	163862	524-411-16	89436	NIC & GRETA	BROWN TRUST	7465 BALDWIN WAY	SPARKS	NV	89436	3.54	154289.5	A7	IDR	Suburban Residential	HDR	LDS
1176	163863	524-411-18	89436	PAUL & LISA N	GARDNER	7470 BALDWIN WAY	SPARKS	NV	89436	8.57	373309.2	A7	IDR	Suburban Residential	LDR	LDS
1177	163864	524-411-19	89436	FRANCIS & MARY	OPPIO FAMILY TRUST	7469 BALDWIN WAY	SPARKS	NV	89436	9.26	403365.6	A7	IDR	Suburban Residential	LDR	LDS
1178	163865	524-412-03	89436	DAVID & CYNTHIA	RUMBAUGH	7500 WINGFIELD SPRINGS RD	SPARKS	NV	89436	2.81	122403.6	A5	IDR	Suburban Residential	HDR	LDS
1179	163866	524-412-04	89436	WILLIAM & CAROLYN	MILLER FAMILY TRUST	7550 WINGFIELD SPRINGS RD	SPARKS	NV	89436	2.81	122403.6	A5	IDR	Suburban Residential	HDR	LDS

## **Exhibit B**

### **Public Notice**

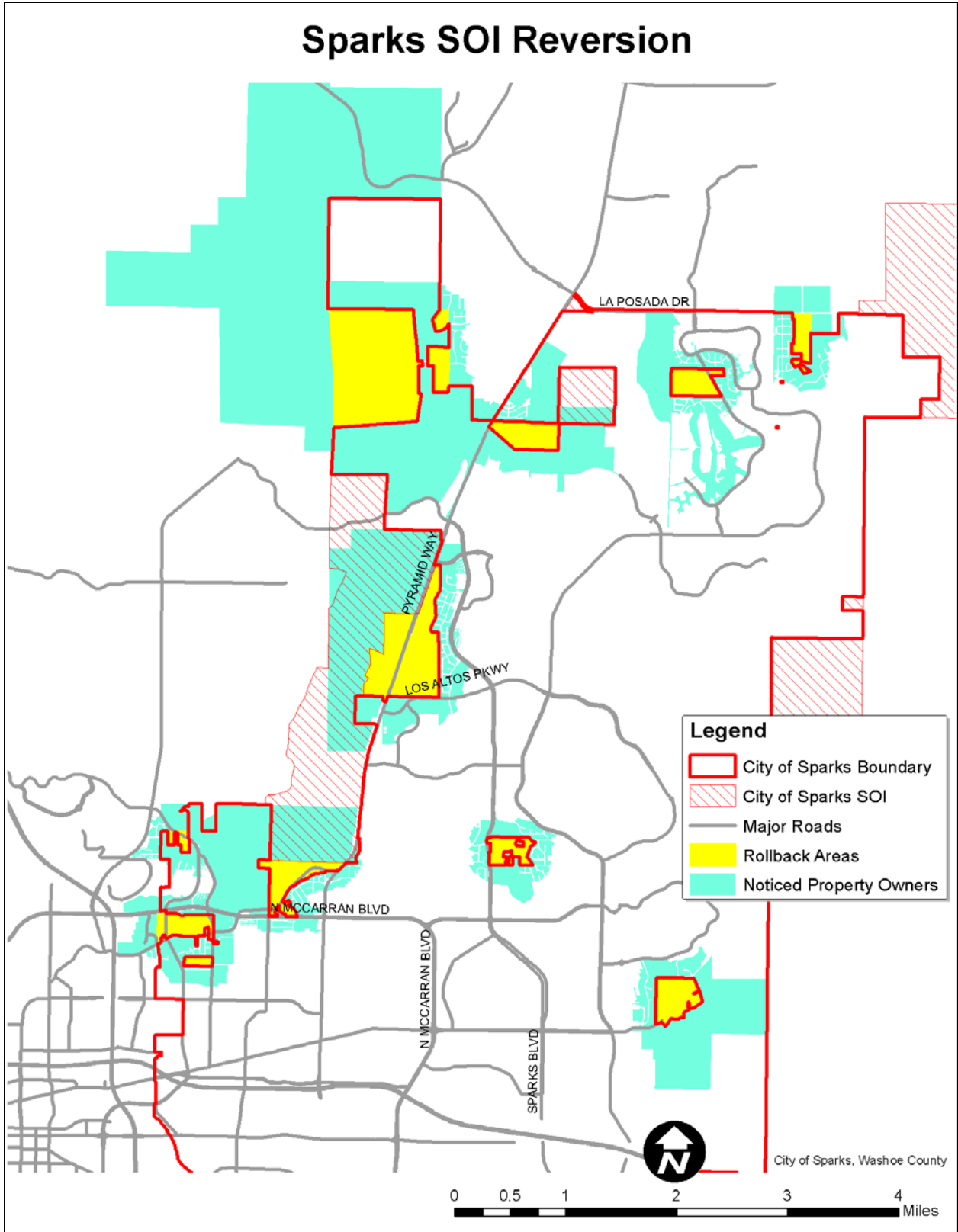
Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a **750-foot** radius of the subject property, noticing 3931 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing. The following document was made available for the public on the Washoe County website.

**Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Rollback)** – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designation on 1180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction. The subject properties will be assigned the most closely related master plan land use designation in comparison with their previous city of Sparks master plan designation.

### **AND**

**Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Rollback)** – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Regulatory Zone Map for the purpose of assigning Washoe County regulatory zones on 1180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone based on its previous Washoe County regulatory zone (if applicable) or based on its current land use and lot size.

- Applicant: Washoe County
- Property Owners: See Exhibit A – Noticing
- Location: Former Sparks SOI
- Assessor's Parcel Numbers: See Exhibit A – Noticing
- Parcel Size: Varies
- Proposed Master Plan Categories: Open Space (OS), Rural Residential (OS), Suburban Residential (SR), Urban Residential (UR), Commercial (C)
- Proposed Regulatory Zones: Low Density Rural (LDR), Low Density Suburban/2 (LDS/2), Medium Density Suburban/4, (MDS/4), High Density Suburban (HDS), Low Density Urban (LDU), General Commercial (GC), Public and Semi Public Facilities (PSP), Parks and Recreation (PR)
- Area Plans: Spanish Springs, Sun Valley
- Citizen Advisory Board: NA
- Development Code: Authorized in Article 820, 821
- Commission Districts: 3 – Commissioner Jung  
4 – Commissioner Hartung  
5 – Commissioner Herman
- Staff: Dan Cahalane, Planner; Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3628 (Dan); 775-328-3612 (Chris)
- E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us);  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)



**Affected Property Owner APNs**

026-013-02	026-021-15	026-021-16	026-021-24	026-021-25	026-021-34
026-021-35	026-021-36	026-021-37	026-021-41	026-021-42	026-021-43
026-021-44	026-021-45	026-021-46	026-021-47	026-021-48	026-021-49
026-021-52	026-021-53	026-021-54	026-021-56	026-181-01	026-181-02
026-181-04	026-181-05	026-181-07	026-181-08	026-181-09	026-181-10
026-181-11	026-181-12	026-181-13	026-181-15	026-181-16	026-181-17
026-181-18	026-182-01	026-182-02	026-182-03	026-182-04	026-182-05
026-182-06	026-182-07	026-182-08	026-182-09	026-182-10	026-182-11
026-182-12	026-182-13	026-182-14	026-182-15	026-182-16	026-182-17
026-182-18	026-182-19	026-182-21	026-182-22	026-190-01	026-190-10
026-190-12	026-190-16	026-190-17	026-190-24	026-190-29	026-190-30
026-190-31	026-190-35	026-190-36	026-190-39	026-190-42	026-190-45
026-190-46	026-190-47	026-190-48	026-190-49	026-190-50	026-202-01
026-202-02	026-202-03	026-202-04	026-202-05	026-202-06	026-202-07
026-202-08	026-202-10	026-202-11	026-202-12	026-202-13	026-202-14
026-202-15	026-202-17	026-202-18	026-202-19	026-202-20	026-341-38
026-341-52	026-422-10	026-422-11	026-422-12	026-422-13	026-422-14
026-422-17	026-422-18	026-422-19	026-422-20	026-422-21	026-422-22
026-422-24	026-422-26	026-422-27	027-011-01	027-011-02	027-011-03
027-011-04	027-041-02	027-041-06	027-041-08	027-041-09	027-041-10
027-041-11	027-041-12	027-041-13	027-042-09	027-042-10	027-061-01
027-061-02	027-061-03	027-061-04	027-061-06	027-061-07	027-061-08
027-062-01	027-062-02	027-062-06	027-062-07	027-062-08	027-062-09
027-062-10	027-062-11	027-062-12	027-062-13	027-062-15	027-062-16
027-062-17	027-062-18	027-062-22	027-062-23	027-062-24	027-063-01
027-063-02	027-063-03	027-063-04	027-063-05	027-063-06	027-063-07
027-063-08	027-063-09	027-063-10	027-063-12	027-063-15	027-063-16
027-063-17	027-063-18	027-063-19	027-063-21	027-063-22	027-063-23
027-063-24	027-063-27	027-063-28	027-063-31	027-063-39	027-063-40
027-063-41	027-063-42	027-063-43	027-063-45	027-063-47	027-063-48
027-063-49	027-063-51	027-063-53	027-063-55	027-063-58	027-063-60
027-063-63	027-063-64	027-063-65	027-063-66	027-063-68	027-063-72
027-063-73	027-063-74	027-063-75	027-063-76	027-063-77	027-063-78
027-063-79	027-063-80	027-063-81	027-063-82	027-063-83	027-063-85
027-063-86	027-064-01	027-064-02	027-064-03	027-064-04	027-172-26
027-201-01	027-201-02	027-211-02	028-012-01	028-012-02	028-012-03
028-012-04	028-012-05	028-012-06	028-012-07	030-181-01	030-181-02
030-181-03	030-181-04	030-181-05	030-181-06	030-181-07	030-181-08
030-181-09	030-181-16	030-182-01	030-182-02	030-182-03	030-182-04
030-182-05	030-183-01	030-183-02	030-183-03	030-184-01	030-191-01
030-191-02	030-191-03	030-192-01	030-192-02	030-192-03	030-192-04
030-201-01	030-201-02	030-201-03	030-201-05	030-201-06	030-201-08



030-202-01	030-202-02	030-202-03	030-202-04	030-202-05	030-203-01
030-203-02	030-203-03	030-203-04	030-203-05	030-203-06	030-203-07
030-203-08	030-203-09	030-203-10	030-203-11	030-204-01	030-204-02
030-204-03	030-204-04	030-204-05	030-204-06	030-204-07	030-204-08
030-204-09	030-204-10	030-204-11	030-204-12	030-204-13	030-204-14
030-204-15	030-204-16	035-051-03	035-051-04	035-051-05	035-051-06
035-051-13	035-051-19	035-051-21	035-283-02	035-310-02	035-310-05
035-310-07	035-310-08	035-310-09	035-310-10	035-310-12	035-310-13
035-310-20	035-310-21	035-310-22	035-310-23	035-310-25	035-310-27
035-310-29	035-310-31	035-310-33	035-310-35	035-310-36	035-310-37
035-310-39	035-310-41	035-310-42	035-310-49	035-310-51	035-310-52
035-310-56	035-310-57	035-310-58	083-024-06	083-291-01	083-291-02
083-291-11	083-291-38	083-292-11	083-391-01	083-391-02	083-391-03
083-391-04	083-391-05	083-391-06	083-391-07	083-391-08	083-391-09
083-391-10	083-391-11	083-391-12	083-391-13	083-391-14	083-391-15
083-391-16	083-391-17	083-391-18	083-391-19	083-391-20	083-391-21
083-391-22	083-391-23	083-391-24	083-391-25	083-392-01	083-392-02
083-392-03	083-392-04	083-392-05	083-392-06	083-392-07	083-392-08
083-392-09	083-392-10	083-392-11	083-392-12	083-392-13	083-392-14
083-392-15	083-392-16	083-392-17	083-392-18	083-393-01	083-393-02
083-393-03	083-393-04	083-393-05	083-393-06	083-393-07	083-393-08
083-393-09	083-393-10	083-394-01	083-394-02	083-394-06	083-394-08
083-394-09	083-394-10	083-394-11	083-395-02	083-440-09	083-440-12
083-440-13	083-440-18	083-440-32	083-440-33	083-440-34	083-440-36
083-440-37	083-440-38	083-440-40	083-440-41	083-440-42	083-440-43
083-440-44	083-440-45	083-440-46	083-440-47	083-440-48	083-440-49
083-440-50	083-440-51	083-440-52	083-440-53	083-440-54	083-440-55
083-440-56	083-440-57	083-440-58	083-440-59	083-440-60	083-440-61
083-440-62	083-440-63	083-440-65	083-440-66	083-440-67	083-440-68
083-440-69	083-440-70	083-440-71	083-440-72	083-440-73	083-440-75
083-440-76	083-440-77	083-440-78	083-440-81	083-471-01	083-471-02
083-471-03	083-471-04	083-471-05	083-471-06	083-471-07	083-471-08
083-471-09	083-471-10	083-471-11	083-471-12	083-471-13	083-471-15
083-471-16	083-471-17	083-471-18	083-471-19	083-471-20	083-471-21
083-471-22	083-472-01	083-472-02	083-472-03	083-472-04	083-472-05
083-472-06	083-472-07	083-472-08	083-472-09	083-472-10	083-472-11
083-472-12	083-472-13	083-472-14	083-472-15	083-472-16	083-472-17
083-472-18	083-472-19	083-472-20	083-473-01	083-473-02	083-473-03
083-473-04	083-473-05	083-481-01	083-481-02	083-481-03	083-481-04
083-481-05	083-481-06	083-481-07	083-482-01	083-482-02	083-482-03
083-482-04	083-482-05	083-482-06	083-482-07	083-482-08	083-482-09
083-482-10	083-482-11	083-482-12	083-482-13	083-482-14	083-482-15
083-482-16	083-482-17	083-482-18	083-482-19	083-482-20	083-482-21
083-482-22	083-482-23	083-482-24	083-482-25	083-482-26	083-482-27

083-482-28	083-482-29	083-482-30	083-482-31	083-482-32	083-482-33
083-482-34	083-482-35	083-482-36	083-482-37	083-482-38	083-482-39
083-483-01	083-483-02	083-483-03	083-483-04	083-483-05	083-483-06
083-483-07	083-483-08	083-484-01	083-484-02	083-484-03	083-484-04
083-485-01	083-485-02	083-486-01	083-486-02	083-491-01	083-491-02
083-491-03	083-491-04	083-491-05	083-491-06	083-491-07	083-491-08
083-491-09	083-491-10	083-491-11	083-491-12	083-491-13	083-491-14
083-491-15	083-491-17	083-492-01	083-492-02	083-492-03	083-492-04
083-492-05	083-492-06	083-492-07	083-492-08	083-492-09	083-492-10
083-492-11	083-492-12	083-492-13	083-492-14	083-493-01	083-493-02
083-493-03	083-493-04	083-493-05	083-493-06	083-493-08	083-493-09
083-493-10	083-493-11	083-493-12	083-493-13	083-493-14	083-493-15
083-493-16	083-494-01	083-494-02	083-494-03	083-494-04	083-494-05
083-494-06	083-494-07	083-494-08	083-494-09	083-494-10	083-494-11
083-494-12	083-494-13	083-494-14	083-494-15	083-494-16	083-494-17
083-494-18	083-561-01	083-561-02	083-561-03	083-561-04	083-561-05
083-561-06	083-561-07	083-561-08	083-561-09	083-562-01	083-562-02
083-562-03	083-562-04	083-562-05	083-562-06	083-562-07	083-562-08
083-562-09	083-562-10	083-562-11	083-562-12	083-562-13	083-562-14
083-563-01	083-563-02	083-563-03	083-563-04	083-563-05	083-563-06
083-563-07	083-563-08	083-563-09	083-563-10	083-563-11	083-563-12
083-563-13	083-563-14	083-563-15	083-563-16	083-563-17	083-563-18
083-563-19	083-563-20	083-571-01	083-571-02	083-572-01	083-572-02
083-572-03	083-572-04	083-572-05	083-572-06	083-572-07	083-572-08
083-572-09	083-572-10	083-572-11	083-573-01	083-573-02	083-573-03
083-573-04	083-573-05	083-573-06	083-573-07	083-573-08	083-573-09
083-573-10	083-573-11	083-573-12	083-573-13	083-573-14	083-573-15
083-573-16	083-573-17	083-573-18	083-573-19	083-573-20	083-573-21
083-573-22	083-573-23	083-573-24	083-573-25	083-573-26	083-573-27
083-573-28	083-573-29	083-573-30	083-573-31	083-573-32	083-573-33
083-573-34	083-573-35	083-573-36	083-573-37	083-574-02	083-574-03
083-574-04	083-574-05	083-574-06	083-574-07	083-574-08	083-574-09
083-574-10	083-574-11	083-574-12	083-574-13	083-574-14	083-574-15
083-574-16	083-574-17	083-574-18	083-574-19	083-721-01	083-721-02
083-721-03	083-721-04	083-721-05	083-721-06	083-721-07	083-721-08
083-721-09	083-722-01	083-722-02	083-722-03	083-723-01	083-723-02
083-723-03	083-723-04	083-723-05	083-723-06	083-723-07	083-723-09
083-723-10	083-723-11	083-723-12	083-723-13	083-723-14	083-723-15
083-723-16	083-723-17	083-723-18	083-723-19	083-723-20	083-723-21
083-723-22	083-723-23	083-723-24	083-730-09	083-730-13	083-751-01
083-751-02	083-751-03	083-751-04	083-751-05	083-751-06	083-751-07
083-751-08	083-751-09	083-751-10	083-751-11	083-751-12	083-751-13
083-751-16	083-751-17	083-751-18	083-751-19	083-751-20	083-752-01
083-752-02	083-752-03	083-752-04	083-752-05	083-752-06	083-752-07

083-752-08	083-752-09	083-752-10	083-752-11	083-752-12	083-753-01
083-753-02	083-753-03	083-753-04	083-753-05	083-753-06	083-753-07
083-753-08	083-753-09	083-753-10	083-753-11	083-753-12	083-811-01
083-811-02	083-811-03	083-811-04	083-811-05	083-811-06	083-811-07
083-811-11	083-811-12	083-812-01	083-812-02	083-812-03	083-812-04
083-813-01	083-813-02	083-813-03	083-813-04	083-813-05	083-813-06
083-813-07	083-813-08	083-813-09	083-813-10	083-813-11	083-813-12
083-813-13	083-813-14	083-813-15	083-813-16	083-813-17	083-813-18
083-851-01	083-851-02	083-851-03	083-851-04	083-851-05	083-851-06
083-852-01	083-852-02	083-853-01	083-853-02	083-853-03	083-853-04
083-853-05	083-853-06	083-853-07	083-853-08	083-853-09	083-854-01
083-854-02	083-854-03	083-854-04	083-854-05	083-854-06	083-854-07
083-854-08	083-861-01	083-861-02	083-861-03	083-861-04	083-861-05
083-861-06	083-861-07	083-861-08	083-861-09	083-861-10	083-861-11
083-861-12	083-861-13	083-861-14	083-861-15	083-861-16	083-861-17
083-861-18	083-861-19	083-861-20	083-861-21	083-861-22	083-861-23
083-861-24	083-861-25	083-861-26	083-861-27	083-861-28	083-861-29
083-861-30	083-871-01	083-871-02	083-871-03	083-871-04	083-871-05
083-871-06	083-871-07	083-871-08	083-871-09	083-871-10	083-871-11
083-871-12	083-871-13	083-871-14	083-871-15	083-871-16	083-871-17
083-871-18	083-871-19	083-871-20	083-872-01	083-872-02	083-872-03
083-872-04	083-872-05	083-872-06	083-872-07	083-872-08	083-872-09
083-872-10	083-872-11	083-872-12	083-872-13	083-881-01	083-881-02
083-881-03	083-881-04	083-881-05	083-881-06	083-881-07	083-882-01
083-882-02	083-882-03	083-882-04	083-882-05	083-882-06	083-882-07
083-883-01	083-883-02	083-883-03	083-884-01	083-884-02	083-890-01
084-351-11	084-351-12	084-351-17	084-351-18	084-351-19	084-351-20
084-351-21	084-351-23	084-351-24	084-351-25	084-351-26	084-351-27
084-351-28	084-351-29	084-351-30	084-351-31	084-351-32	084-352-02
084-352-04	084-352-11	084-352-12	084-352-13	084-352-14	084-352-15
084-352-16	084-352-17	084-352-18	084-352-19	084-352-20	084-352-21
084-352-22	084-352-23	084-352-24	089-460-12	089-460-30	089-460-31
089-460-32	089-460-33	089-460-42	510-011-01	510-011-02	510-011-03
510-011-04	510-011-05	510-011-06	510-011-07	510-011-08	510-011-09
510-011-10	510-011-11	510-011-12	510-011-13	510-011-14	510-011-15
510-011-16	510-012-01	510-012-02	510-012-03	510-012-04	510-012-05
510-012-06	510-012-07	510-012-08	510-012-09	510-013-01	510-013-02
510-013-03	510-014-01	510-014-02	510-021-01	510-021-02	510-021-03
510-021-04	510-021-05	510-021-06	510-021-07	510-021-08	510-021-09
510-021-10	510-021-11	510-021-12	510-021-13	510-022-01	510-022-02
510-022-03	510-022-04	510-022-05	510-022-06	510-022-07	510-022-08
510-022-09	510-022-10	510-022-11	510-022-12	510-022-13	510-022-14
510-022-15	510-022-16	510-023-01	510-023-15	510-023-16	510-023-17
510-023-18	510-023-19	510-023-20	510-023-21	510-023-22	510-023-23

510-023-24	510-023-25	510-031-01	510-031-02	510-031-03	510-031-04
510-031-05	510-031-06	510-031-07	510-031-08	510-031-09	510-031-10
510-031-11	510-031-12	510-031-13	510-031-14	510-031-15	510-031-16
510-031-17	510-031-18	510-031-19	510-031-20	510-031-21	510-031-22
510-031-23	510-031-24	510-031-25	510-031-26	510-031-29	510-031-30
510-031-34	510-031-35	510-031-36	510-031-37	510-032-01	510-032-02
510-032-03	510-032-04	510-032-05	510-051-01	510-051-02	510-051-03
510-051-04	510-052-01	510-052-02	510-052-03	510-052-04	510-052-05
510-052-06	510-052-07	510-052-08	510-052-09	510-052-10	510-061-01
510-061-02	510-062-01	510-062-02	510-062-03	510-062-04	510-062-05
510-062-06	510-062-07	510-062-08	510-063-01	510-063-02	510-063-03
510-063-04	510-063-05	510-063-06	510-090-02	510-090-03	510-090-04
510-090-05	510-151-01	510-151-02	510-151-03	510-151-04	510-151-05
510-151-06	510-151-07	510-151-08	510-151-09	510-152-01	510-152-02
510-152-03	510-152-04	510-152-05	510-152-06	510-152-07	510-152-08
510-152-09	510-152-10	510-152-11	510-152-12	510-152-13	510-152-14
510-153-01	510-153-02	510-153-03	510-170-01	510-170-02	510-170-03
510-170-04	510-170-05	510-170-06	510-170-07	510-170-08	510-170-09
510-170-10	510-170-11	510-170-12	510-181-01	510-181-02	510-181-03
510-182-01	510-182-02	510-182-03	510-182-04	510-182-05	510-381-05
524-411-01	524-411-02	524-411-03	524-411-04	524-411-07	524-411-09
524-411-10	524-411-11	524-411-12	524-411-13	524-411-14	524-411-16
524-411-18	524-411-19	524-412-03	524-412-04		



**Washoe County School District**

425 East Ninth Street \* P.O. Box 30425 \* Reno, NV 89520-3425  
Phone (775) 348-0200 \* (775) 348-0304 \* www.washoeschools.net

Board of Trustees: Malena Raymond, President \* Angela D. Taylor, Vice President \* Andrew Caudill, Clerk  
\* Jacqueline Calvert \* Katy Simon Holland \* Scott Kelley \* Ellen Minetto \* Kristen McNeill, Ed.D., Interim Superintendent

23 January 2020

Chris Bronczyk, Planner  
Washoe County Planning & Building Division-Community Services Department  
1001 E. Ninth St.  
Reno NV 89512

RE: WCSD Waiver of Area Plan Requirements

Dear Mr. Bronczyk,

In 2016, Washoe County voters approved WC-1, which provides a reliable funding source for Districtwide capital improvements. This, coupled with our ongoing efforts to update the Washoe County School District Facilities Plan and several new schools either constructed within the previous year or scheduled to be constructed within the following year, WCSD agrees to waive the following provisions of the two Area Plans cited below:

*Spanish Springs Policy 17.2 (h)*

*h. If the proposed intensification results in existing 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. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.*

*Sun Valley Policy 13.2 (f)*

*f. If the proposed intensification results in existing 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 improvements 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 School District Board of Trustees, may waive this finding.*

Please let us know if you have any questions about the foregoing. Thank you for reaching out to us regarding this matter.

Pete Etchart, COO  
Washoe County School District – Capital Projects  
14101 Old Virginia Road  
Reno NV 89511





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

**Attachment E**  
1001 EAST 9<sup>TH</sup> STREET **Page 60**  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: February 4, 2020

To: Dan Cahalane, Planner

From: Jennifer Heeran, P.E., Senior Licensed Engineer

Re: Sparks SOI Rollback  
Master Plan Amendment WMPA19-0008 & Regulatory Zone Amendment WRZA19-0008  
APNs: see APN's listed in the application

Washoe County Engineering has reviewed the policies related to permits WMPA19-00008 and WRZA19-0008 and has the following comments:

Due to the majority of the 4,000+ lots already being developed in the 90's under Sparks jurisdiction, and that this request is being spearheaded by Washoe County, we waive the following Area Plan policy requirements for:

Spanish Springs Policy 17.2 (b)(e)(f)(g) and (h) and Sun Valley Policy 13.2 (b)(c)(d)(e) and (f).



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

WMPA19-0008 & WRZA19-0008

EXHIBIT D



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

**Attachment E**  
 1001 EAST 9<sup>TH</sup> STREET **Page 61**  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

---

**TO:** Chris Bronczyk, Planner and Dan Cahalane, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** January 29, 2020

**SUBJECT:** Master Plan Amendment Case Number WMPA19-0008 and  
 Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI  
 Rollback)

---



The Washoe County Regional Parks and Open Space Program (Parks Program) has reviewed and prepared the following comments related to WMPA19-0008 and WRZA19-0008:

If approved, these amendments would assign master plan categories and regulatory zones on 1180 parcels that have been removed from the City of Sparks' Sphere of Influence. The proposed regulatory zones take a different approach than that which has been used by Washoe County historically. Specifically, in addition to utilizing the General Rural (GR) regulatory zone to identify remote, low-density parcels, Washoe County has traditionally utilized this regulatory zone to identify constrained areas, including floodplains, potential wetlands, steep slopes, and areas with unique natural resources (see WCC Sections 110.106.15(a)(4)(i) – 110.106.15(a)(4)(vii)). The current proposal removes split-zoning and does not utilize the GR regulatory zone to identify constraints. For example, APN 083-730-13 currently has a regulatory zone that is 36% GR and 64% Medium Density Suburban. In this case, the GR regulatory zone was used to identify the steep slopes that characterize the west portion of the property. The proposed amendment would result in this parcel having a single regulatory zone, the Public/Semi-Public Facilities regulatory zone.

While the current approach simplifies Washoe County's zoning system, the Parks Program would assert that it is still important to employ mechanisms to alert property owners to the constraints that may exist on their parcels. If removing split-zoning is the Planning Program's current direction, the Parks Program suggests utilizing a Development Constraints Area (DCA) overlay to identify parcels with certain constraints. This overlay should be clearly defined in the development code and added to the Washoe Regional Mapping System. The DCA is currently identified in the Truckee Meadows Regional Plan and referenced in the development code and master plan.



**INTEGRITY**



**EFFECTIVE COMMUNICATION**

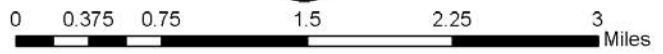
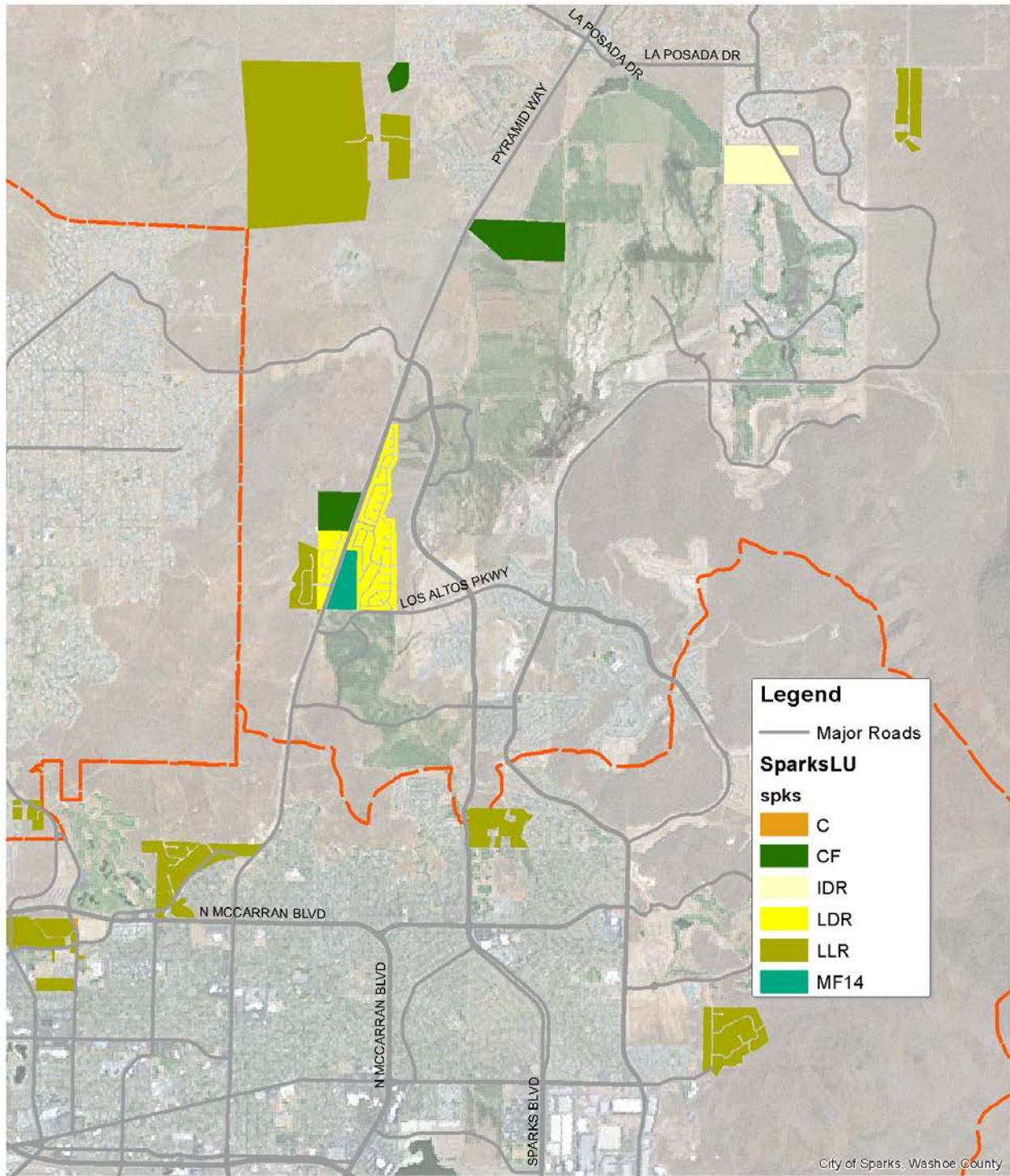


**QUALITY PUBLIC SERVICE**

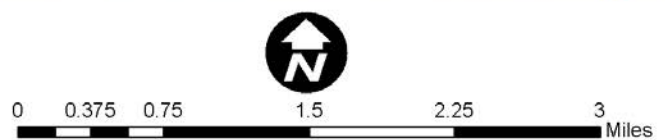
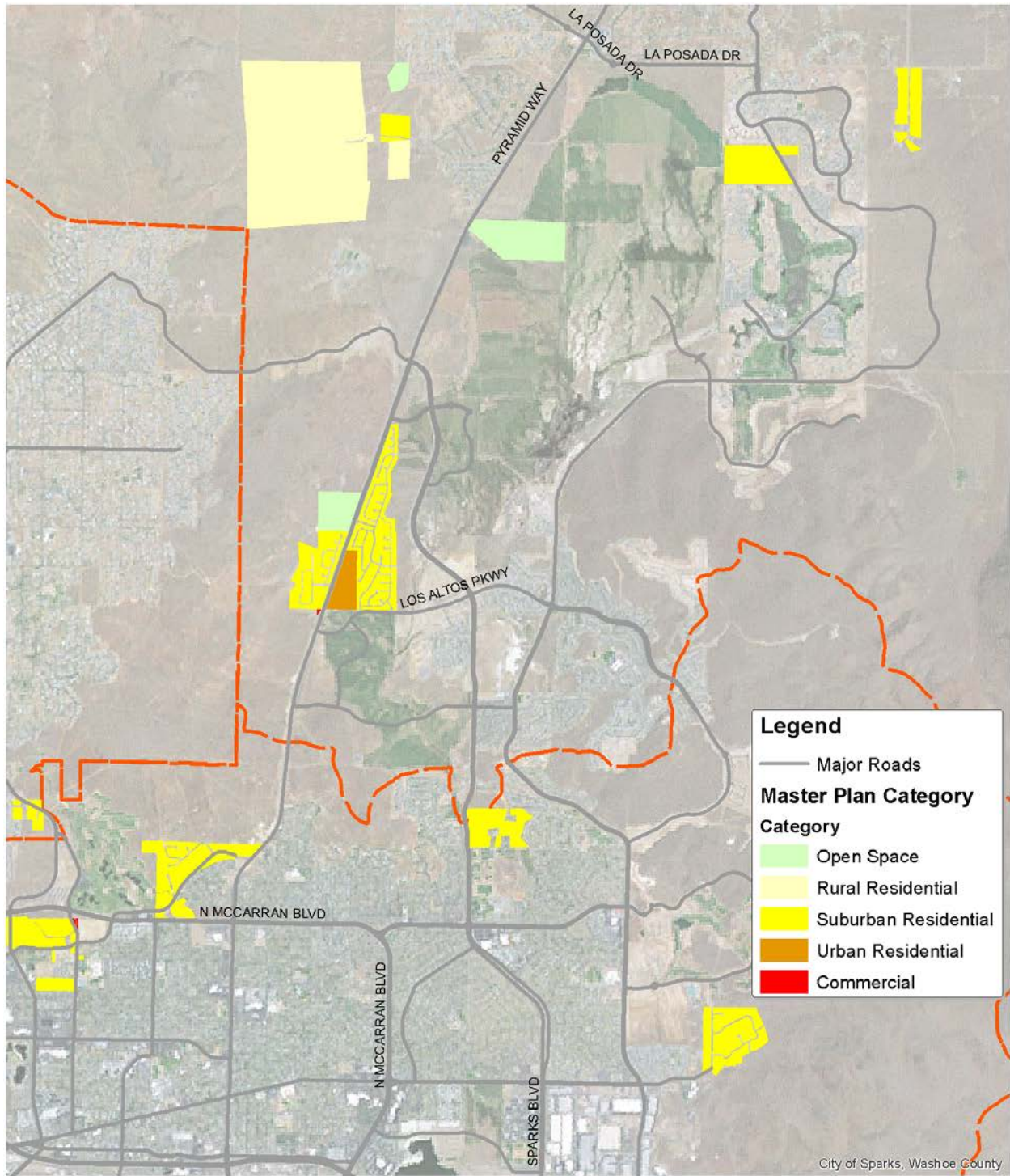
**WMPA19-0008 & WRZA19-0008**



### Sparks Land Use

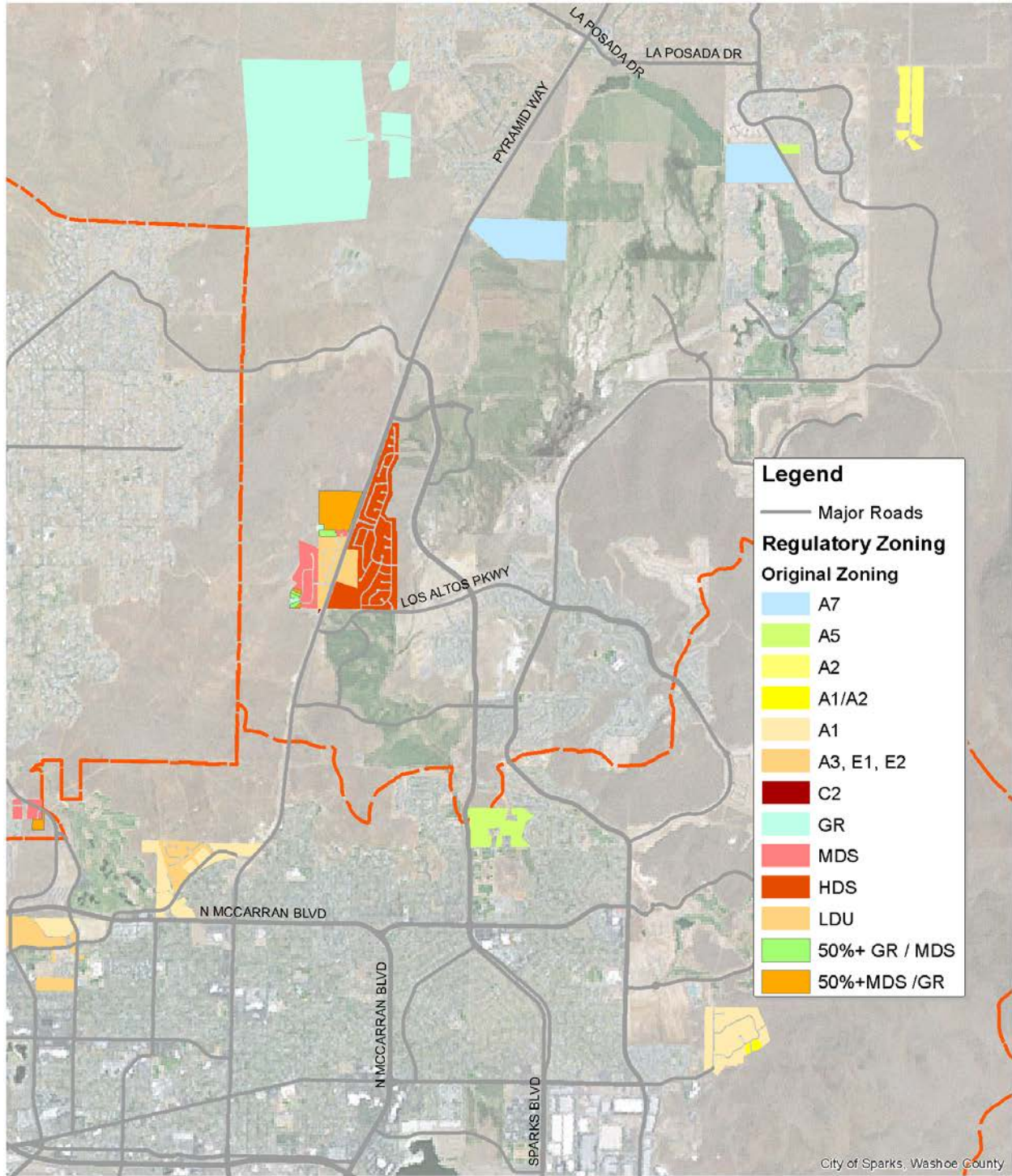


### Proposed Master Plan Category



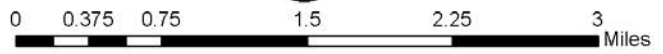


### Original Regulatory Zoning

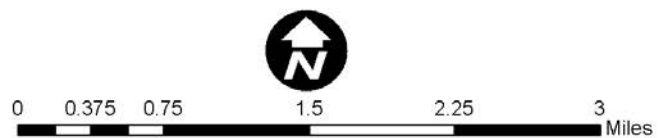
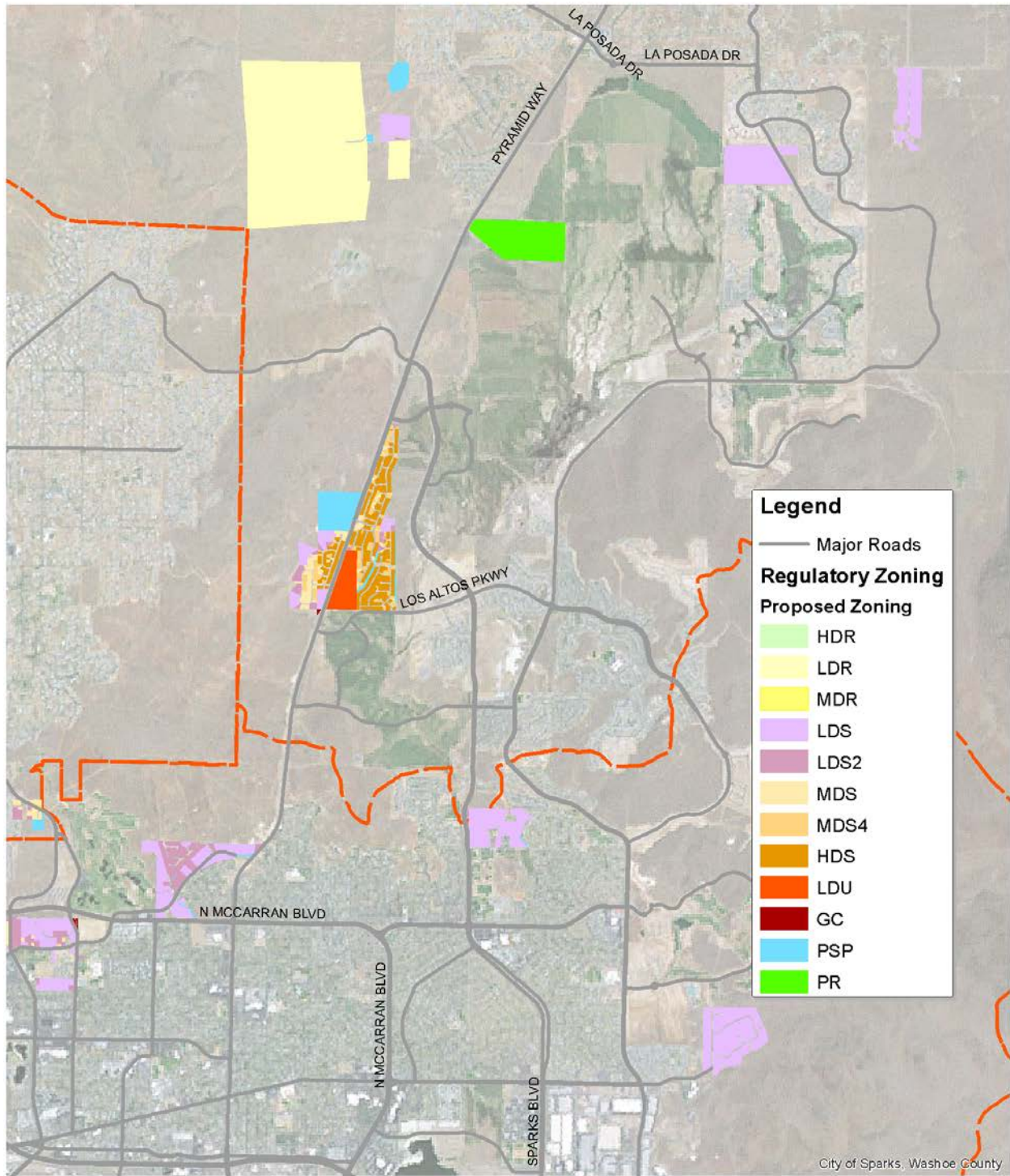


**Legend**

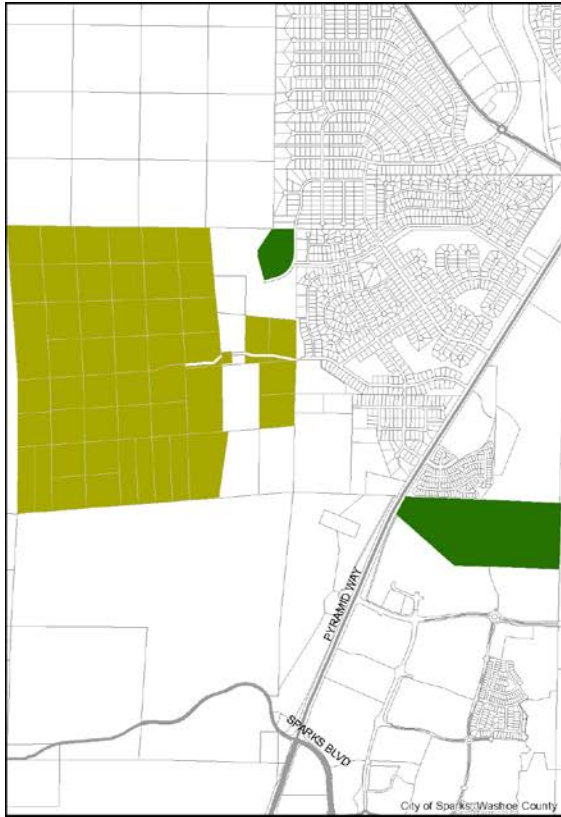
- Major Roads
- Regulatory Zoning**
- Original Zoning**
- A7
- A5
- A2
- A1/A2
- A1
- A3, E1, E2
- C2
- GR
- MDS
- HDS
- LDU
- 50%+ GR / MDS
- 50%+MDS /GR



### Proposed Regulatory Zoning



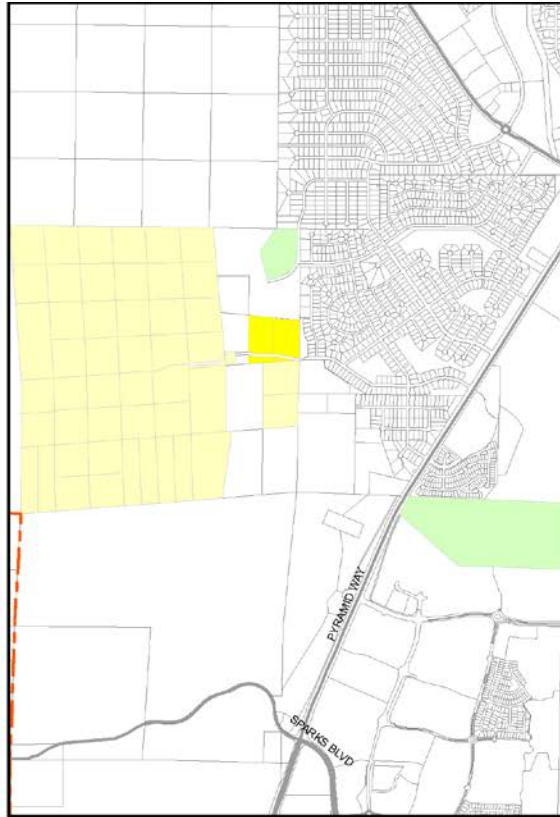
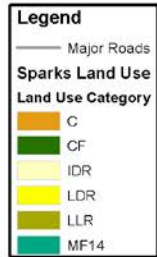




**Sparks Land Use**



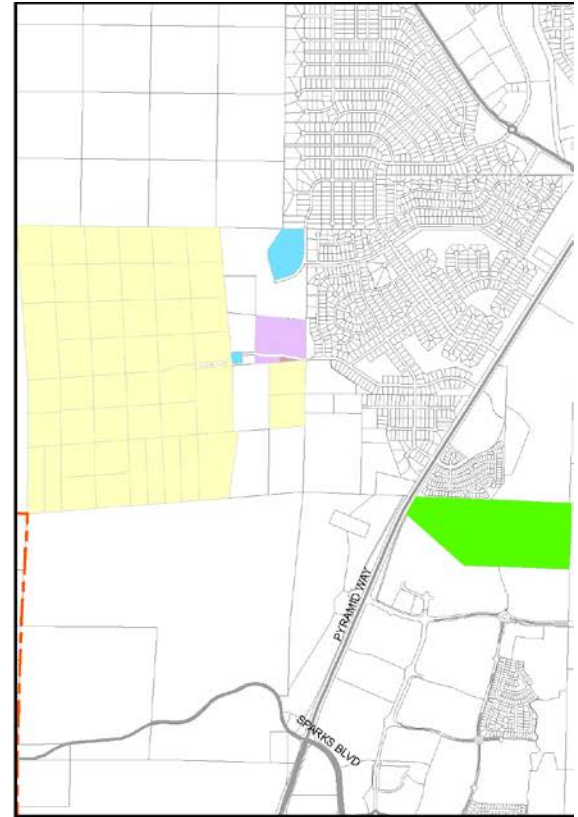
00.125 0.25 0.5 0.75 1 Miles



**Washoe County Master Plan Category**



00.125 0.25 0.5 0.75 1 Miles



**Washoe County Regulatory Zoning**



00.125 0.25 0.5 0.75 Miles

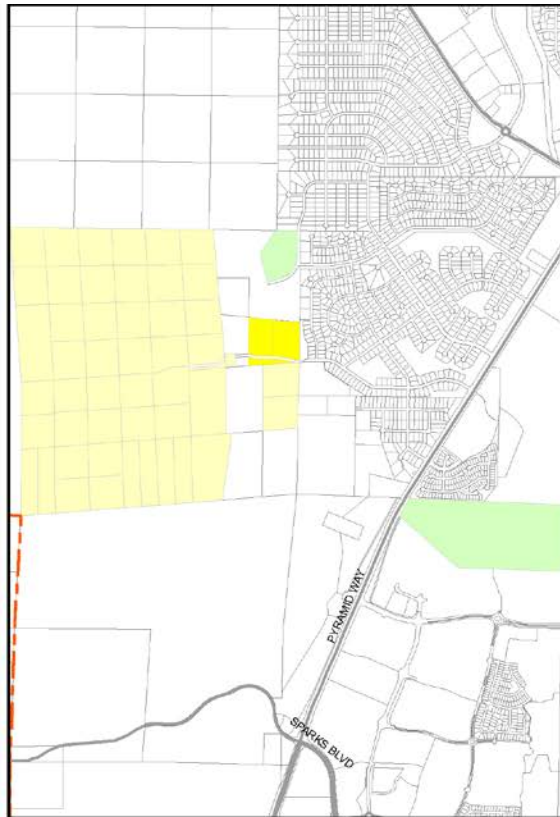
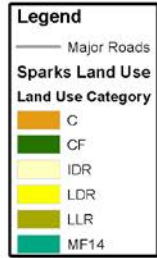




**Sparks Land Use**



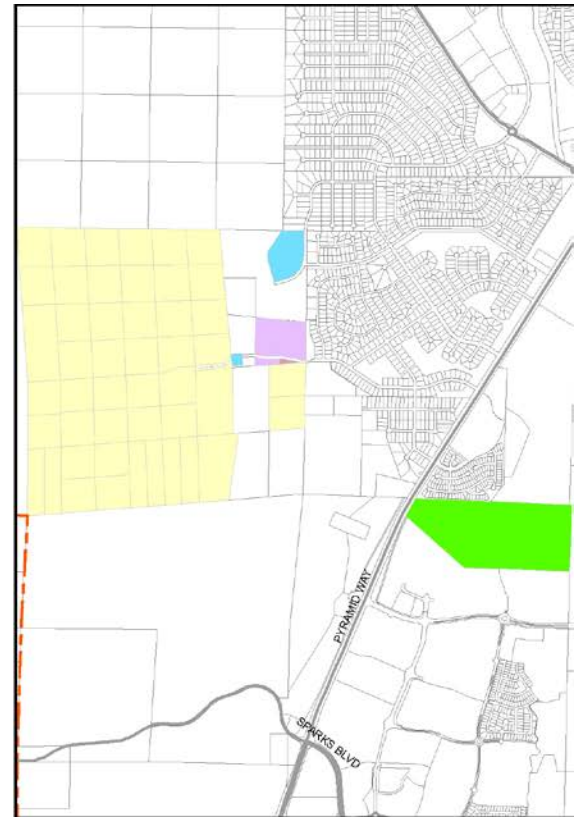
00.125.25 0.5 0.75 1 Miles



**Washoe County Master Plan Category**



00.125.25 0.5 0.75 1 Miles



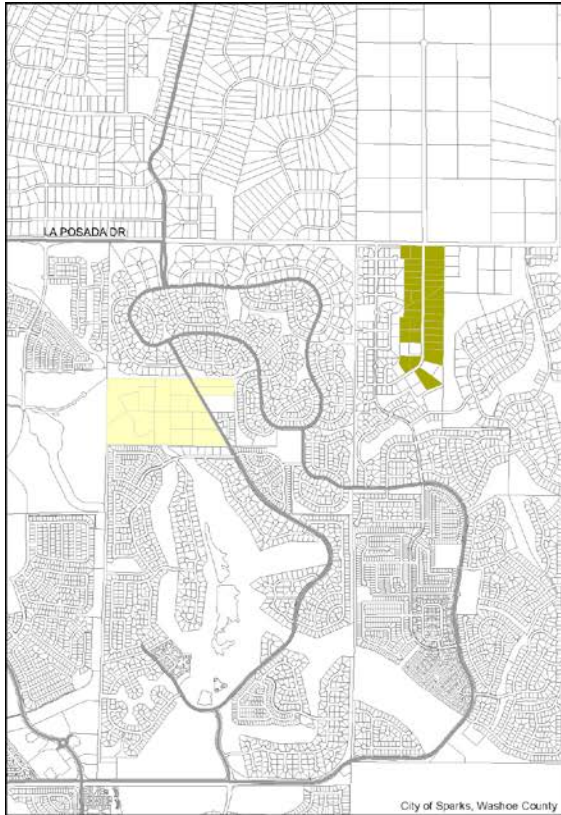
**Washoe County Regulatory Zoning**



00.125.25 0.5 0.75 Miles



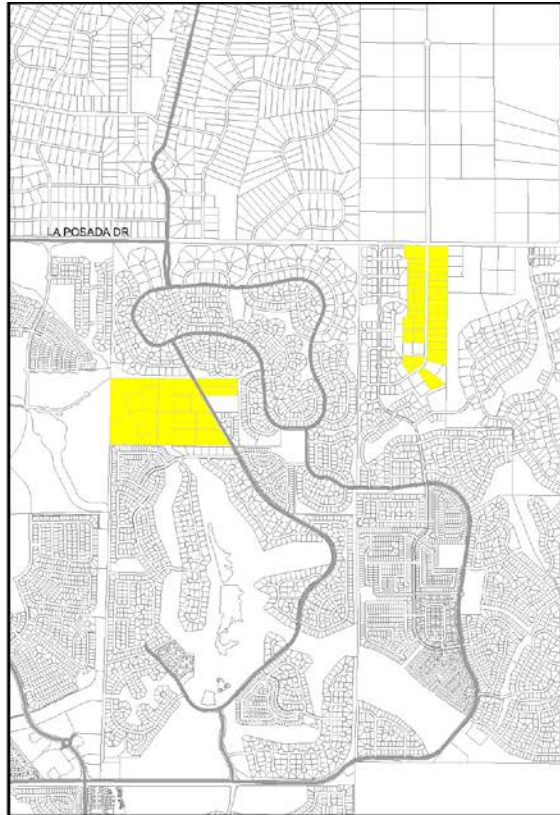
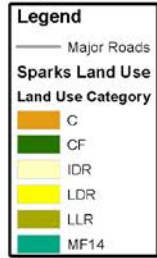




**Sparks Land Use**



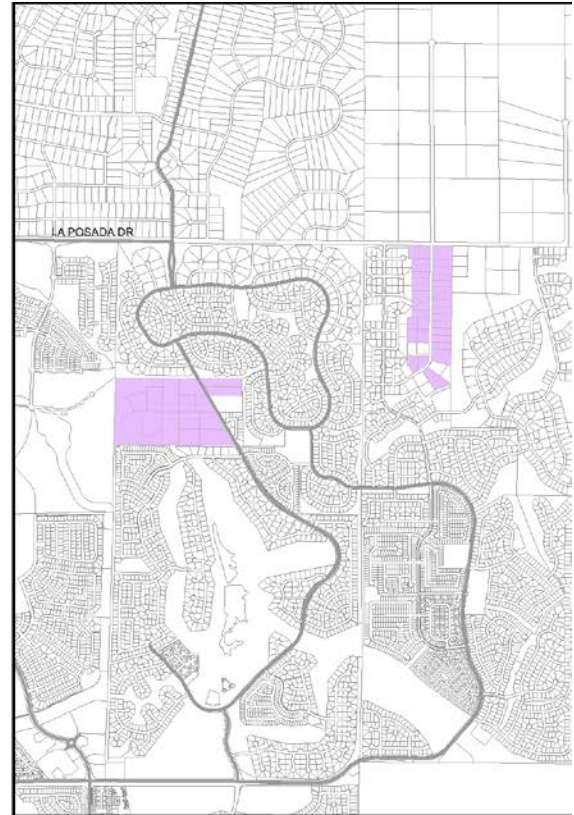
0 0.275 0.55 1.1 Miles



**Washoe County Master Plan Category**



0 0.25 0.5 1 Miles



**Washoe County Regulatory Zoning**



0 0.2 0.4 0.8 Miles



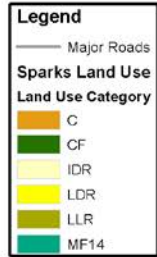




**Sparks Land Use**



0 0.125 0.25 0.5 Miles



**Washoe County Master Plan Category**



0 0.125 0.25 0.5 Miles

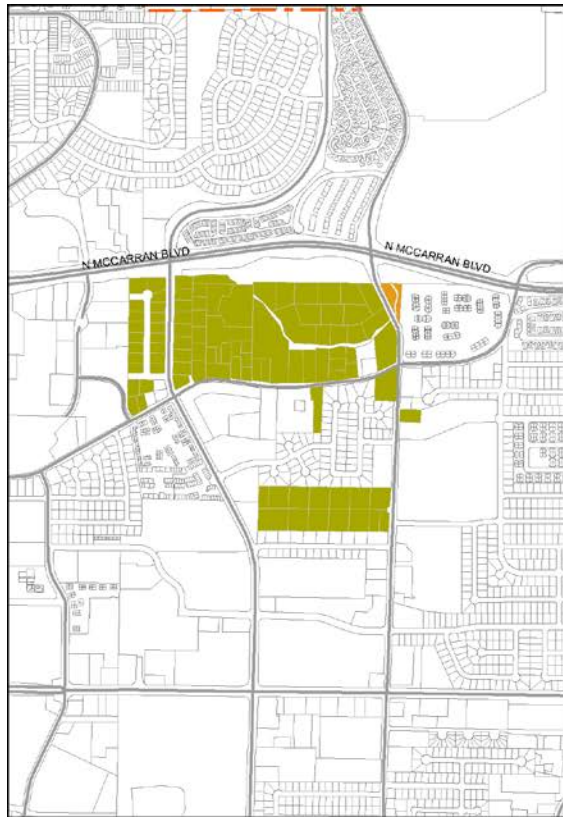


**Washoe County Regulatory Zoning**



0 0.1 0.2 0.4 Miles

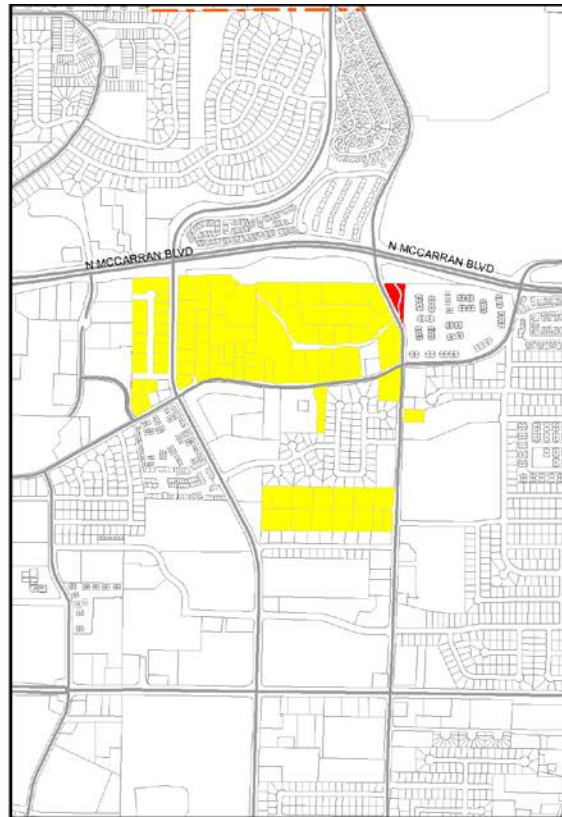
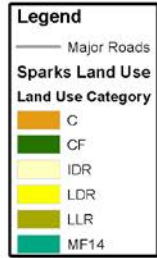




**Sparks Land Use**



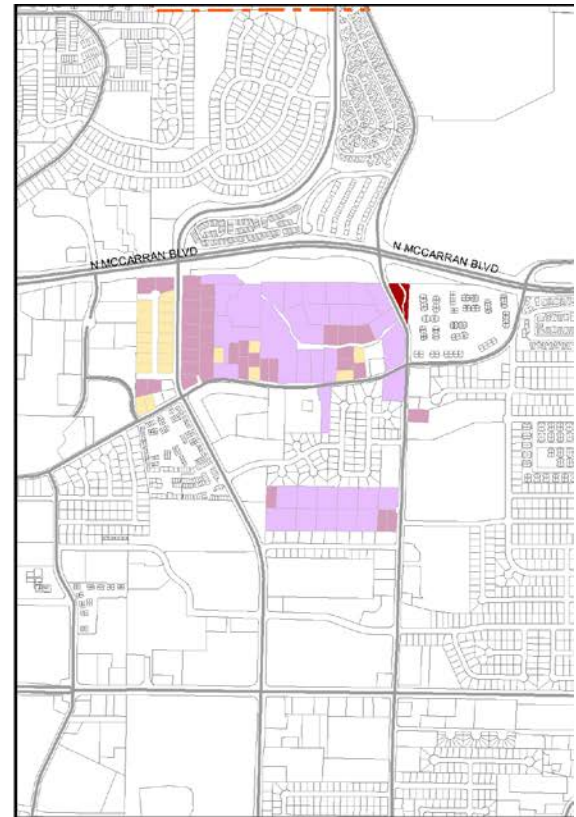
0 0.125 0.25 0.5 Miles



**Washoe County Master Plan Category**



0 0.125 0.25 0.5 Miles



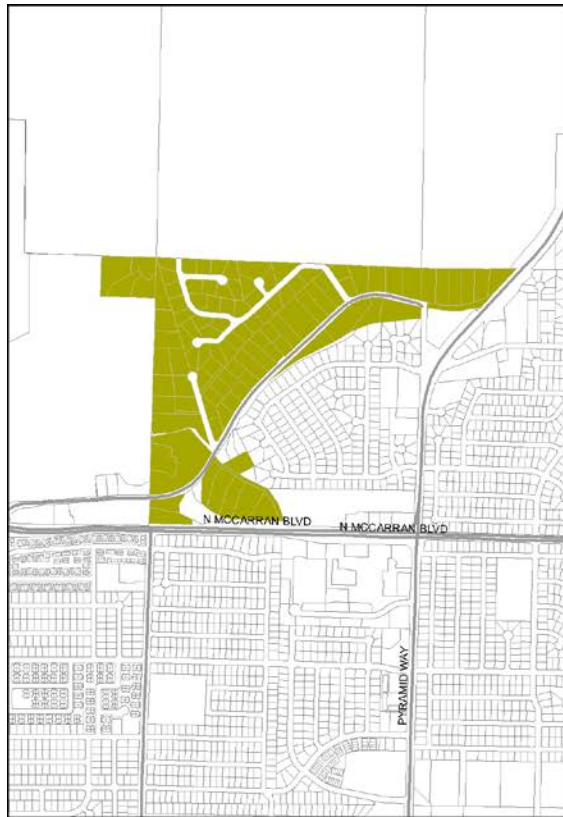
**Washoe County Regulatory Zoning**



0 0.1 0.2 0.4 Miles



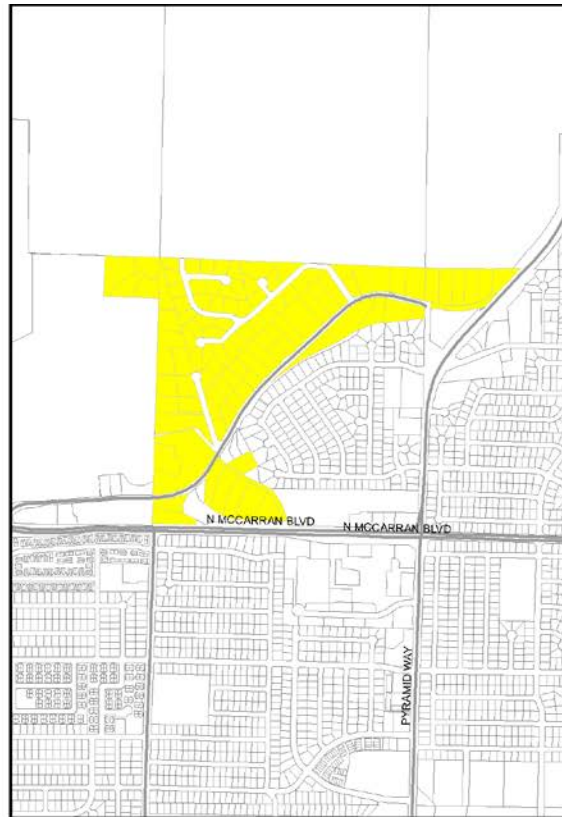
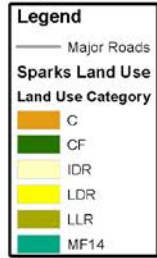




**Sparks Land Use**



0 0.125 0.25 0.5 Miles



**Washoe County Master Plan Category**



0 0.125 0.25 0.5 Miles

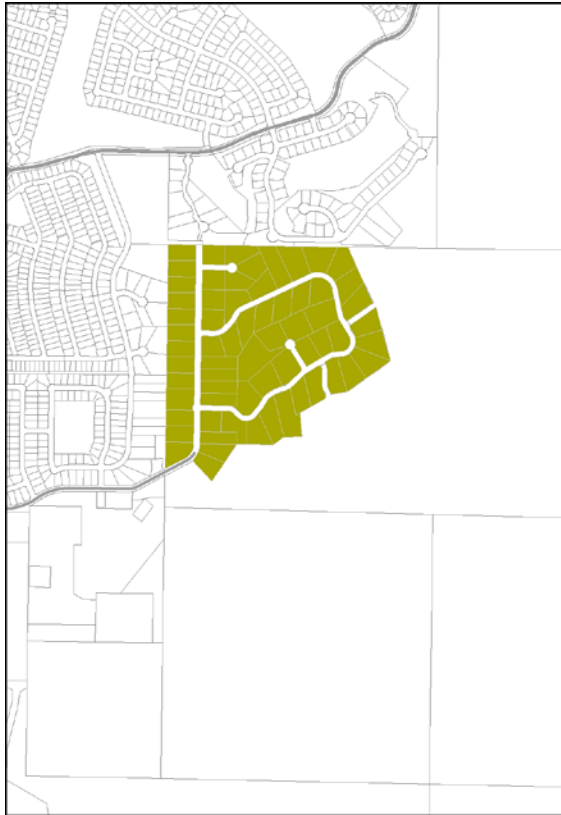


**Washoe County Regulatory Zoning**



0 0.1 0.2 0.4 Miles

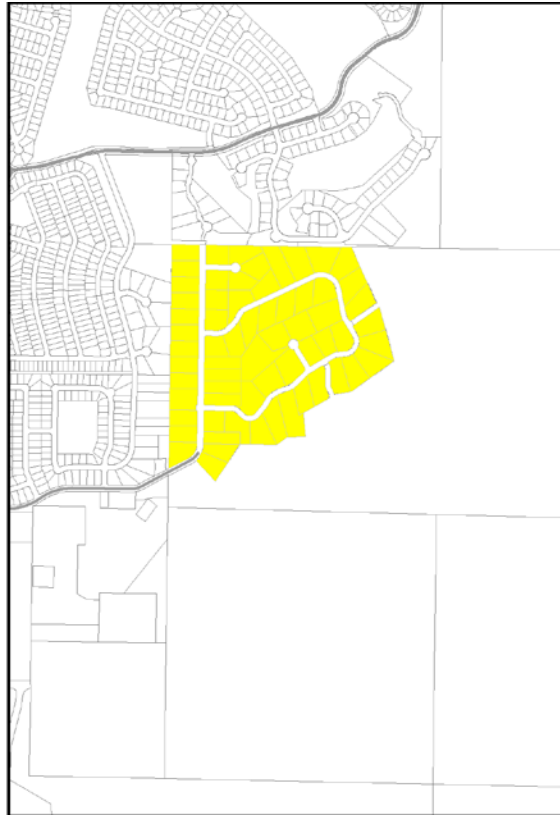
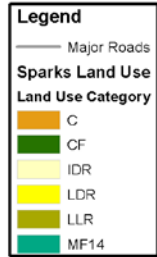




**Sparks Land Use**



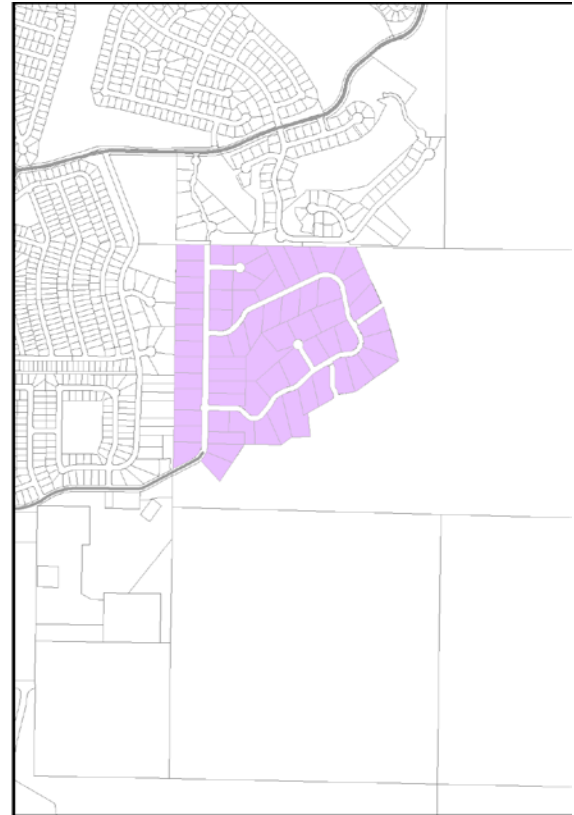
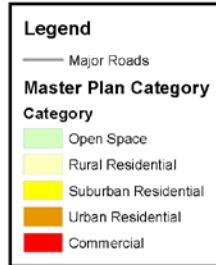
0 0.125 0.25 0.5 Miles



**Washoe County Master Plan Category**



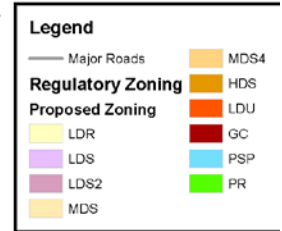
0 0.125 0.25 0.5 Miles



**Washoe County Regulatory Zoning**



0 0.1 0.2 0.4 Miles

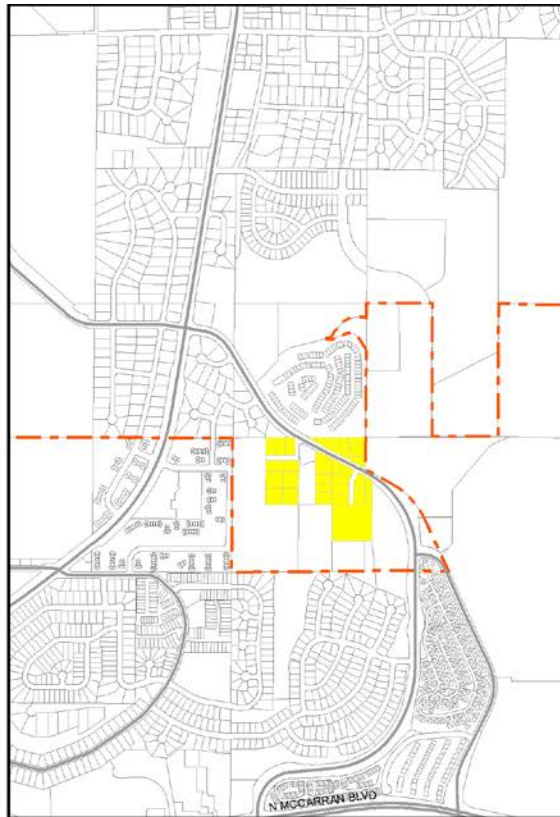
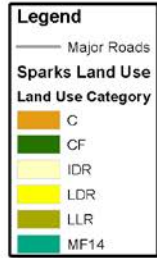




**Sparks Land Use**



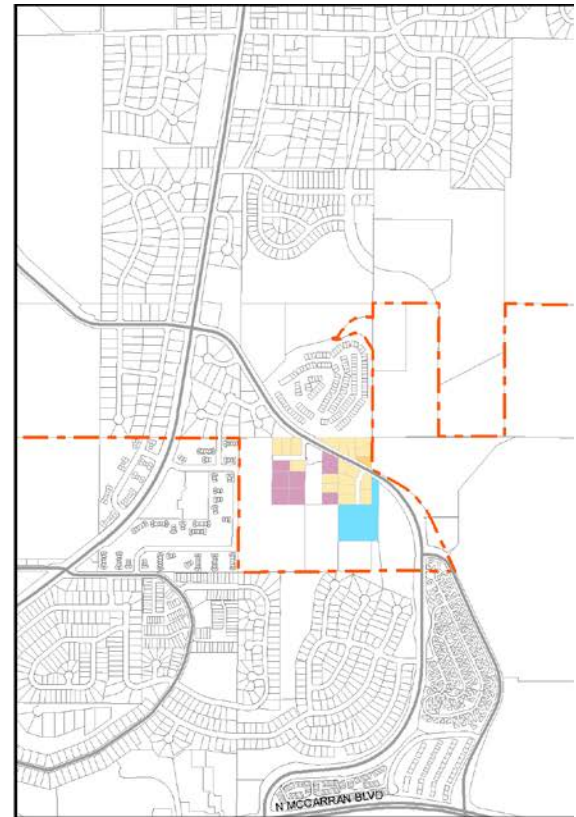
0 0.125 0.25 0.5 Miles



**Washoe County Master Plan Category**



0 0.125 0.25 0.5 Miles



**Washoe County Regulatory Zoning**



0 0.1 0.2 0.4 Miles







# Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held February 5, 2020 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. **\*CALL TO ORDER/ DETERMINATION OF QUORUM** – The meeting was called to order at 6:00 p.m.

**MEMBERS PRESENT:** Sam Metz, Donald Christensen, Stan Smith, Ken Theiss, Matt Lee, Bruce Parks (alternate).

**MEMBERS ABSENT:** None

2. **\*PLEDGE OF ALLEGIANCE** – The pledge was recited.

3. **\*PUBLIC COMMENT** – There were no requests for public comment, Ken Theiss closed the public comment period.

4. **APPROVAL OF AGENDA FOR THE REGULAR MEETING OF FEBRUARY 5, 2020:**

Stan Smith moved to approve the agenda for the meeting of **FEBRUARY 5, 2020**. Matt Lee seconded the motion to approve the agenda of **FEBRUARY 5, 2020**. Motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 8, 2020.** Bruce Parks noted the meetings minutes reflect he called for the adjournment. He wasn't in attendance at the last meeting. Stan Smith moved to approve the minutes of **JANUARY 8, 2020** as amended. Sam Metz seconded the motion to approve the minutes of **JANUARY 8, 2020** as amended. Motion passed unanimously.

6. **ELECTION OF VICE-CHAIR** - Election by the CAB members will be held to elect the Vice-Chair for 2019/2020 term. The elected officer will be effective immediately. (for Possible Action)

**VICE CHAIR:** Matt Smith nominated Donald Christensen to serve as Vice Chair. Sam Metz seconded the motion to nominate Donald Christensen. The motion carried unanimously.

7. **DEVELOPMENT PROJECTS-** The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev)

7.A. **Special Use Permit Case Number WSUP19-0027 (Ash Ranch)**– Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board members comments to Washoe County staff on a request for a special use permit to allow ±2.03 acres of grading for equestrian trails and the establishment of a Commercial Stables use type with an average of three outdoor recreation events per month in a General Rural (GR) regulatory zone. (for Possible Action) • Applicant\Property Owner: William and Onagh Ash

- Location: 430 Alamosa Drive, Sparks
- Assessor's Parcel Number: 076-290-10
- Staff: Dan Cahalane, Planner, (775) 328-3628; [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on March 5, 2020

This item was removed. There were no public comments for this item.

**7.B. Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Rollback)**– Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board members comments to Washoe County staff on a request for a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designation on 1180 parcels that have been removed from the City of Sparks’ Sphere of Influence and returned to Washoe County’s jurisdiction. The subject properties will be assigned the most closely related master plan land use designation in comparison with their previous city of Sparks master plan designation. (for Possible Action)

AND

**Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Rollback)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board members comments to Washoe County staff on a request for a resolution initiating and adopting an amendment to the Washoe County Regulatory Zone Map for the purpose of assigning Washoe County regulatory zones on 1180 parcels that have been removed from the City of Sparks’ Sphere of Influence (SOI) and returned to Washoe County’s jurisdiction. The subject properties will be assigned the most appropriate regulatory zone based on its previous Washoe County regulatory zone (if applicable) or based on its current land use and lot size.

- Applicant\Property Owner: Washoe County
- Staff: Dan Cahalane, Planner, (775) 328-3628; [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) and Chris Bronczyk, Planner, (775) 3283612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Planning Commission on March 3, 2020 This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Commissioner Hartung, Washoe County Commissioner, provided background information regarding this SOI rollback. The Sphere of Influence overlay allows City of Sparks control over our land use, building permits. He said this rollback is a good thing; gives control back to Washoe County. He said he has been fighting for this for a long time.

Sam Metz showed a specific area on the map and asked if that area will remain in the SOI and asked how that was determined. Commissioner Hartung stated yes, that is within the Sparks boundary.

A public member asked if the rollback will be stopped by an entity. Commissioner Hartung said this SOI rollback was approved during the Master Plan update. This process makes it official.

Chris Bronczyk and Dan Cahalane, Washoe County Planners, provided a staff presentation. Washoe County initiated this three-part process.

Sam Metz asked about two areas within Spanish Springs that will remain in the SOI, and wanted to know why those will remain. Mr. Bronczyk said it was decided at the Regional Planning Agency level. Commissioner Hartung believes City of Sparks stated those are vacant parcels which may be annexed. Commissioner Hartung said we tried to get as much as we could. It’s a good question for the landowners and City of Sparks.

Stan Smith said there are islands being created; he said he was concerned with emergency services. Commissioner Hartung said Washoe County still serves the area. Additionally, there is automatic aid with City of Sparks. This merely has to do with planning, building permits, and land use.

Public comment:

Katie Knepper said we are tickled pink to get rid of them. She said the City Manager told her the developed parcels were going back to the county, and undeveloped were going to stay in the Sparks. She read from a prepared statement.



Jackson Booth received a notice and asked if that means his property will change. Mr. Bronczyk said if you are in the blue shaded area, you received a courtesy notice. If you are within the red line and in the blue, you are still in City of Sparks.

Carol Burns, Sun Valley CAB, asked to review the Sun Valley map. They showed it's a little corner of Sun Valley.

Sean Gephart asked about regulatory zone changes. He said he noticed a lot of the homes are taking up a larger portion of the lot which means they are closer together and taller. He asked if this will change with regulatory zone change. Mr. Cahalane said there is a set height of 35 feet and setbacks are 12 feet sides, 10 feet front and rears. Washoe County has standard for lot coverage. If someone wants to build a shop or additional garage, they are limited to amount of square footage they can build. If someone has a constrained lot or wants to be closer to the property line, they can apply for reduction or variance with strict guidelines and regulations. He said there are hardships that would allow reduced setbacks.

Rick Vandenburg asked for maps with more details. Mr. Bronczyk recommended contacting him or coming down to the office and they can walk them through more detailed maps. Mr. Vandenburg asked about section 33. Commissioner Hartung said that will remain in City of Sparks. They have cut way back than their original proposal of high density.

A public member asked for the website where the map is located. Mr. Bronczyk said it's on the Washoe County.us, under planning & development section of the website. Commissioner Hartung stated he will put this SOI on the front page of the website.

A public member noted these maps are difficult to see individual parcels.

Barbara Eastman asked if the website can include the definitions and master plan. Mr. Calahane said he will get the presentation up on the website. Mr. Bronczyk invited them to email him to provide them with additional information. She said she was involved in the Mexican rodeo and worked to prohibit it. She asked if this will start it all over. Commissioner Hartung said they had to get a special use permit from City of Sparks and Washoe County but was denied, but they held the event anyway. Washoe County Code Enforcement had to deal with it. Now they will have to go through the entire process with just Washoe County.

Bruce Lungstrom asked where they go to find this map. Ken Theiss said the agenda has a link for the map. Mr. Lungstrom asked about Wedekend area. He said he lives in that area and asked what it means for them. Mr. Bronczyk said they are out of SOI. He said they are low density suburban. Mr. Lungstrom said they purchased, and they weren't part of SOI, became part of SOI, but now it will be back out of SOI.

Jim Hardesty asked about Wild Creek Golf Creek. Mr. Bronczyk said it remains in City of Sparks. Mr. Hardesty asked about BLM to the north. Mr. Bronczyk said BLM is not affected. It remains within City of Sparks SOI.

Mark Chappell asked how it will affect special use permits. Mr. Bronczyk said special use permits go with the land. He provided an example of a dog kennel; the new property owner will have the special use permit active along with all the conditions. New owner still has to meet all the conditions. If special use permit is null and void, they would have to come back and reapply. Mr. Chappell asked about existing nonconforming. Mr. Calahane said we don't have any of that. Mark said the series of mobile home parks. Mr. Calahane said that will roll back to the County. Commissioner Hartung said there will be some grandfathered zoning. Mr. Calahane spoke about the transferring of zoning categories. Mr. Chappell said this process won't later preclude annexation. Mr. Bronczyk said it

doesn't affect it. Property owners can still self-annex petition. Commissioner Hartung said you have to be contiguous. Attachment E Page 77

Katie Knepper spoke about the City of Sparks error. Mr. Bronczyk said they will have to review the situation. They can meet and start the process.

Commissioner Hartung encouraged them to dial 311 to get this information.

Charlotte Glen spoke about Wedekend. She said the lots are 1 acre. Mr. Bronczyk showed the map, and showed 35,000 sq. Ft. minimum lot size is the light purple. She said there are some lots that aren't built that are less than an acre. She said they are septic up there. You have to have an acre. Mr. Bronczyk said that is a health district question. Mr. Bronczyk said two regulations impact septic – In 1972, subdivided can have multiple septic. He said he believes in 1991, if they were subdivided prior to that, they can still have septic. He encouraged them to refer to health district. They would be able to develop those open lots up there. If there is sewer or water lines in the area, health would require them to connect. They will be able to develop at LDS.

Mark Chappell said he supports this.

With no further requests for public comment, Ken Theiss closed the public comment period.

**MOTION: Stan Smith moved to recommend approval. Sam Metz seconded the motion to recommend approval. Motion carried unanimously.**

**8. \*WASHOE COUNTY COMMISSIONER UPDATE-** Washoe County Commissioner, Vaughn Hartung may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following his presentation Commissioner Hartung may be available to address questions and concerns from the CAB and the audience. Commissioner Hartung can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us).

Commissioner Hartung thanked the public members for attending. He recognized Supreme Court Justice Hardesty in attendance. He provided an update of Section 33. He said it's still in Sparks and zoned New Urban Development. He spoke about Pyramid Highway widening, road and highway needs, and future projects.

He invited everyone to attend on March 10 for a fireside chat. Librarian Janna thanked Commissioner Hartung for the funds for the library projects.

A public member asked Deantronics, Park, and the other subdivision. Commissioner Hartung said yes, that will go through. Harris Ranch will also go through. Commissioner Hartung noted the subdivisions off of La Posada are in the City of Sparks.

**9. \*CHAIRMAN/BOARD MEMBER ITEMS-** None

**10. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

With no requests for public comment, Ken Smith closed the public comment period.

**ADJOURNMENT –** Meeting adjourned at 7:30 p.m.

Number of CAB members present: 50  
Number of Public Present: 6  
Presence of Elected Officials: 1

Number of staff present: 2



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, SUN VALLEY AREA PLAN, MASTER PLAN MAP (WMPA19-0008), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 20-10

Whereas, Master Plan Amendment Case Number WMPA19-0008 came before the Washoe County Planning Commission for a duly noticed public hearing on March 3, 2020; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0008, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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. 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 Master Plan designation.
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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

### **Spanish Springs Area Plan Required Findings**

**SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

**SS.17.2** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin 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.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing 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. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.

- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

### **Sun Valley Area Plan Required Findings**

**SUN.13.1** In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA19-0008, comprised of the maps as included as Exhibit A and Exhibit B to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on March 3, 2020

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

---

Trevor Lloyd, Secretary

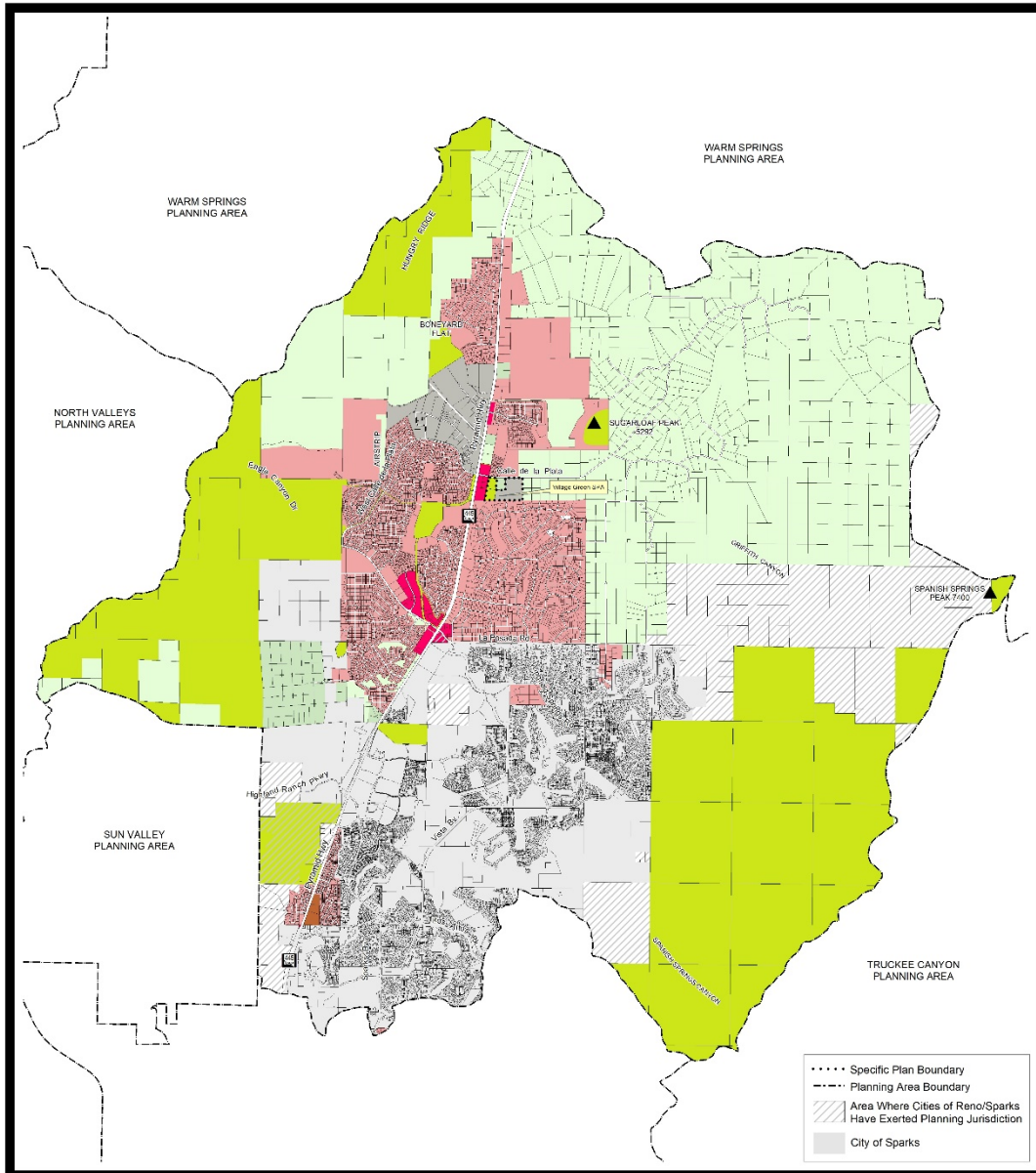
---

Larry Chesney, Chair

Attachments:

- Exhibit A – Spanish Springs Area Plan Master Plan Map
- Exhibit B – Sun Valley Area Plan Master Plan Map

### Exhibit A, WMPA19-0008 – Spanish Springs



#### SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

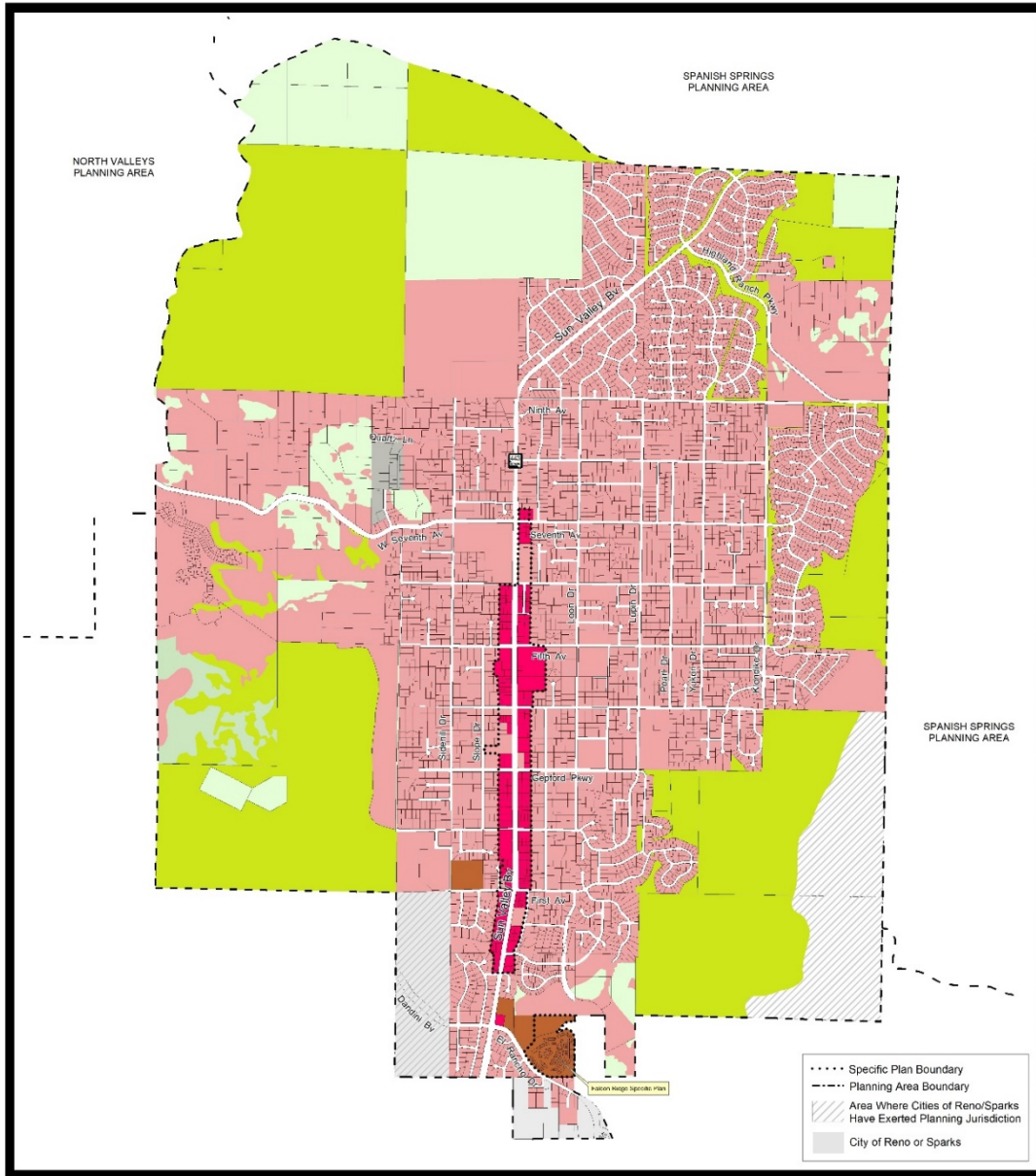
**WASHOE COUNTY  
NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

PC Date: March 4, 2020  
SCC Date: \_\_\_\_\_  
RPC Confirmation Date: \_\_\_\_\_  
Resolution Adoption Date: \_\_\_\_\_



### Exhibit B, WMPA19-0008 – Sun Valley



#### SUN VALLEY MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)

Source: Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3800



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0008 AND THE AMENDED SUN VALLEY, SPANISH SPRINGS, REGULATORY ZONE MAP

Resolution Number 20-11

Whereas Regulatory Zone Amendment Case Number WRZA19-0008, came before the Washoe County Planning Commission for a duly noticed public hearing on March 3, 2020; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA19-0008) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

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 effect 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; and
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.

### **Spanish Springs Area Plan Required Findings**

**SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

**SS.17.2** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin 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.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission

and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing 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. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.
- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

### **Sun Valley Area Plan Required Findings**

**SUN.13.1** In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0008 and the amended Sun Valley and Spanish Springs Area Plan Regulatory Zone Maps included as Exhibit A and Exhibit B to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on March 3, 2020.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

---

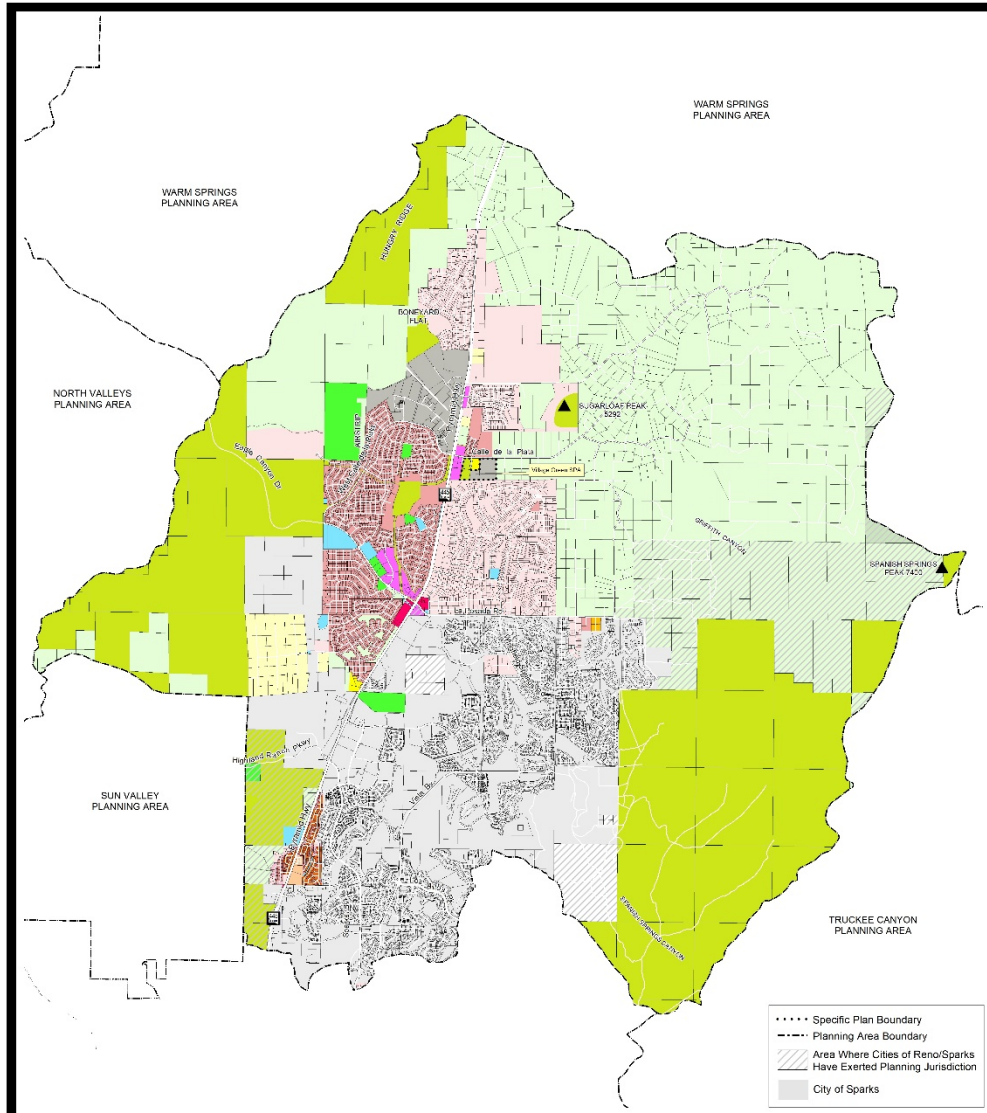
Trevor Lloyd, Secretary

---

Larry Chesney, Chair

Attachments: Exhibit A – Spanish Springs Area Plan Regulatory Zone Map  
Exhibit B – Sun Valley Area Plan Regulatory Zone Map

### Exhibit A, WRZA19-0008 Spanish Springs Regulatory Zone Map



#### SPANISH SPRINGS REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: mediumgreen; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: mediumgreen; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: mediumgreen; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
---	--	---

Source: Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR ENGINEERING WORK. REPRODUCTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

1 inch = 1,250 feet  
0 1,250 2,500 5,000 Feet

CERTIFICATION  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

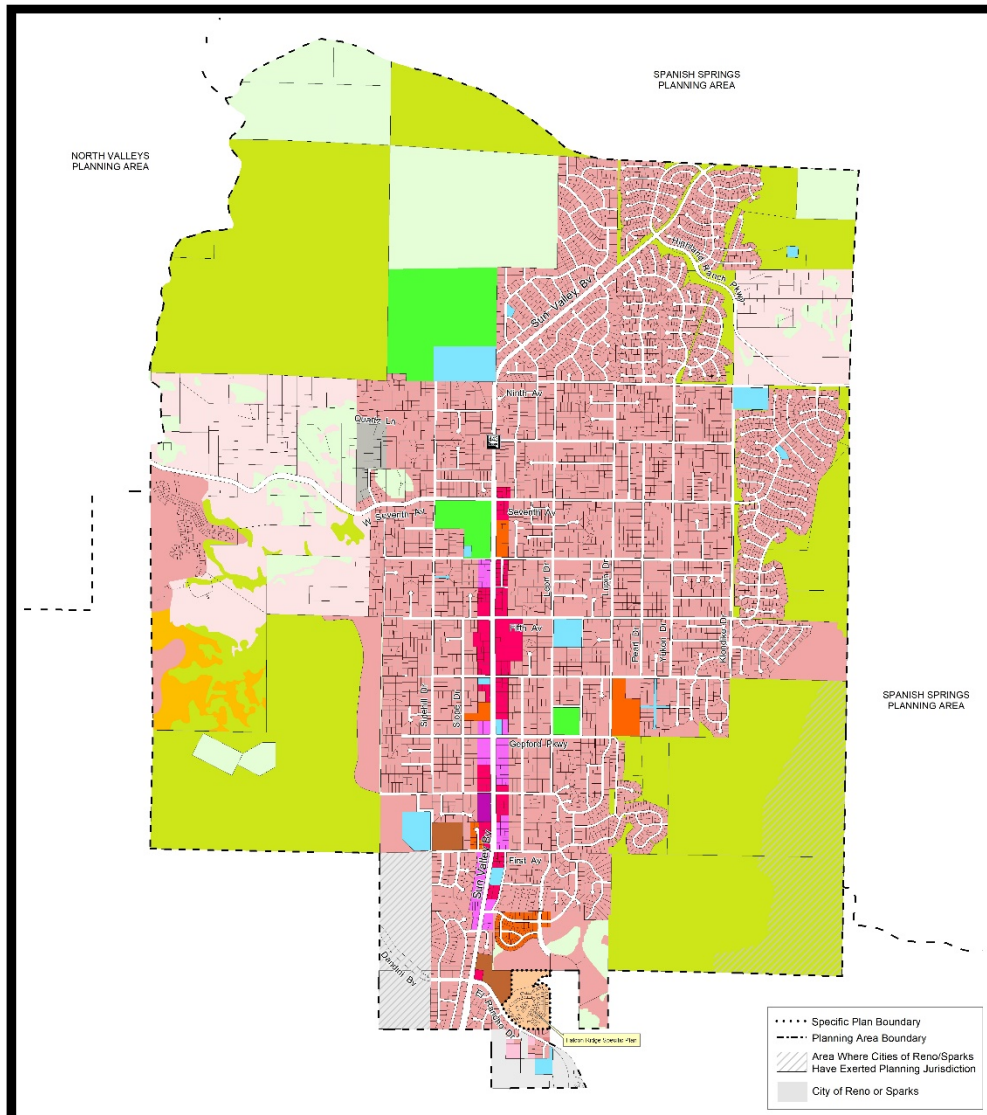
**WASHOE COUNTY  
NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

PC Date: March 3, 2020  
RCC Admitted: 3:08P



### Exhibit B, WRZA19-0008 Sun Valley Regulatory Zone Map



#### SUN VALLEY REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9966; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6666; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff3333; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6633; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff3366; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0099; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff66ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/ OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ccff; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
--	--	--

SOURCE: Plan Info and Building Division

NOTE: THE SCALE AND CORRELATION OF ALL INFORMATION SHOWN HEREON, ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITING PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: 03/13/2019 1:30 PM  
FILE: \\wshoe\planning\wrza19\wrza19\_0008\wrza19\_0008.rvt

---

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAP BY WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: 03/13/2019

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E. Ninth St.  
Reno, Nevada 89512 (775) 328-3600





# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Trevor Lloyd, Secretary

Tuesday, March 3, 2020  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

---

The Washoe County Planning Commission met in a scheduled session on Tuesday, March 3, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

### 1. \*Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek

Commissioners absent: Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Dan Cahalane, Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building  
Donna Fagan, Office Support Specialist, Planning and Building

### 2. \*Pledge of Allegiance

Commissioner Chvilicek led the pledge to the flag.

### 3. \*Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

### 4. \*Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

## 5. \*General Public Comment and Discussion Thereof

Alexandra Profant stated she is a candidate for the District 1 Planning Commission Seat. She said there will be a neighborhood watch program on March 6 at the Incline Village Library hosted by Teresa Aquila to address items in terms of Short-Term Rental issues and how to better utilize resources. She requested clarification regarding IVCB CAB authority to approve or recommend an item. She added she attended the CAB meeting last night, and their authority was uncertain. She showed the District 1 area map.

With no further requests for public comment, Chair Chesney closed the Public Comment period.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the March 3, 2020 meeting as written. Vice Chair Donshick seconded the motion, which passed unanimously with a vote of five for, none against.

## 7. Approval of February 4, 2020 Draft Minutes

Vice Chair Donshick moved to approve the minutes for the February 4, 2020, Planning Commission meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of five for, none against.

## 8. Planning Items

### A. Possible action to approve a resolution of Appreciation of Service for Philip Horan and to authorize the Chair to sign the resolution on behalf of the Planning Commission.

Mr. Lloyd read a resolution. The individual Planning Commission members expressed their appreciation and gratitude towards Phil Horan.

Phil Horan thanked the Commission and expressed how he has enjoyed serving over the years and working with Staff and Commission Members.

DDA Edwards stated it's been a pleasure to work with Phil Horan.

Mr. Lloyd said he will miss Phil: his commitment to the County is second to none.

There were no requests for public comment.

**MOTION:** Commissioner Bruce moved to approve the resolution. Vice Chair Donshick seconded the motion, which passed unanimously with a vote five for, none against.

## 9. Public Hearings

**A. Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Reversion)** – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction. The subject properties will be assigned the most closely related master plan land use designation in comparison with their previous city of Sparks master plan designation.

**AND**

**Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Reversion)** – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Regulatory Zone Map for the purpose of assigning Washoe County regulatory zones on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone based on its previous Washoe County regulatory zone (if applicable) or based on its current land use and lot size.

The areas affected are generally described as follows:

- All parcels accessed via Ponderosa Drive,
  - Generally, the parcels bound by Sullivan Ln to the east, Wedekind Rd to the south, Charolaise Cir to the west, and Isle of Skye Dr. to the north.
  - Generally, parcels accessed by Anthony Pl, Weems Way, and via Moorpark Court from the north.
  - Generally, parcels bound by Wildcreek Golf Course to the west; Federal land to the north; Orr Ditch, Skyridge Ln. North Mccarran Blvd, and Wedekind Rd. to the south and east.
  - All parcels within the Sunset View Rancho Estates 2 subdivision at the terminus of East Prater Way.
  - Generally, the parcels bound by Sparks Blvd. to the west, Shadow Ln. to the south, Country Cir. to the east and Satellite Dr. to the north
  - Generally, parcels to the west of pyramid highway between Los Altos Pkwy. and Golden View Dr. that are not Federal lands.
  - Generally, the parcels east of pyramid highway bound by Los Altos Pkwy to the south, Ebbet's Pass Dr. and Orr Ditch to the east, and Kiley Pkwy to the north.
  - Lazy five park and Jesse Hall Elementary School
  - Generally, the areas accessed via Dolores Dr. that are not already within Washoe County
  - Generally, the parcels accessed via Baldwin Way
  - Generally, parcels abutting the 2680 ft of Eaglenest Rd when accessed via La Posada Dr to the North.
- 
- Applicant: Washoe County
  - Property Owner: See Exhibit A - Noticing
  - Location: Former Sparks Sphere of Influence
  - Assessor's Parcel Numbers: See Exhibit A - Noticing
  - Parcel Size: Varies
  - Existing Master Plan Categories: Commercial (C), Community Facilities (CF), Intermediate Density Rural (IDR), Low Density Residential (LDR), (Large Lot Residential (LLR), Multi-Family Residential (MF14)
  - Proposed Master Plan Categories: Open Space (OS), Rural Residential (OS), Suburban Residential (SR), Urban Residential (UR), Commercial (C)
  - Existing Regulatory Zones: Third Rural Conservation Agricultural District (A7), First Rural Conservation District (A5), Second Agricultural District (A2), First Agricultural District (A1), Second Estates District (E2), First Estates District (E1), General Commercial Non Residential District (C2), General Rural (GR), Medium Density Suburban (MDS), High Density Suburban (HDS), Low Density Urban (LDU)

- Proposed Regulatory Zones: LDS/2), Medium Density Suburban/4, (MDS/4), High Density Suburban (HDS), Low Density Urban (LDU), General Commercial (GC), Public and Semi-Public Facilities (PSP), Parks and Recreation (PR)
- Area Plans: Spanish Springs, Sun Valley
- Citizen Advisory Board: Neighborhood Meeting
- Development Code: Authorized in Article 820, 821
- Commission District: 3 – Commissioner Jung; 4 – Commissioner Hartung; 5 – Commissioner Herman
- Prepared by: Dan Cahalane, Planner; Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628 (Dan); 775.328.3612 (Chris)
- E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us);  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

Chair Chesney opened the public hearing and called for any member disclosures. There were no disclosures.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

Public Comment:

J. Edward Parker he said he lives on Pah Ra Drive. He said he has lived in trepidation for many years as Sparks had tried to annex his community. He said they were designated in their SOI. He requested the Commission to pass this and move on.

Katie Knepper said she lives on Ponderosa Drive. She read from a prepared statement. She wanted to speak about 1995 Ponderosa Drive zoning which was inappropriately rezoned. She said a new structure was approved by Sparks that was in conflict with code. Sparks denied there was an issue. Safe Embrace was the owner of the group home that was in violation with the code. A group care facility is not allowed in a residential area. It's a private dead-end drive. She said she attended subsequent meetings where the city admitted their mistakes but was not willing to fix it.

Alfred Knepper stated Safe Embrace is the owner of the property; the owner is the vice president on the City Council who should have known this wasn't allowed. They should have known they couldn't lawfully proceed against code. No administrator had authority to make changes to code or use. It was not a mistake, but a disregard to the law. Due to SOI, only Washoe County could take action. He said they filed a complaint and followed up for an update. Safe Embrace had been in place for a long time and shouldn't be penalized. Safe Embrace is not being penalized. To remain as-is would award bad behavior. It should be rewound and should be a single-family use as the other homes on the Drive. He said he has documentation, including admission of the errors. He said he is in contact with Dave Solaro.

Susan Fisher said she owns on Isle of Sky. She supports staff recommendation of this SOI.

Jed S., President of Safe Embrace on Ponderosa Ave., said this has been an ongoing contentious issue. He said we have done our best over the 18 years we have served this community. He said we do transitional housing for domestic violence. He said there were 100 emails with approval with City of Sparks. Unfortunately, the neighbors haven't been properly informed. The builder

went out to bid and had nothing to do with City of Sparks. He said they just renewed the business license with City of Sparks. He supports reverting it back and zoning changes.

Chris Crabtree said he is in support of this motion. He spoke about a County island. He wants to note a specific parcel split in half on Satellite Drive and Sparks Blvd. It's zoned as an unbuildable splinter. The other side of the hill is permitted use development. It should remain open space. It's only remaining open air. There is wildlife and ecology there. City of Sparks built over land that he owns. Sparks Blvd. intersects with his property, and he is in communication with them and wasn't sure if it will become under Washoe County purview. He said he wanted to bring it to their attention.

Brian Bunin said this is the first notice he received. He doesn't know if he is affected or not. He asked if he should have been notified. He asked if he is impacted.

Commissioner Chvilicek said three members of the Washoe County Planning Commission also serve on Regional Planning Commission. It went through the Regional Planning update. She said we have dealt with this for a long time and are well informed of the process and have no questions.

Chair Chesney had questions in regard to particular parcels and how staff will address them. He said it's a good idea; however, it's a big roller and smaller acorns will get crushed. Mr. Lloyd said it's long overdue. In many regards, property owners have been passed back and forth between Washoe County and Sparks for the last 15 years. It's under the planning jurisdiction of City of Sparks. It will clear up jurisdictions. Identical use will be established.

Dan Cahalane stated we are trying to maintain what has been in existence. There are some properties able to subdivide. If you have specific questions regarding public comment, then he can address them. Commissioner Bruce asked about the group home situation. Mr. Cahalane spoke to the issues. They were Washoe County but had to go through Sparks for planning. We had a valid City of Sparks land use that we had to enforce.

DDA Edwards stated if City of Sparks had jurisdiction and the owner had a land use approval granted and use established, then the County won't be able to come back after the fact and cancel that use. He said he doesn't have enough information about Safe Embrace. He advised the Commission that they have no authority to give direction about taking away use on any property tonight. He said he understands the comment, but this agenda item won't address that issue tonight.

Mr. Cahalane clarified the gentleman's concern during public comment regarding noticing and any impact to his property.

### **Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Reversion)**

**MOTION:** Vice Chair Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate the master plan amendment and adopt the resolution contained at Exhibit H of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0008 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). She further moved to certify the resolution and the proposed Master Plan Amendments in WMPA19-0008 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning 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. 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 Master Plan designation.
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.

**AND**

**Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Reversion):**

**MOTION:** Vice Chair Donshick moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate the regulatory zone amendment and adopt the resolution included as Exhibit I, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0008 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. She further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0008 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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. 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. 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. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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. The proposed amendment will not affect the location, purpose and mission of the military installation.

Mr. Lloyd stated this item requires a super majority in order to pass.

The motion was seconded by Commissioner Chvilicek and passed unanimously, with a vote of five in favor, none against.

**B. Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)** – For possible action, hearing, and discussion to approve a regulatory zone amendment for 2 parcels totaling 54.5 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) and General Rural (GR) to High Density Suburban (HDS) (7 dwelling units/acre maximum) and the 3 acres that are currently GR will remain GR for Regal Holdings of Nevada LLC and Charles J. Fornaro, et al and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Regal Holdings of Nevada LLC
- Property Owner: Charles J. Fornaro et al
- Location: North of Highland Ranch Pkwy. & North of Midnight Drive
- Assessor's Parcel Numbers: 508-020-41 & 43
- Parcel Sizes: 21.0 & 33.5 acres
- Master Plan Categories: Suburban Residential (SR) & Rural (R)
- Regulatory Zones: Low Density Suburban (LDS) & General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 821, Amendments of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Chair Chesney opened the public hearing. He called for member disclosures; there were none.

Julee Olander, Washoe County Planner, provided a staff presentation.

The applicant was available for questions.

Public Comment:

Judy Hillulash said she lives off of Apple Blossom. She said she has lived there for 30 years. She said she has experienced faults. She is concerned with the change in zoning that people are susceptible to earthquake damage. Traffic will be impacted. Access to the area will put an undue burden on the residents in Sun Valley. We have to wait 20 years for new access roads on Highland Ranch road.

Mark Newmann said he lives on Cloudy Court and will look onto the new housing complex. He said he doesn't have an issue with low density, but high density will add more traffic in the area. He said you have to wait six lights to get through the traffic signal. It's an added burden. Please stay with the original plan.

Alan Nichols said he lives on Leonardo in Highland Ranch. He said he has had the pleasure to meet Francine and Chuck Allen. He said his job is to build projects in 20 countries for people who have a lot of money and who don't ask a lot of questions. He said he reviewed this project and reviewed resources, and when will it happen. He said he looked at water, wells, and faults. He said he looked at buildings for earthquake issues. He said to our dismay, we found many cracked foundations. He said when they moved here, they looked for a place with good schools, well-constructed homes, low traffic, and easy access. He said in the small print, it mentioned low density. High density will provide problems. He said he wants more physical data on soil and sewer system, so people know what it takes to make it happen. He spoke about traffic and resources. He asked if they would have to dig the wells deeper to make it happen.

Carmen Ortiz, chair of the CAB, stated her comments are included the staff report. She said we need affordable housing in the area. There are great concerns. She asked how the children are going to walk to school around Highland Ranch and cross the street. According to WCSD, elementary school students can ride the school bus if they live more than 2.25 miles away. The kids will walk 1.9 miles. For high school, the walking distance is 3 miles which means they can take the bus, but what happens if they miss the bus. It's not safe for them to walk. There is a park nearby on the opposite side of Highland Ranch. Those who purchase in this project need to be safe. She asked what the plans are for stop sign or stop light. RTC had planned for an expansion 20 years ago. We are still waiting for that. It won't drop from the projections that were included in the report.

J. Parker said he was an appraiser for 32 years. He said he is aware of the land uses. He looked at this area during potential subdivisions. In order to make this work, it will take extensive cuts and fills that weren't included in this. He said you will over burden the services. There are not the services to support the area. He suggests limiting to 4-units per acre with handbook for developer in this area.

Sherry Fairchild said she doesn't encourage this. We see terrible things happening in our neighborhood, including graffiti. There is more since the new middle school went in. There is a lot of traffic cutting through Highland Ranch. People aren't stopping at the stop signs. We are concerned someone will get killed. We have to call police all the time. We are trying to do our best as an HOA community to alert neighbors. It's a burden. If you bring in more people, RTC won't put in a new road for another 20 years. The new school had to bring in a mobile building already. They are already over capacity. Look ahead and don't over burden even more. She said pedestrians are being hit. Our community is hurting. We don't have the services we need.

Tom Courson said he had a question regarding hilly areas. This is a large parcel. There is a lot of zoning that can happen in General Rural. Don't allow three parcels to be general rural. Make it open space or something compatible with high density.

Commissioner Chvilicek asked if the designated areas left GR are slope restricted. Ms. Olander said yes, designated GR. It was discussed if the areas that are GR should be changed to be designated open space. There is a possibility someone could build a single-family residence on the GR areas, but they would have to address the slope. Commissioner Chvilicek said 30% or above means no building can take place. Ms. Olander said Washoe County code has requirements to build on 30%, and Regional Planning also has restrictions. Ms. Olander said they have to address access, and that would be challenging. Commissioner Chvilicek said the request

is to go from LDS to HDS, but the CAB recommended MDS which isn't before us tonight. Mr. Lloyd said the request is from LDS to HDS, and the motion has to be based on the application.

Commissioner Bruce said there are issues with transportation. Sun Valley Blvd. needs to be four lanes with sidewalks up to Highland Ranch. There are safety issues that will be exacerbated with one outlet. He questioned the high density. He said he can settle for medium density. Chair Chesney reminded him that isn't the motion tonight. Chair Chesney agreed and said Highland Ranch isn't much of a corridor. He stated we are reviewing the zoning, not a project.

Commissioner Chvilicek reviewed agency comments in regard to the school district. She said it's to capacity but doesn't address safe routes.

**MOTION:** Commissioner Chvilicek moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Regulatory Zone Amendment Case Number WRZA19-0010, not being able to make all of the following findings in accordance with Washoe County Code Section 110.821.15 including compatibility, safety, and transportation.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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. 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. 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. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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. The proposed amendment will not affect the location, purpose and mission of the military installation.

Vice Chair Donshick seconded the motion to deny, which was passed unanimously, five in favor, none against.

Mr. Lloyd read the appeal process.

**C. Special Use Permit Case Number WSUP20-0001 (Fish Springs Solar)** – For possible action, hearing, and discussion to approve:

(1) A special use permit for:

- (a) A 300 megawatt (MW) solar energy center, renewable energy use type, on 2,191 noncontiguous acres and

(b) Major grading, consisting of 1,490 acres of grading with cuts of 351,000 cubic yards (cy) and fills of 337,000cy; and

(2) A variance for a reduction of minimum landscaping standards and parking requirements.

This is a project of regional significance which will also require approval by the regional planning authorities in addition to the county.

- Applicant/Property Owner: Fish Springs Ranch, LLC
- Location: 45 miles north of Reno in southeastern Honey Lake Valley
- Assessor's Parcel Numbers: 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74
- Parcel Size: 2191 acres total
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Article 302, 438, 810, 812
- Commission District: 5 – Commissioner Herman
- Prepared by: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

Chair Chesney opened the public hearing. He called for member disclosures. There were no member disclosures.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

The applicant and representative of the Fish Springs Solar project, Alyssa Kruger, provided an applicant presentation.

Commissioner Bruce asked why they need two parcels. She explained there is BLM land between the two parcels. Commissioner Bruce stated he is concerned about fire. He asked how they plan to mow. Ms. Kruger addressed his concerns regarding fire and stated they will utilize the local volunteer fire station. The project engineer, Dwyane McCloud, spoke about mowing down to six inches. Commissioner Bruce said it looks like a good sheep pasture. Mr. McCloud stated they have used sheep in the past, but it takes a lot of sheep.

Chair Chesney asked about adjoining landowners. He asked if they feel they are land locked. Mr. Cahalane stated the neighboring property owner, Robert Thomsen, is working with them regarding the drainage. Robert Thomsen will provide input regarding drainage.

Commissioner Chvilicek asked about the conex storage. Mr. Cahalane said it's permanent. Ms. Kruger stated they store operation equipment. Commissioner Chvilicek asked about water for onsite wells. She asked if those have been drilled. Ms. Kruger stated the wells are already existing. Commissioner Chvilicek asked staff regarding conditions with Native American grave and historical land disturbance. She asked that the tribe be notified of any grave disturbance. Mr. Cahalane stated he can add that.

DDA Edwards noted the conditions regarding Native American graves; it's from statutory scheme. He said it triggers staff to notify the tribe. That addition to the condition could be problematic.

Public Comment:

Robert Thomsen stated he lives at 500 Indian Lane. He said he is a 23-year resident. He said his experience in the valley is unbelievable. He said he notices everything: wind, water, rain, roads. He said there will be two laborers left to work on the roads. He said we need more County people working on the roads, widening roads. There needs to be a water truck to keep the dust down during construction. The dust will create a dust bowl. He said he wanted to address solar being installed on the parcels which adjoin his parcel. He said he is concerned with the heat effect with the southern wind. He said he is planting drought resistant plants. He said he looks forward to working with the project manager on drainage. He said our road needs widening, and gravel needs to be put down. He said more potholes came up. We need people to work on the roads. He said we need housing in Gerlach.

Thomas J. Hall said he owns 360 acres of land east of this project. He said the roads need maintenance. He said there was a landing strip. He said we want to protect the area. He said we are concerned about fugitive dust with all the vegetation being removed. He said his land is to the east and will be the depository of dust. It's a massive grading project. He asked if there will be conditions to manage the dust. He said there should be vegetation planted around the parking lot. He said conex boxes will be placed. Nevada is not a wasteland. We need some landscaping to make it look nice. He said aviation is a concern. He said the solar flare is blinding. He is concerned with interruption with flight plans. It's a major problem. He said Robert is the fire crew for Fish Springs, and he has one dilapidated truck. He said he doesn't have an issue with economic development, but they need to spend time to make it beautiful.

Alexandra Profant stated she had concerns, especially with the conex boxes. She said when you are designing an alternative energy, off-grid system, the direct current collection systems need deep cycle battery systems. She said to Mr. Hall's comment 'Nevada isn't a waste land,' anytime a public utility is going in, or when it involves FAA and interrupts flight patterns, there is a historical survey to be done. She hadn't seen that was done with this project and recommended it. In regard to triggering any Native American feedback, she noted they are a monarchy and won't respond to plans just being sent to them, but prefer a formal invitation sent to the colony chairman if you want a response. She said it's come to her attention that in the residential disclosure guide of Nevada real estate, there is no net regarding disclosures. She said with ground water or underground storage tanks, they need to address any direct current or energy storage and where it will be located and how it will impact BLM right-of-way. Carefully consider because it could be a liability to the County.

Tom Courson said he would be concerned about fire. With this being a special use permit, you could require them to put in a fire buffer between the setbacks. He said we saw all the fires in California last year. It's a remote area with volunteer fire fighters. He encouraged the commission to require a fire buffer and said it should be maintained. He encouraged the commission to be specific with the drainage requirements. Things need to be put in place that trigger enforcement. Once you grant the project, they won't work with your people. He asked if they are pounding posts into the ground, then how do they know they aren't hitting graves.

Ragnar Kuehnert asked if they have done an overall environmental impact statement. He asked who will maintain ownership of the land. He asked if it will be owned by the energy company or Fish Springs. He asked what the impact will be to utility rates.

Alan Nichols said he has experience with Steamboat 212 going up Mt. Rose with NV Energy, and there are vaults that are faulty. He said he hasn't heard about the construction of the vaults. He said if they are leaking, there is a problem.

With no further public comment, Chair Chesney closed the public comment period.

In response to what Counsel advised, Commissioner Chvilicek withdrew her statement regarding a condition to notify tribal councils.

Commissioner Bruce asked if it's appropriate to ask FAA regarding take off and landings. Mr. Cahalane stated the application has been sent to Reno/Tahoe Airport Authority and staff has received no comments.

Chair Chesney said he heard the public comments. He said the staff report addresses the concerns about dust and fire, and he hopes that puts them to ease.

**MOTION:** Vice Chair Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP20-0001 for Fish Springs Ranch, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a renewable energy production use and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Commissioner Chvilicek seconded the motion which passed unanimously, with a vote of five in favor, none against.

**D. Amendment of Conditions Case Number WAC20-0001 (Falcon Ridge) for Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge)** – For possible action, hearing, and discussion to approve an amendment of conditions to amend condition number 1(r) of Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) to allow for 0-ft front and rear setbacks in lieu of the 10ft setbacks within the Falcon Ridge Development. This modification would be pursuant to WCC 110.406.05 and Article 408, which allows variances of lot standards in a common open space subdivision in certain instances.

- Applicant: Desert Wind Homes
- Property Owner: Falcon Ridge, by Desert Wind LP



- Location: East of the junction of El Rancho Dr. and Falcon Rock Ln.
- Assessor's Parcel Numbers: 035-731-(01-37), 035-741-(01-59), 035-751-(01-47)
- Parcel Size: 16 acres in total
- Master Plan Category: Urban Residential
- Regulatory Zone: Low Density Urban
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, 610, 616
- Commission District: 5 - Commissioner Herman
- Prepared by: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building Division
  
- Phone: 775.328.3628
- E-Mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

Chair Chesney opened the public hearing. Chair Chesney called for disclosures. There were no disclosures.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

The applicant and project representative, Derek Wilson, provided a project presentation.

There were no requests for Public Comment. Chair Chesney closed the public comment period.

There was no Commissioner discussion.

**MOTION:** Commissioner Chvilicek moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0001 for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;

7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Vice Chair Donshick seconded the motion which passed, four in favor, one against. Commissioner Bruce was opposed.

#### **10. Chair and Commission Items**

- \*A. Future agenda items – none
- \*B. Requests for information from staff – none

#### **11. Director's and Legal Counsel's Items**

\*A. Report on previous Planning Commission items – Mr. Lloyd reported Silver Hills went back to Regional Planning and failed. It was then appealed and approved by the governing board. He said the Short-Term Rental topic was heard by the County Commission, who provided direction to staff.

- \*B. Legal information and updates – none

#### **12. \*General Public Comment and Discussion Thereof**

Alexandra Profant provided a private activity bond program pamphlet and highlighted a few items for the Commission to review. She said she picked up the State Historic Preservation plan update. She didn't think the governor has signed it yet. She said if we don't consider preservation planning, others will define it for us. She said there are incentives to promote projects relative to historic, and State incentives in commercial projects in development of rental housing. Please consider protection of property with natural persons right to protect their property relative to owner occupancy and due process with eviction. She said effective in 2019, Senate Bill 151, removes provisions governing an eviction procedure for any tenant of a commercial premise. It's a conflict between natural persons' right to due process before being removed from a property versus a corporate person right. Please review during the review during the short-term rental process.

Mark Newmann stated he is a Highland Ranch community resident in Sun Valley. He thanked the Commission for keeping it low density. He spoke about access points and traffic in Highland Ranch. He asked how he can get speed bumps through his neighborhood or stop signs to slow people down. There are a lot of kids that are still out playing in the neighborhood.

There were no further requests for public comment, Chair Chesney closed the public comment period.

#### **13. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:47 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on Month Day, 2020

---

Trevor Lloyd  
Secretary to the Planning Commission