



Planning Commission Staff Report

Meeting Date: December 3, 2019

Agenda Item: 8A

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA19-0006 (Lifestyle Homes)

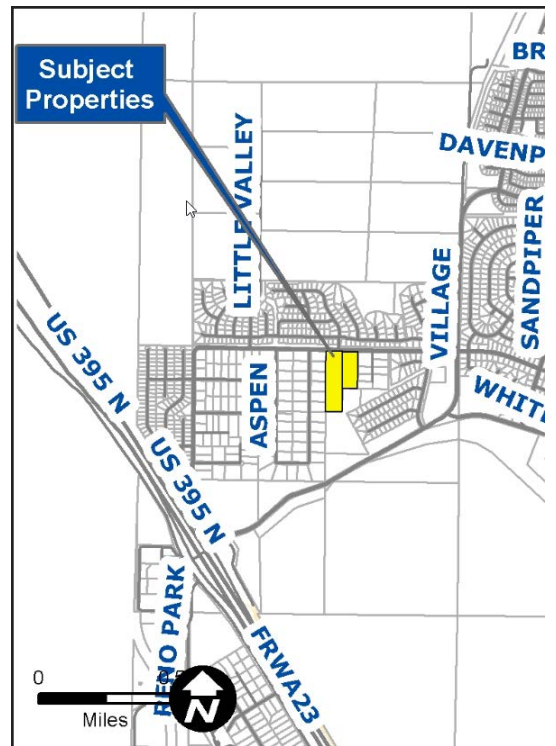
BRIEF SUMMARY OF REQUEST: To approve a regulatory zone amendment from regulatory zone Low Density Suburban (LDS) to Medium Density Suburban (MDS) on two parcels of land

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

DESCRIPTION

For possible action, hearing, and discussion to approve a regulatory zone amendment from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling unit/acre maximum) on two parcels of land, totaling approximately 14.05 acres and, if approved, authorize the chair to sign a resolution to this effect.

Applicant/Property Owner: Lifestyle Homes TND LLC
Location: 0 & 18020 Cold Springs Dr.
APNs: 566-041-01 & 02
Parcel Sizes: 9.05 & 5 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: Cold Springs
Citizen Advisory Board: North Valleys
Development Code: Article 821, Amendment of Regulatory Zone
Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

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 adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0006, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0006 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and, if approved, authorize the chair to sign a resolution to this effect.

(Motion with Findings on Page 9)

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Exhibit Contents

Regulatory Zone Amendment Resolution Exhibit A
Agency Comments..... Exhibit B
Noticing Map Exhibit C
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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 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.

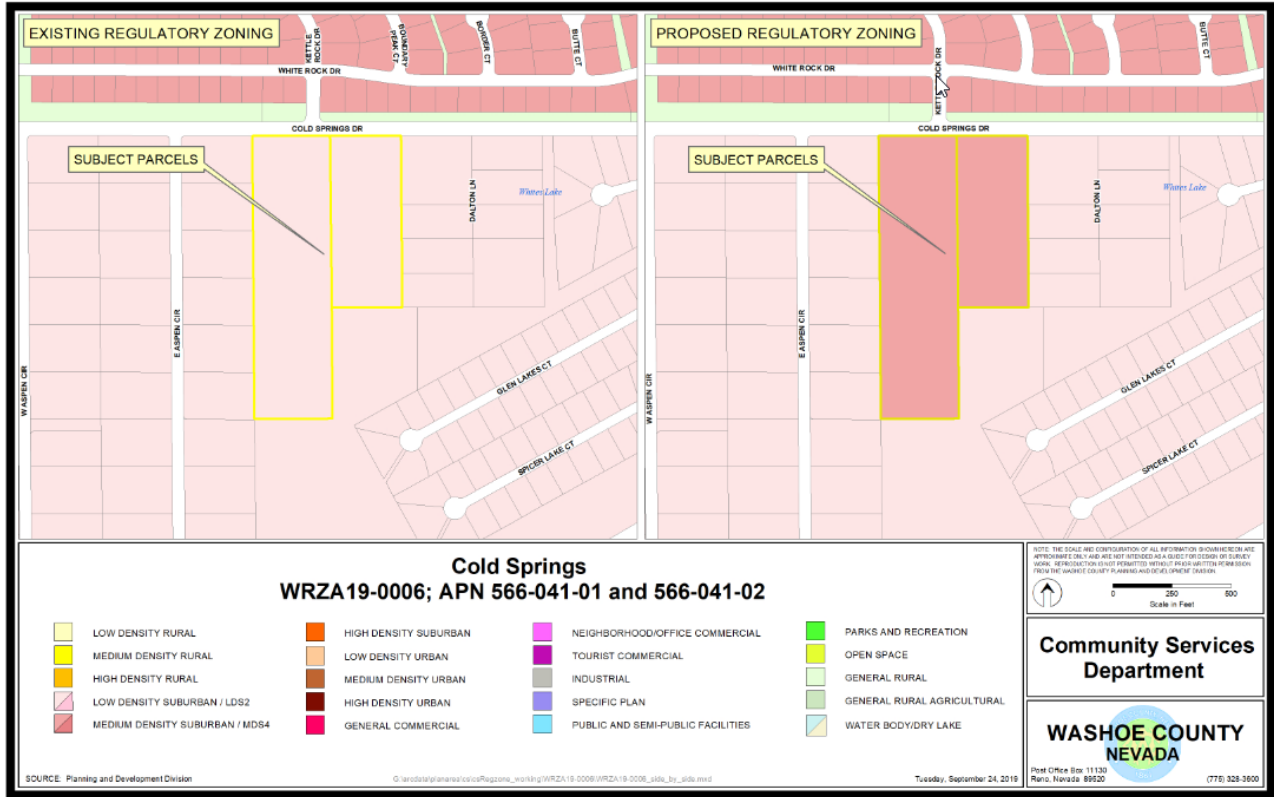
Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives 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.

This amendment to the Cold Springs Regulatory Zone Map is proposing to change from ±14.05 acres Low Density Suburban (LDS) to ±14.05 acres Medium Density Suburban (MDS).



Existing and Proposed Regulatory Zone Maps

ANALYSIS

Current Conditions

The request is to change the regulatory zoning for 2 parcels from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling unit/acre maximum). One parcel is 9.05 acres and the other parcel is 5 acres. The site is relatively flat and undeveloped with native vegetation. The parcels front Cold Springs Drive to the north with houses across the street that were constructed in the early 2000's and have a regulatory zone of MDS. There is an area between the roadway and the houses that has a regulatory zoning of General Rural (GR). To the east and west of the site there are houses with a regulatory zone of LDS. The houses to the west were constructed in the 1990's or earlier and the houses to the east are manufactured homes. The parcel to the south is undeveloped with a regulatory zone of LDS. The subject parcels are identified in the Cold Springs Area Plan as "most suitable" on the Cold Springs Development Suitability map. The parcels are not located in the FEMA flood hazard zone or floodway area.



Looking Southwest from the Site

Change of Conditions

Parcel 566-041-02 is vacant, however, there was a house on parcel 566-041-02 that was removed by the current property owner in 2004 and the property is now vacant except for an accessory structure, fencing and a driveway. The applicant states that the Cold Springs area has continued to grow and that housing needs have shifted from the large 1-acre lots to smaller and denser development, which has happened with recent development in the vicinity. Also, the applicant indicates that the houses on smaller lots will be more affordable and provide a mixture of housing stock in the area. The total acreage of the two parcels is 14 acres, which will increase the total housing units from a maximum of 14 units to approximately 42 units.

Consistency with Master Plan and Regulatory Zone Map

Master plan amendments and regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan policies and programs are applicable to the proposed amendment requests.

Housing Element- Volume One of the Washoe County Mater Plan

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Staff Comment: The proposed regulatory zone amendment will provide smaller lots, which will increase the density and expand the type housing and increase the availability of housing in the area.

Cold Springs Area Plan- Volume Two of the Washoe County Mater Plan

Goal One: The pattern of land use designations in the Cold Springs Area Plan will implement and preserve the community character described in the Character Statement.

CS.1.1 The Cold Springs Character Management Plan map (CSCMP) shall identify the Cold Springs Suburban Character Management Area (CSSCMA) and the Cold Springs Rural Character Management Area (CSRCMA).

CS.1.1.1 All Regulatory Zones, as defined by the Washoe County Master Plan and Development Code, are permitted within the Cold Springs Suburban Character Management Area (CSSCMA).

Staff Comment: These parcels are in the CSSMA and the proposed regulatory zone change to MDS is allowed in the CSSMA.

Goal Two: Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.

Staff Comment: The Character Statement encourages “rural and suburban residential development of varying lot size is scattered throughout the planning area”. The proposed regulatory zone amendment will allow for varying lot sizes in the planning area.

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

Policies

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

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

Staff Comment: The proposed regulatory zone amendment will implement and preserve the Vision and Character Statement, by providing varying lot sizes. Also, the proposal conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan and will not conflict with the public’s health, safety or welfare.

Desired Pattern of Growth

According to the Cold Springs Area Plan it is anticipated that residential development with varying density will occur on the northern half of the White Lake Playa.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Compatibility Rating of Proposed Regulatory Zone with
Existing Regulatory Zones on Adjacent Parcels**

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Medium Density Suburban (MDS)	Medium Density Suburban (MDS) (located to the north)	High
	Low Density Suburban (LDS) (located to the south and west east)	High

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

Availability of Facilities

The applicant indicates that the parcels are within proximity to existing infrastructure and public facilities. The area is in the Cold Springs Hydrographic Basin and the water purveyor is a private company (Great Basin Water Company). The application indicates that water rights will be purchased and dedicated with the development of the property (See Exhibit B). Washoe County provides sewer service at the Cold Spring Water Reclamation Facility. The Washoe County School District has indicated that the schools for this area can meet the proposed zone change.

Cold Springs Area Plan Assessment

The Cold Springs Area Plan anticipates that residential development with varying density will occur on the northern half of the White Lake Playa.

Development Suitability within the Cold Springs Area Plan

The parcels per the Development Suitability Map located within the Cold Springs Area Plan show the parcels as “most suitable” for development. These parcels are most suitable for development and are not in a flood zone and the parcels are relatively flat with no other development constraints.

North Valleys Citizen Advisory Board (CAB)

The proposed amendment was heard by the North Valleys Citizen Advisory Board (CAB) meeting on October 14, 2019 and two members were in favor of the application and three members recommended to deny. The discussion included the following:

- No change
- The properties to the east and west are zoned LDS
- Cold Springs is more suburban
- Smaller lots are more affordable

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: 146 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. (See Exhibit C.)

Agency Comments

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

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Parks and Open Space
 - Planning and Building
 - Water Rights
- Washoe County Health District
 - Environmental Health Services
 - Air Quality
- Washoe County Sheriff
- State of Nevada
 - Environmental Protection
 - Division of Forestry, Endangered Species
 - Division of Water Resources
 - Department of Wildlife
 - Transportation
- Truckee Meadows Fire Protection District
- Washoe County School District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Comments were received from: Washoe County Engineering and Capital Projects, Water Management, Washoe County Sheriff, Washoe-Storey Conservation District, and Washoe County School District. (See Exhibit D)

Staff Comment on Required 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: The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.

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 creates a regulatory zone that is compatible with adjacent regulatory zones and existing uses. The proposed amendment conforms to all applicable policies of the Cold Springs Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not conflict with the public's 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.

Staff Comment: This proposal supports the Cold Springs Suburban Character Management Area (CSSCMA) and will offer a variety of housing types to the area.

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.

Staff Comment: All needed facilities are present or are planned to be provided by the applicant.

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.

Staff Comment: The proposed amendment will not impact 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.

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County as detailed in this staff report.

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.

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

Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, 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:

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 adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0006 having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and having made the findings in accordance with the Cold Springs Area Plan. I further move to certify the resolution and the proposed regulatory zone amendment in WRZA19-0006 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.

Findings for the Cold Springs Area Plan

1. The amendment will further implement and preserve the Vision and Character Statement.
2. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
3. The amendment will not conflict with the public's health, safety or welfare.

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.

Applicant/Owner: Lifestyle Homes TND LLC, 4790 Caughlin Pkwy #519, Reno, NV 89519

Consultant: Wood Rodgers Inc., Andy Durling, 1361 Corporate Blvd., Reno, NV 89502, email: adurling@woodrogers.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0006 AND THE AMENDED COLD SPRINGS REGULATORY ZONE MAP

Resolution Number 19-24

Whereas Regulatory Zone Amendment Case Number WRZA19-0006, came before the Washoe County Planning Commission for a duly noticed public hearing on December 3, 2019; 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, 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.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0006 and the amended Cold Springs Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on December 3, 2019.

WASHOE COUNTY PLANNING COMMISSION

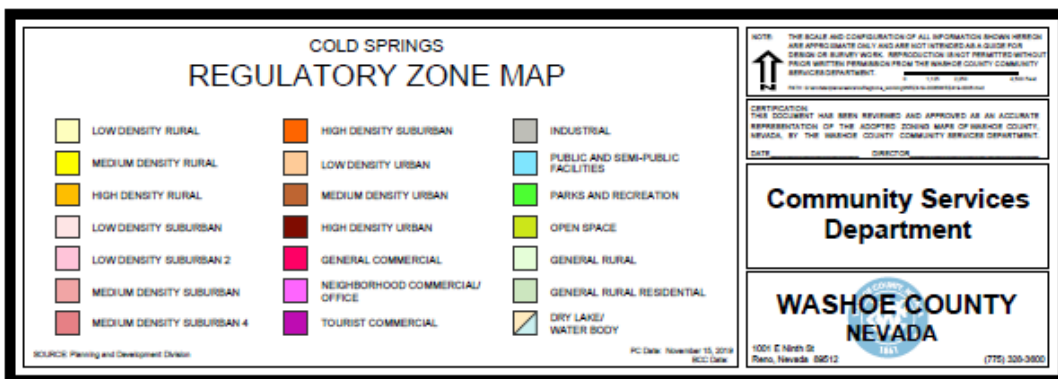
ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachment: Exhibit A – Cold Springs Area Plan Regulatory Zone Map

Exhibit A, WRZA19-0006





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: September 26, 2019

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Lifestyle Homes
Regulatory Zone Amendment WRZA19-0006
APN: 566-041-01 & 02

DRAINAGE (COUNTY CODE 110.416, 110.420, 110.421 and 110,438)

Contact Information: Leo Vesely, P.E. (775) 328-2041}

There are no Drainage and Grading related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

The zone amendment will have an impact on the existing sewer collection system and Cold Springs Water Reclamation Facility. The 2017 Cold Springs Facility Plan will need to be updated with this new zoning. This update will show how significant the impact will be.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

From: [Behmaram, Vahid](#)
To: rlissner@gmail.com
Cc: [Giesinger, Chad](#); [Olander, Julee](#)
Subject: FW: Intent to serve letter
Date: Monday, October 28, 2019 11:34:10 AM
Attachments: [Cold Springs Drive Intent to Serve.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hello Bob: as you point out, It is important that the letter refer to the correct parcel of land, and to outline specific banked water right permit numbers for your projects. Such corrected letter would satisfy the intent of our code, which is to insure sufficient water rights and resources are available before W. Co grants the new land entitlements.

It is my understanding that your banked water rights can be used to serve this project, but they can also be sued to serve other already approved projects of yours within Cold Springs. But I don't think Washoe County can force a developer to complete already approved projects before they pursue another / new project. Based on this rational, I think Washoe County will have to accept this letter as conformance with our code shown below:

Section 110.208.35 Water Rights Dedication Requirements.

(b) Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected

Have a good day,



Vahid Behmaram
Water Management Planner Coordinator
Building & Planning Division | Community Services Department
vbehmaram@washoecounty.us Office: (775)954-4647; Fax (775) 328-6133
1001 E. 9th, St., Reno, NV 89512



From: Bob Lissner [mailto:rlissner@gmail.com]
Sent: Wednesday, October 23, 2019 5:17 PM
To: Behmaram, Vahid
Subject: Fwd: Intent to serve letter

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Could you look over the attached. It doesn't list the water rights, so that has to be fixed, and it was for the wrong property. Is there anything else that needs to be changed before you would accept it as proof of water rights for our Cold Springs Drive parcels?

The letter will be changed to specify .52 AFA for each of 42 12,000 SF parcels on 14 acres on Cold Springs Drive, and list the specific water rights banked for us.

Robert Lissner
4790 Caughlin Parkway PMB 519, Reno NV 89519
775-750-5537 call or text

----- Forwarded message -----

From: James T. Eason <James.Eason@greatbasinwaterco.com>
Date: Tue, Oct 22, 2019 at 8:21 AM
Subject: RE: Intent to serve letter
To: Judy E. Gillmore <Judy.Gillmore@greatbasinwaterco.com>, Bob Lissner <rlissner@gmail.com>
Cc: Andy Durling <adurling@woodrogers.com>, Marc Rohus <Marc.Rohus@greatbasinwaterco.com>, Lifestyle Homes <lshreno@gmail.com>

Judy and Bob,

Attached is the signed intent to serve letter for Cold Springs Drive.

James Eason
Vice President
Great Basin Water Co. & Bermuda Water Co.
CELL:775.432.3184
1005 Terminal Way Ste. 294
Reno, NV 89502
James.Eason@greatbasinwaterco.com



From: Judy E. Gillmore <Judy.Gillmore@greatbasinwaterco.com>

WRZA19-0006
EXHIBIT B

Sent: Tuesday, October 22, 2019 3:47 AM
To: Bob Lissner <rlissner@gmail.com>
Cc: Andy Durling <adurling@woodrogers.com>; James T. Eason <James.Eason@greatbasinwaterco.com>; Marc Rohus <Marc.Rohus@greatbasinwaterco.com>; Lifestyle Homes <lshreno@gmail.com>
Subject: RE: Intent to serve letter

We finalized it yesterday when you emailed. The 2 extra hours will be great for James to get it signed and emailed to you.

Thanks,
Judy

Judy Gillmore
Administrative Assistant
Great Basin Water Co.
1240 E State St., #115
Pahrump, NV 89048
Phone: 775-990-4854
Judy.gillmore@greatbasinwaterco.com

From: Bob Lissner <rlissner@gmail.com>
Sent: Monday, October 21, 2019 7:11 PM
To: Judy E. Gillmore <Judy.Gillmore@greatbasinwaterco.com>
Cc: Andy Durling <adurling@woodrogers.com>; James T. Eason <James.Eason@greatbasinwaterco.com>; Marc Rohus <Marc.Rohus@greatbasinwaterco.com>; Lifestyle Homes <lshreno@gmail.com>
Subject: Re: Intent to serve letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and verify that the content is safe.

Thank you Judy. I didn't know it was ready to sign.
Andy- Can you stretch County Planning until about 10am?

Robert Lissner
4790 Caughlin Parkway PMB 519, Reno NV 89519
775-750-5537 call or text

On Mon, Oct 21, 2019 at 6:47 PM Judy E. Gillmore <Judy.Gillmore@greatbasinwaterco.com> wrote:

Bob,
James needs to sign the intent to serve. He will get it to you first thing in the morning.

Judy

Judy Gillmore
Administrative Assistant

Great Basin Water Co.
1240 E State St., #115
Pahrump, NV 89048
Phone: 775-990-4854
Judy.gillmore@greatbasinwaterco.com

From: Bob Lissner <rlissner@gmail.com>
Sent: Monday, October 21, 2019 3:02 PM
To: Judy E. Gillmore <Judy.Gillmore@greatbasinwaterco.com>
Cc: Andy Durling <adurling@woodrogers.com>; James T. Eason <James.Eason@greatbasinwaterco.com>; Marc Rohus <Marc.Rohus@greatbasinwaterco.com>; Lifestyle Homes <lshreno@gmail.com>
Subject: Intent to serve letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and verify that the content is safe.

Judy-

It's been some time since we started talking about an Intent to Serve letter for our property on Cold Springs Drive, and I wrote earlier that we were running out of time. County Planning staff extended as late as they could on their staff report.

If we don't have that letter by 8am tomorrow we will have to postpone our Planning Commission appearance by one month.

Assuming that we won't make it this time, could I have your assurance that we will have it in the next three weeks, so we don't again have to ask County staff?

Bob

Robert Lissner
4790 Caughlin Parkway PMB 519, Reno NV 89519
775-750-5537 call or text



Great Basin
Water Co.™

NOTICE OF INTENT TO SERVE

Re: Cold Springs Drive

42 Single-Family Residential Homes-- Parcels 566-041-01 and 566-041-02 (to be re-parceled)

Type: Central Water

Utility Service Provider Name: Great Basin Water Co.- Cold Springs-Spanish Springs

The undersigned Utility Service Provider agrees to provide the aforementioned Cold Springs Drive project water service in accordance with the terms and conditions of the then current utility tariffs approved by the Public Utilities Commission of Nevada (PUCN). Said property will be annexing into the Utility Service Provider's service area when certificated by the PUCN.

This commitment to serve is conditioned upon the Utility Service Provider's receipt of necessary approvals from all required government agencies *and* the payment of all appropriate fees and acceptance of any and all required infrastructure and water rights to the Utility Service Provider, and approval of the annexation by the PUCN.

Utility Service Provider intends to service the proposed development with potable water service for 42 single-family residential homes. This project has required an estimated 21.84 AFA (from Permit 65056) calculated at .52 AFA per parcel based on GBWC Cold Springs Division Tariff 1-W (Water) Rule No. 21, C. Water Rights Dedication Requirements for an Intent to Serve Cold Springs – Spanish Springs.

This document is agreed to under the signature of an agent of the Utility Service Provider authorized to sign the agreement. This notice of Intent to Serve will expire and become null and void if the service for the aforesaid parcel is not applied for with the Utility Service Provider within two years of the date of this document in accordance with the terms of the utility's tariffs in force at such time.

Name of Utility Service Provider's authorized agent: Wendy Barnett, President, GBWC



October 30, 2019

Signature of Authorized Agent of Water Provider

Date



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadacconservation.com

October 02, 2019

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WRZA19-0006 Lifestyle Homes

Dear Julee,

In reviewing the Regulatory Zone Amendment for Life Style Homes, the Conservation District has the following comments.

In the document there is referenced a Public facilities element (PSF.1.22) that if revegetation seed mix is utilized for these facilities to consult with the Conservation District.

Also referenced is a water conservation element (PSF.1.23) that in the landscape plan for the 42 lot subdivision that a xeriscape plan encouraged in the front yard for water conservation.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

Olander, Julee

From: Golden, Teresa <Teresa.Golden@WashoeSchools.net>
Sent: Thursday, October 17, 2019 9:28 AM
To: Olander, Julee
Cc: Boster, Mike
Subject: RE: WRZA19-0006 (Lifestyle Homes)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Julie, I spoke with Adam and we have no objections to this proposed zoning change.

Teresa Golden
Director, Planning & Design
Washoe County School District
14101 Old Virginia Rd. Reno, NV 89521
D. 775.325.8301
C. 775.691.2406

From: Olander, Julee <Jolander@washoecounty.us>
Sent: Wednesday, October 16, 2019 2:27 PM
To: Golden, Teresa <Teresa.Golden@WashoeSchools.net>
Subject: FW: WRZA19-0006 (Lifestyle Homes)

Teresa,
See the email below and let me know if you have any questions.
Thanks,



Julee Olander
Planner | Community Services Department- Planning & Building Division
jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



Connect with us: [cMail](mailto:) | [Twitter](https://twitter.com/) | [Facebook](https://www.facebook.com/) | www.washoecounty.us

From: Olander, Julee
Sent: Wednesday, October 16, 2019 2:21 PM
To: Boster, Mike
Subject: WRZA19-0006 (Lifestyle Homes)

Mike,
Did you have any comments for WRZA19-0006? Did you get the application?
Thanks,



Julee Olander
Planner | Community Services Department- Planning & Building Division
jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



Connect with us: [cMail](mailto:) | [Twitter](https://twitter.com/) | [Facebook](https://www.facebook.com/) | www.washoecounty.us

From: [Gil, Donald](#)
To: [Olander, Julee](#)
Subject: FW: September Agency Review Memo II
Date: Friday, October 11, 2019 3:28:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[September Agency Review Memo II.pdf](#)
[image006.gif](#)
Importance: High

Julee,

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with items #3 and #4, which you are listed on.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: Stark, Katherine
Sent: Friday, September 20, 2019 3:18 PM
To: Gil, Donald <DGil@washoecounty.us>
Cc: Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>
Subject: September Agency Review Memo II

Good afternoon,

Please find the attached Agency Review Memo with cases received in September by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications for **Items 1, 2, 3, 4 & 5**. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Thank you!



Katy Stark

**Office Support Specialist, Planning and Building Division | Community Services
Department**

krstark@washoecounty.us | Office: 775.328.3618 | Fax: 775.328.6133

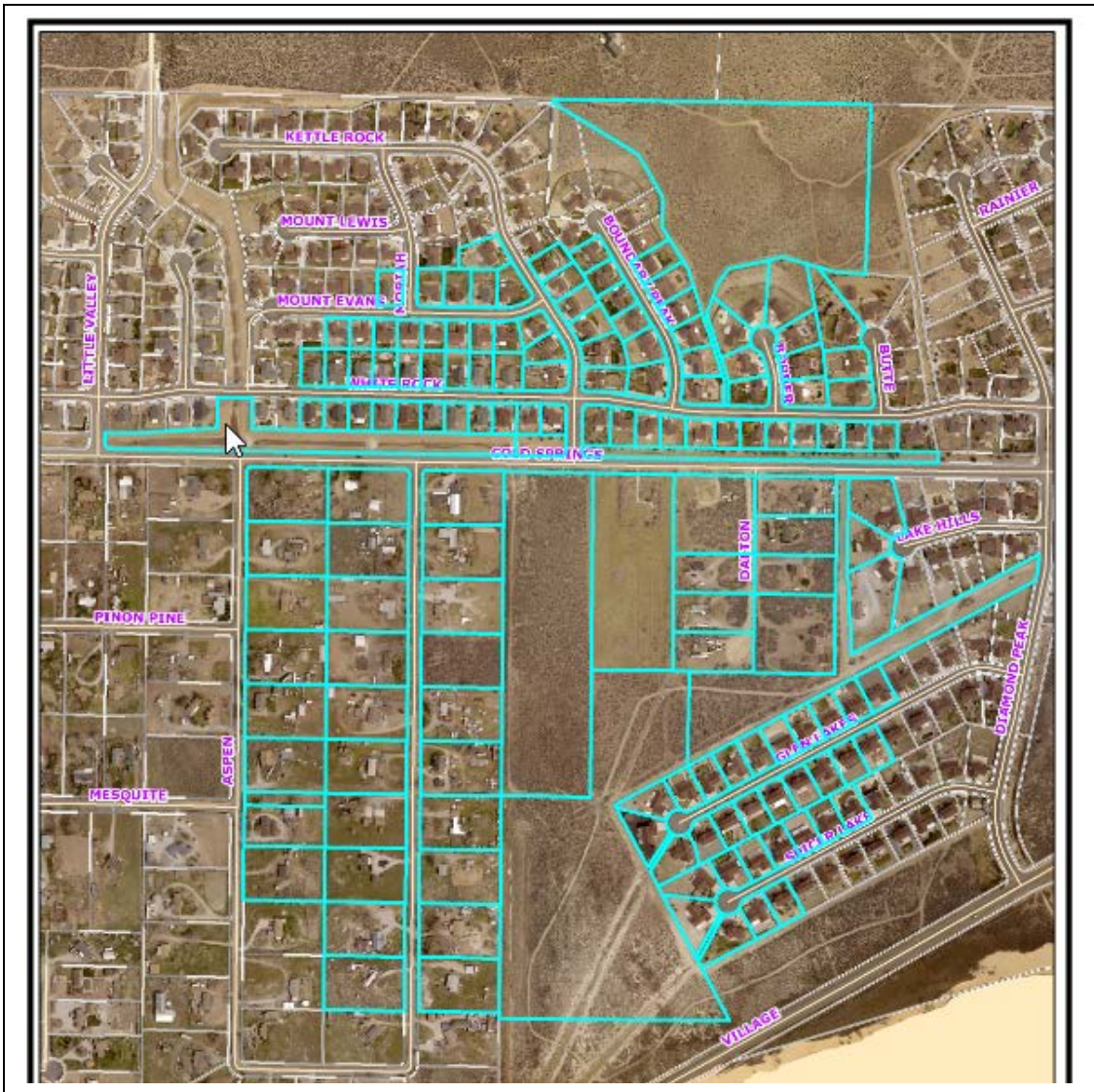
1001 East Ninth Street, Bldg. A, Reno, NV 89512



Exhibit C

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 146 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.



NOTICING MAP

Application for Regulatory Zone Amendment
APNs 566-041-01 & 566-041-02

Submitted to Washoe County
September 16, 2019

Prepared for

Lifestyle Homes TND LLC
4790 Caughlin Parkway #519
Reno, NV 89519

Prepared by



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

WRZA19-0006
EXHIBIT D

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Section 1

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: APNs 566-041-01 & 566-041-02 Zone Change			
Project Description: This is a request to amend the existing regulatory zoning of the parcels APN 566-041-01 (9.05 acres) and APN 566-041-02 (5 acres) from Low Density Suburban (LDS) to Medium Density Suburban (MDS).			
Project Address: 0 & 18020 Cold Springs Drive			
Project Area (acres or square feet): 14.05 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Cold Springs Drive, between Dalton Lane and East Aspen Circle in the Cold Springs area of Washoe County, NV.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
566-041-01	9.05		
566-041-02	5		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lifestyle Homes TND LLC		Name: Wood Rodgers, Inc. - Andy Durling	
Address: 4790 CAUGHLIN PKWY #519		Address: 1361 Corporate Boulevard	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell: 775.823.5211	Other:
Contact Person:		Contact Person: Andy Durling	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lifestyle Homes TND LLC		Name:	
Address: 4790 CAUGHLIN PKWY #519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

0 Cold Springs Drive & 18020 Cold Springs Drive

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
566-041-01	SR	LDS	9.05	MDS	No change
566-041-02	SR	LDS	5	MDS	No change

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	Medium Density Suburban	Residential
South	Low Density Suburban	Vacant
East	Low Density Suburban	Residential
West	Low Density Suburban	Residential / Vacant

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

Both parcels are vacant. An unoccupied building and fencing is located on the north edge of 566-041-02.

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

The site is flat with typical sagebrush-steppe vegetation, soils and wildlife for the area. No water bodies are located on site.

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

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

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

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

Explanation:

--

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

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

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

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

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

--

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

Water rights will be purchased and dedicated commensurate with residential development of the property.

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

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

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

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

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

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

--

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

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Cold Springs Water Reclamation Facility

- b. Available:

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

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

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

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

--

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

Cold Springs Drive & Village Parkway

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

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

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

a. Fire Station	Truckee Meadows Fire Station 42, 3680 Peak Drive, 0.4 miles east
b. Health Care Facility	Renown Urgent Care, 280 Vista Knoll Pkwy #106, 16 miles south
c. Elementary School	Nancy Gomes Elementary School, 3870 Limkin Street, 1.1 miles east
d. Middle School	Cold Springs Middle School, 18235 Cody Court, 2.3 miles northeast
e. High School	North Valleys High School, 1470 E Golden Valley Road, 12.8 miles south
f. Parks	Cold Springs Skateboard Park, 3355 White Lake Parkway, 0.8 miles southeast
g. Library	North Hills Library, 1075 North Hills Boulevard, 11.5 miles south
h. Citifare Bus Stop	Route 7 - Silver Lake Rd and Stead Boulevard, 9.3 miles south

Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Owner Affidavit

Applicant Name: _____

Lifestyle Homes TND

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

STATE OF NEVADA)
COUNTY OF WASHOE)

Robert Lissner

(please print name)

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

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

Assessor Parcel Number(s): 566-041-01, 566-041-02

Printed Name Robert Lissner

Signed RJ Lissner

Address 4790 Coughlin Pkwy
Reno 89519

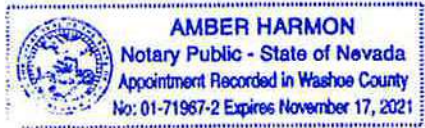
Subscribed and sworn to before me this 12th day of September, 2019.

Amber Harmon

Notary Public in and for said county and state

My commission expires: 11-17-2021

(Notary Stamp)



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

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

Account Detail

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CollectionCart

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

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
56604101	Active	9/9/2019 2:07:27 AM
Current Owner: LIFESTYLE HOMES TND LLC 4790 CAUGHLIN PKWY 519 RENO, NV 89519		SITUS: 0 COLD SPRINGS DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Section 20 SubdivisionName _UNSPECIFIED Township 21 Range 18		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$622.29	\$155.58	\$0.00	\$0.00	\$466.71
2018	\$593.79	\$593.79	\$0.00	\$0.00	\$0.00
2017	\$569.86	\$569.86	\$0.00	\$0.00	\$0.00
2016	\$556.24	\$556.24	\$0.00	\$0.00	\$0.00
2015	\$554.31	\$554.31	\$0.00	\$0.00	\$0.00
Total					\$466.71

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



Account Detail

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[Change of Address](#)

[Print this Page](#)

CollectionCart

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

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
56604102	Active	9/16/2019 2:07:21 AM

Current Owner:
LIFESTYLE HOMES TND LLC
4790 CAUGHLIN PKWY 519
RENO, NV 89519

SITUS:
18020 COLD SPRINGS DR
WCTY NV

Taxing District:
4000

Geo CD:

Legal Description
Lot 1 Township 21 Range 18 SubdivisionName _UNSPECIFIED

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$619.16	\$154.79	\$0.00	\$0.00	\$464.37
2018	\$590.80	\$590.80	\$0.00	\$0.00	\$0.00
2017	\$566.99	\$566.99	\$0.00	\$0.00	\$0.00
2016	\$553.44	\$553.44	\$0.00	\$0.00	\$0.00
2015	\$551.52	\$551.77	\$0.00	\$0.00	\$0.00
Total					\$464.37

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



Section 2

Project Description

Executive Summary

Applicant:	Lifestyle Homes
Property Owner:	Lifestyle Homes TND LLC
Location:	0 Cold Springs Drive & 18020 Cold Springs Drive South of Cold Springs Drive, between Dalton Lane and East Aspen Circle in the Cold Springs area of Washoe County, NV.
Parcel Size:	±14.05 acres
APN Numbers:	566-041-01 & 566-041-02
Existing Master Plan:	Suburban Residential
Proposed Master Plan:	No change
Existing Regulatory Zone:	Low Density Suburban (LDS)
Proposed Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Cold Springs
Citizen Advisory Board:	North Valleys
Commission District:	5 – Commissioner Herman
Request:	This is a request to amend the existing regulatory zoning of the parcels APN 566-041-01 (9.05 acres) and APN 566-041-02 (5 acres) from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Background

The subject property is located in Washoe County, NV and is within the Cold Springs Area Plan of the Master Plan. This request seeks to amend the subject property’s underlying regulatory zoning designation from Low Density Suburban (LDS) to Medium Density Suburban (MDS). The parcels have a Master Plan designation of Suburban Residential and MDS zoning is a compatible zoning district within this master plan category.

This site is presently vacant. Until 2004, the west parcel, APN 566-041-02, contained a single-family residence and associated accessory buildings (e.g. storage shed, driveway, fence). After the applicant purchased the property in 2004, aerial photos show that native vegetation and the majority of the residence were removed. The parcel is currently vacant and contains fencing surrounding the property and an unoccupied structure associated with the previous residence. The adjacent parcel, APN 566-041-01, is vacant and no evidence exists that it has been occupied recently. A dirt road occupies the far-left portion of the west parcel, APN 566-041-01, but it is not an official public or private road. The site is flat without any extreme slopes, limiting the amount of grading necessary on site prior to construction. This site is located within an area classified as “most suitable” for development in the Cold Springs Development Suitability map provided in the Cold Springs Area Plan document (page A-9). Although

sidewalks are not present adjacent to this property, the north facing side of Cold Springs Drive has a well-used, unpaved pedestrian path along a drainage ditch associated with the residential development to the north. Photos of the site are included in Section 4 of this document.

Analysis

The purpose of this request is to encourage development more compatible with the surrounding area. As Cold Springs has grown and developed, areas similar to the subject site have not received updated zoning to reflect the new character of the area. Low density suburban zoning is intended to, “create and preserve areas where single-family, detached homes on one (1) acre lots are predominant” (Washoe County Development Code page 106-6). Although LDS zoning is directly adjacent to the parcels now, the developments to the north and east of the subject parcels are Medium Density Suburban zoning and the character of the overall area is shifting away from predominantly large acre residential lots to smaller, denser developments. In terms of affordability, increasing density on these parcels would allow for a more affordable mixture of housing types in this area. Increasing housing stock to accommodate a growing population, within the constraints of the existing infrastructure, floodplains and topography, has been a critical challenge for the region in the past decade.

This request intends to allow for a medium density of suburban development on these parcels, similar to the parcels to the north and east of the property. The current LDS zoning, by design, is intended for larger lots of single-family houses. However, affordability and sustainability are affected when parcels that may be able to support a higher density in terms of location and infrastructure are not utilized to their full capacity. With the current LDS zoning, up to 14 units are allowed at a density of 1 dwelling unit per acre. With the proposed MDS zoning, the site could increase the density to three dwelling units per acre, up to a total of 42 units. If the Cold Springs area is to be developed further and accommodate future growth in the Truckee Meadows, it is necessary to carefully consider the efficiency of land use within areas close to existing infrastructure. One method to increase housing stock without contributing to sprawl is by using existing residentially zoned parcels more efficiently.

Existing Conditions

Table 1: Surrounding Land Uses

	Current Land Use	Master Plan Designation	Zoning
North	Single Family Residential Development – White Lake Ranch; Associated drainage ditch	Suburban Residential (SR) Ditch – Rural (R)	Medium Density Suburban (MDS); Ditch - General Rural (GR)
South	Vacant, common area parcel for Lake Hills housing development to north and east	Suburban Residential (SR)	Low Density Suburban (LDS)
East	4 Single Family Residences	Suburban Residential (SR)	Low Density Suburban (LDS)
West	5 Single Family Residences, 1 Vacant Parcel	Suburban Residential (SR)	Low Density Suburban (LDS)

Washoe County Master Plan Compatibility

The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. The proposed zoning for these parcels is allowed by the underlying Master Plan designation of Suburban Residential. See the below excerpts and comments from the Master Plan demonstrating the alignment of the goals and policies to this zoning map amendment request.

Population Element

POP.3 Plan for balanced development pattern that includes employment and housing opportunities, public services and open spaces.

Comment: Housing opportunities, particularly affordability, is a regional concern in northern Nevada. A higher density on these parcels will increase the ability for the developer to offer a mixture of housing at a more affordable price than single family detached houses on large acre lots. It is notable that households west of Sandpiper Drive, including the subject parcels, have a significantly lower median household income than areas to the east, as discussed in the Cold Springs Area Plan (page 5.) It is important for these lower income areas, like the subject parcels, to receive attention to the affordability of housing stock. In terms of open space, Cold Springs Park is located less than one mile away and the site is adjacent to a trail system owned and maintained by the Lake Hills residential housing development. Connections to these trails will be contemplated during the planning and design phases of any proposed projects. Additional trails to public land are located at the west end of Cold Springs Drive and are popular with pedestrians, cyclists and dirt bike/ATV users. Police, fire and school services are present within the existing area. A map of the current public and commercial services is included in Section 3.

POP.4 Coordinate population growth with availability of water, sewer, streets and highways, other public facilities and services.

Comment: This site is located within existing infrastructure in the Cold Springs area and within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. The map also shows a community water line passes through the bottom of the west parcel, APN 566-041-01, and a community sanitary sewer line is near the subject site to the north and the southeast. Truckee Meadows Fire Station 42 is located less than half a mile from the project site. Law enforcement services would be provided by the Washoe County Sheriff. The associated schools for this area are Nancy Gomes Elementary School, Cold Springs Middle School and North Valleys High School. A map of the current public services is included in Section 3. Consultation with each of these agencies will be required for future application processes associated with the development of this site. However, it is not anticipated this project will produce a substantial growth in population in this area that will strain existing resources. Rather, filling this area with a denser development will discourage sprawl into other areas further from the core of Cold Springs.

Conservation Element

C.2 - Conduct development so that an area's visual features and amenities are preserved.

Comment: The subject property is a vacant parcel and does not contain any hillsides or other substantial visual features that necessitate mitigation, according to the Visual and Scenic Values Map provided by Washoe County. The adjacent parcel to the south is common open space owned by the Lake Hills Home Owner's Association and will remain unaffected by this development.

Filling in this parcel more efficiently than the current large acre zoning has the added benefit of incidentally preserving other areas with scenic or natural resources, by accommodating additional housing in areas with the least impact to these resources.

C.3 - Regulate or mitigate development to protect environmentally sensitive and/or cultural, land, water, and wildlife resources.

Comment: The subject property does not have any known existing environmentally or culturally sensitive areas. There are no major drainageways or water resources within the site.

C.7 - Promote the use of designated plants appropriate to the type of development.

Comment: Although this zoning amendment request does not have a project presently attached to it, any future developments on this parcel will follow the appropriate landscaping guidelines and best practices provided by Washoe County.

C. 10 - Incorporate technical information on geologic hazards into the land use planning and development processes.

Comment: Although this zoning amendment request does not have a project presently attached to it, any future developments on this parcel will include consideration of geotechnical hazards in the planning, design and construction phases.

C.20 – Regulate development to protect floodplains.

Comment: The subject parcels are located outside of the floodplain.

C.21 - Manage development to preserve and protect water resources.

Comment: This site is not currently within a high value water resource area, according to the Water Resource Values map provided by Washoe County. Although this zoning amendment request does not have a project presently attached to it, any future developments on this parcel will preserve and protect current water quality and water resources. All Washoe County management guidelines to minimize erosion, sedimentation and impact on drainage will be adhered to, upon future development of the parcels.

Housing Element

H.1 - Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Comment: In the past, the LDS zoning of these parcels matched the character of this portion of the Cold Springs Valley. However, as this area has grown and developed, residential developments with a higher density have emerged closer to the Cold Springs core, near higher traffic roadways like Cold Springs Drive, Village Parkway, and White Lake Parkway. This zoning amendment would allow for a slightly higher density than the current zoning, in an area with the capacity to support this density. Existing infrastructure surrounds the property, including municipal sewer and water in the adjacent residential development to the north and southeast. A road network already exists in this area as well as other public services like schools, fire, and police. The site is also one of the only residentially zoned, vacant parcels in Cold Springs within a mile or less of a retail store selling grocery products (Family Dollar and 7-Eleven). This request is not for high density, but a moderate density similar to areas surrounding the subject site and the overall Cold Springs Valley.

H.2 – Preserve and rehabilitate existing affordable and workforce housing.

Comment: Although this is a zoning amendment and not attached to a current project, future development is likely to help with affordable/workforce housing issues. A higher density on these parcels can help increase the overall supply of housing in the region and thus a higher propensity for housing prices to stabilize and support greater housing attainability, more so than single family detached houses on large acre lots.

Land Use and Transportation Element

LUT.1 - *Influence future development to abide by sustainable growth practices*

Comment: A key component to sustainability in land use practices is reducing sprawl by using existing land in the most efficient manner possible. By changing the zoning and increasing density on these parcels, which are already surrounded by existing development and infrastructure, the subject parcels are able to provide necessary housing to the region without developing land further from current communities. This site is also in close proximity to commercial developments, relative to other areas of Cold Springs that are also capable of this type of development, reducing automobile usage for future residents of this area to complete daily activities.

LUT.3 - *The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.*

Comment: This site is already surrounded by similar development to the north and southeast in addition to the Woodland Village development to the northeast in Cold Springs. Necessary housing to the region can be provided in this area without developing land further from current communities by increasing density on these parcels, which are already surrounded by existing development and infrastructure.

LUT.5 – *Development occurs where infrastructure is available.*

Comment: This development is located near existing developments and within the boundaries of municipal infrastructure.

Public Facilities Element

PSF.1.22- *Minimize the use of high water demand vegetation for decorative uses on public and private project landscaping.*

Comment: Landscaping will not include high water demand vegetation and follow landscaping guidelines established by Washoe County.

PSF.1.23 - *Encourage new public and private development to use water conservation landscaping and fixtures.*

Comment: Any future development will use appropriate landscaping and fixtures, as determined by Washoe County and best practices for water conservation.

Cold Springs Area Plan Compatibility

The subject property is located within the Cold Springs Area Plan. The plan was originally adopted in 2010 to, “identify, implement and preserve the community character that has evolved in the Cold Springs

Valley” as well as, “respond to a citizen-based desire to establish the Cold Springs Valley as a separate and distinct planning area within unincorporated Washoe County” (page 1). The Cold Springs Area Plan lists several goals intended to guide the growth and development of the area. Below is an analysis of how the goals of this area plan are fulfilled by this application request.

Goal 1 - *The pattern of land use designations in the Cold Springs Area Plan will implement and preserve the community character described in the Character Statement.*

Comment: The subject site is within the Cold Springs Suburban Character Management Area. All residential land uses denser than one dwelling unit per five acres are required to be within this area. All regulatory zones outlined in the Washoe County Master Plan are allowed within this character management area. No federal/public lands or any areas within the Cold Springs Rural Character Management Area will be affected by this request. This request is compatible with the character of Cold Springs and responds to the growth of the overall region in a way respectful of the Character Statement that residents and planners developed for the area.

Goal 2 - *Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.*

Comment: The Character Statement for this plan emphasizes natural resources of the Cold Springs Valley, including the surrounding ridgelines and the White Lake playa. The built environment is characterized by a range of rural and suburban uses, with small, locally owned commercial and industrial developments and open space and scenic views. This zoning amendment will contribute to the mixture of suburban uses in the region without affecting the precious natural resources of the Cold Springs area.

Goal 3 - *The regional and local transportation system in the Cold Springs planning area will be a safe, efficient, multi-modal system providing circulation within the plan area and access to commercial services, public lands, recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the Cold Springs Vision and Character Statement.*

Comment: It is not anticipated this zoning amendment will negatively affect the safety or efficiency of the transportation system or access to the area.

Goal 4 - *Maintain open vistas and minimize the visual impact of hillside development.*

Comment: This parcel is flat and will not require any impact to hillsides. Vistas will not be obscured by the future development of this property, but this impact will be considered during the planning and design of any projects.

Goal 5 - *Public and private development will respect the value of cultural and historic resources in the community.*

Comment: No cultural or historical resources will be affected by this request. Future development will be conscientious of any unanticipated discovery of archaeological or historical resources during the future planning, design and construction phases of this parcel.

Goal 6 - *The Cold Springs planning area will contain an extensive system of trails accommodating a variety of users. The trail system will contribute to the preservation and implementation of the community character by integrating other recreational facilities (such as parks), the Regional Trail System, public*

lands, open space (public and private), and schools. Updates to the Parks District Master Plan that includes the Cold Springs planning area shall use the following policies for guidance and direction.

Comment: A trail system connecting to the Lake Hills development is located on the adjacent parcel to the southeast. This parcel is common area owned and maintained by the Lake Hills HOA and will be unaffected by this zoning amendment. Connections to these trails will be contemplated during the planning and design phases of any proposed projects. Additional trails to public land are located at the east end of Cold Springs Drive and are popular with pedestrians, cyclists and dirt bike/ATV users.

Goal 7 – *The Cold Springs planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulate matter (PM10 and PM2.5), and ozone air quality standards; the vistas of surrounding ridges and more distant mountain ranges will not be obscured by man-made pollutants.*

Comment: This is an infill property within the Cold Springs Valley and is adjacent to existing roadways and within one mile of commercial facilities, limiting the distance and amount of vehicle trips required by households and thereby reducing the amount of pollutants released into the air. The parcel is flat with little/no slope and future construction will not require significant grading that would contribute to erosion and dust.

Goal 8 - *Minimize potential damage to the built environment from geologic hazards.*

Comment: This site is not in proximity to any known geologic hazards.

Goal 9 - *Preserve, conserve, and enhance wildlife resources and habitat.*

Comment: This area has been previously disturbed and is located between the busy roadway of Village Parkway and Cold Springs Drive. A common open space owned by Lake Hills HOA is located adjacent to this property and will be unaffected by this request. Future development of this property will necessitate further investigation into wildlife resources and habitat that may require mitigation.

Goal 10 - *Minimize or eliminate personal, economic, and environmental impacts from flooding or changes to drainage patterns and volume.*

Comment: This area is not within a floodplain and any drainage concerns will be addressed in the planning, design, and engineering phases of future development on these parcels.

Goal 11 - *The provision and management of water supply, water resources, wastewater treatment, and wastewater disposal will implement and be consistent with the community character as described in the Cold Springs Vision and Character Statement.*

Comment: This site is located within existing infrastructure in the Cold Springs area and within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. The map also shows a community water line passes through the bottom of the west parcel, APN 566-041-01, and a community sanitary sewer line is near the subject site to the north and the southeast. All water resources will be supplied and managed using the best principles and practices of sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements. Effluent management will be provided by the Cold Springs Wastewater Reclamation Facility and appropriate sewer management practices will be followed during the planning, design and engineering phases of future development.

Goal 12 - *Water quality will be protected and/or enhanced.*

Comment: All water resources will be supplied and managed according to legal requirements and the best principles and practices of sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements.

Goal 13 - *Maintain and enhance the value of wetlands and playas and their associated habitats. Such environmental resources are highly valued for groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland and playa resources and land use activities.*

Comment: No wetlands or playas will be affected by this request.

Goal 14 - *Amendments to the Cold Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Cold Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement*

Comment: This request does not seek to amend the Cold Springs Area Plan. However, findings/criteria applicable to the Cold Springs Area Plan are included below with commentary on how the request fulfills these goals.

Cold Springs Area Plan Findings

Finding A - *The amendment will further implement and preserve the Vision and Character Statement.*

Comment: The Character Statement for this plan emphasizes natural resources of the Cold Springs Valley, including the surrounding ridgelines and the White Lake playa. The built environment is characterized by a range of rural and suburban uses, with small, locally owned commercial and industrial developments and open space and scenic views. This zoning amendment will contribute to the mixture of suburban uses in the region without affecting the precious natural resources of the Cold Springs area. This parcel is within the existing built environment and will serve to alleviate affordable housing issues within the region without negatively affecting the character and natural resources of the Cold Springs Valley. This site, as discussed throughout this application, is an infill property of the community with existing infrastructure already surrounding it. The parcels are also already zoned for residential development. This request is seeking to improve the development potential of this site and improve the efficiency of land use on a property capable of absorbing additional density. This request is not in conflict with the underlying master plan or the Cold Springs Area Plan.

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

Comment: The *Cold Springs Area Plan Compatibility* and *Washoe County Master Plan Compatibility* sections of this document detail how this request is compatible with the goals and policies of these documents. The Regional Water Management Plan provides specific goals, objectives and policies to protect and conserve water resources and quality in the region. This application is to amend a regulatory zoning designation; specific water resource management

measures will be explored during future application processes involving the planning, design and engineering of the site.

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

Comment: This request is not anticipated to affect public safety, health or welfare. All public health and safety laws will be followed upon future development of the site.

Regulatory Zoning Amendment Findings

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

Comment: The proposed amendment is in compliance with the policies and action programs of the Master Plan as detailed in the *Master Plan Compatibility and Cold Springs Area Plan* of this section of this document.

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

Comment: The purpose of this request is to encourage development more compatible with the surrounding area. As Cold Springs has grown and developed, areas like the subject site have not received updated zoning to reflect the new character of the area. Low density suburban zoning is intended to create and preserve areas where single-family, detached homes on one (1) acre lots are predominant. Although this type of area is directly adjacent to the parcels now, the developments to the north and east of the subject parcels are Medium Density Suburban zoning and the character of the overall area is shifting away from predominantly large acre lots with one single-family residence to smaller, denser developments. In terms of affordability, increasing density on these parcels will allow for a more affordable mixture of housing types in this area. This request will not result in any adverse effects to the existing community,

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.

Comment: The Master Plan and the Cold Springs Area Plan were both written in 2010, prior to the recent population and employment growth in northern Nevada. Housing affordability is a salient concern for the region, as evidenced by the recent housing studies released by local municipalities including the Truckee Meadows Regional Planning Agency (2017) and the City of Reno (2016). Rather than encouraging development of land not intended for residential development or in areas further from existing development and infrastructure, this site presents an opportunity to better utilize the existing residential land in the Cold Springs Valley to accommodate regional housing needs.

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.

Comment: Utilities are located nearby the subject property, as this is an infill parcel of Cold Springs with existing infrastructure surrounding it. The site is located within existing infrastructure in the Cold Springs area and within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. The map also

shows a community water line passes through the bottom of the west parcel, APN 566-041-01, and a community sanitary sewer line is near the subject site to the north and the southeast. The change from MDS to LDS would be supported by current infrastructure and would simply result in a higher density similar to adjacent residential developments to the north and southeast.

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

Comment: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan, as detailed in the *Master Plan Compatibility* section of this application. The proposed amendment will help implement the policies and action programs of the Master Plan by providing opportunities for the growing North Valleys and Cold Springs area.

6. The proposed amendment will promote the desired pattern for 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.

Comment: The proposed amendment supports orderly growth and provides an opportunity to support the population growth expected to continue in the North Valleys and Cold Springs areas. With the current LDS zoning, up to 14 units are allowed at a density of 1 dwelling unit per acre. With the proposed MDS zoning, the site could increase the density to three dwelling units per acre, up to 42 units. If the Cold Springs area is to be developed further and accommodate future growth in the Truckee Meadows, it is necessary to carefully consider the efficiency of land use within areas close to existing infrastructure and public services. One way to increase housing stock without contributing to sprawl is by using existing residentially zoned parcels more efficiently.

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

Comment: Not applicable.


Section 3



 Subject Parcels


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 950 1,900
FEET



Vicinity Map

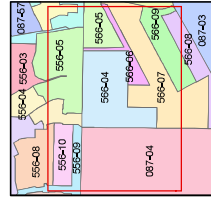
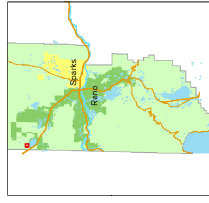
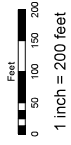
Reno, NV
September 2019



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066

Assessor's Map Number
566-04

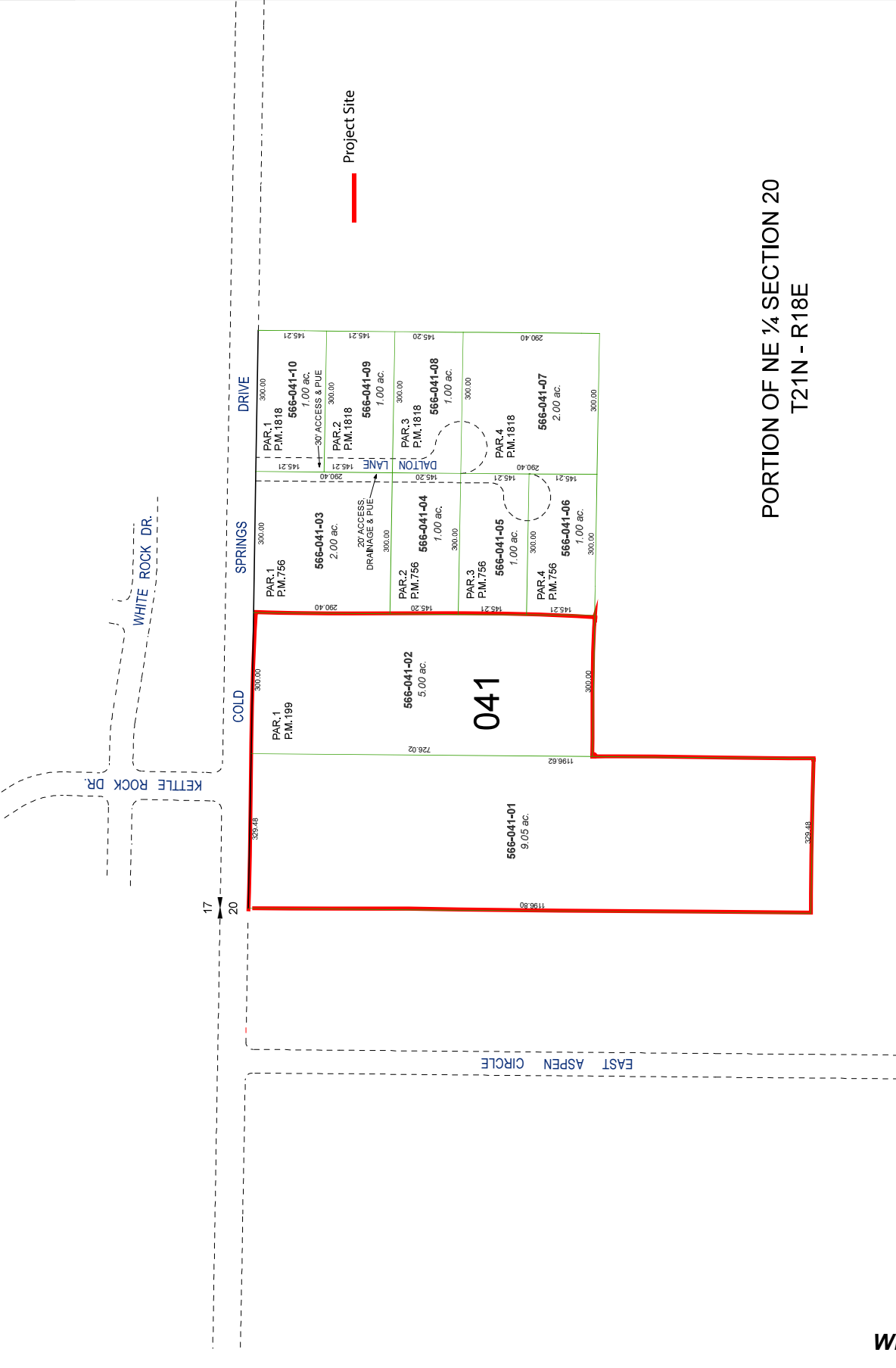
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D 89512
Reno, NV
(775) 328-2231



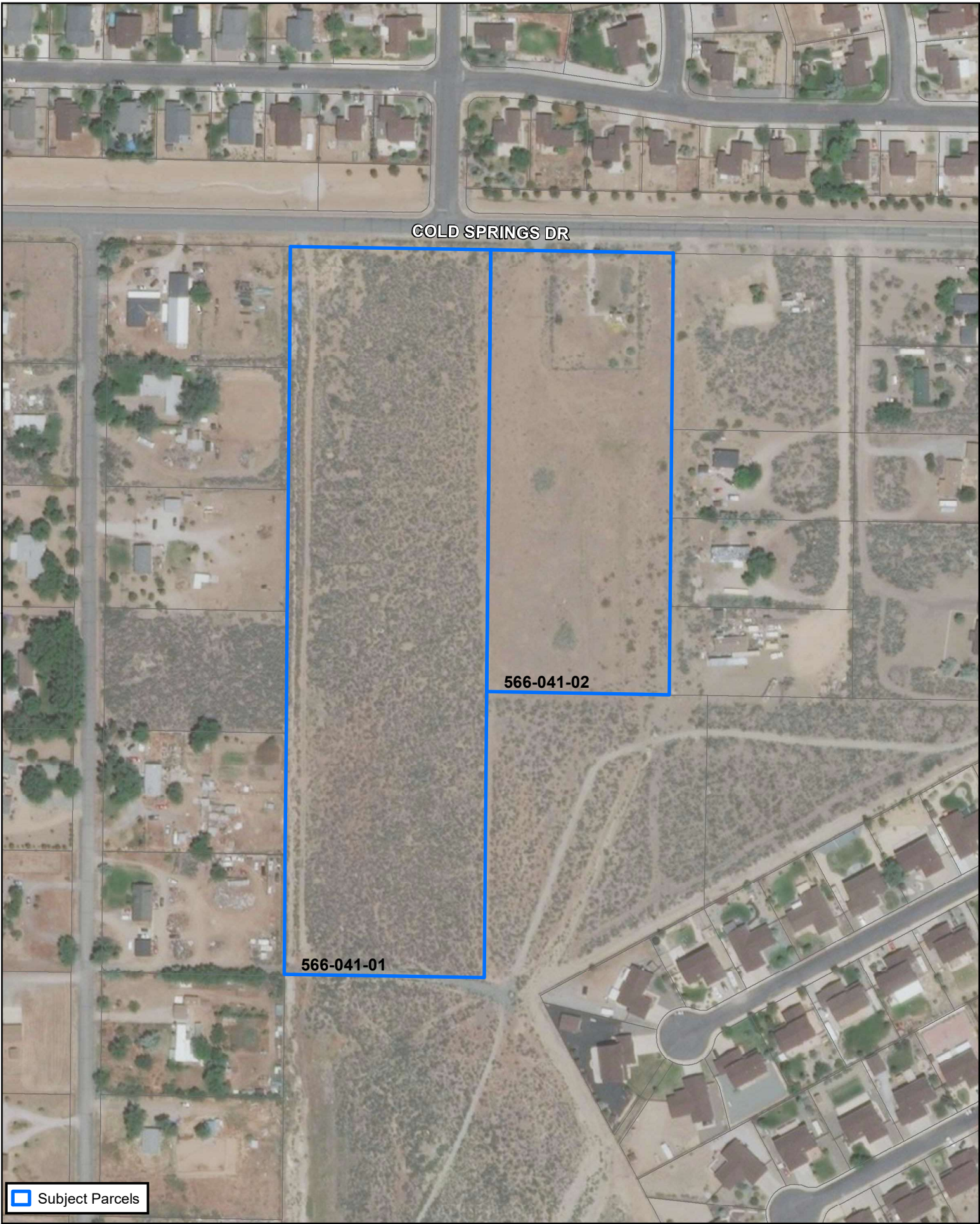
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last updated: _____

area previously shown on map(s):
087-03

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any other legal interest and is not intended as to the sufficiency or accuracy of the data delineated hereon.



PORTION OF NE 1/4 SECTION 20
T21N - R18E

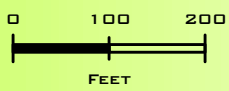


COLD SPRINGS DR

566-041-02

566-041-01

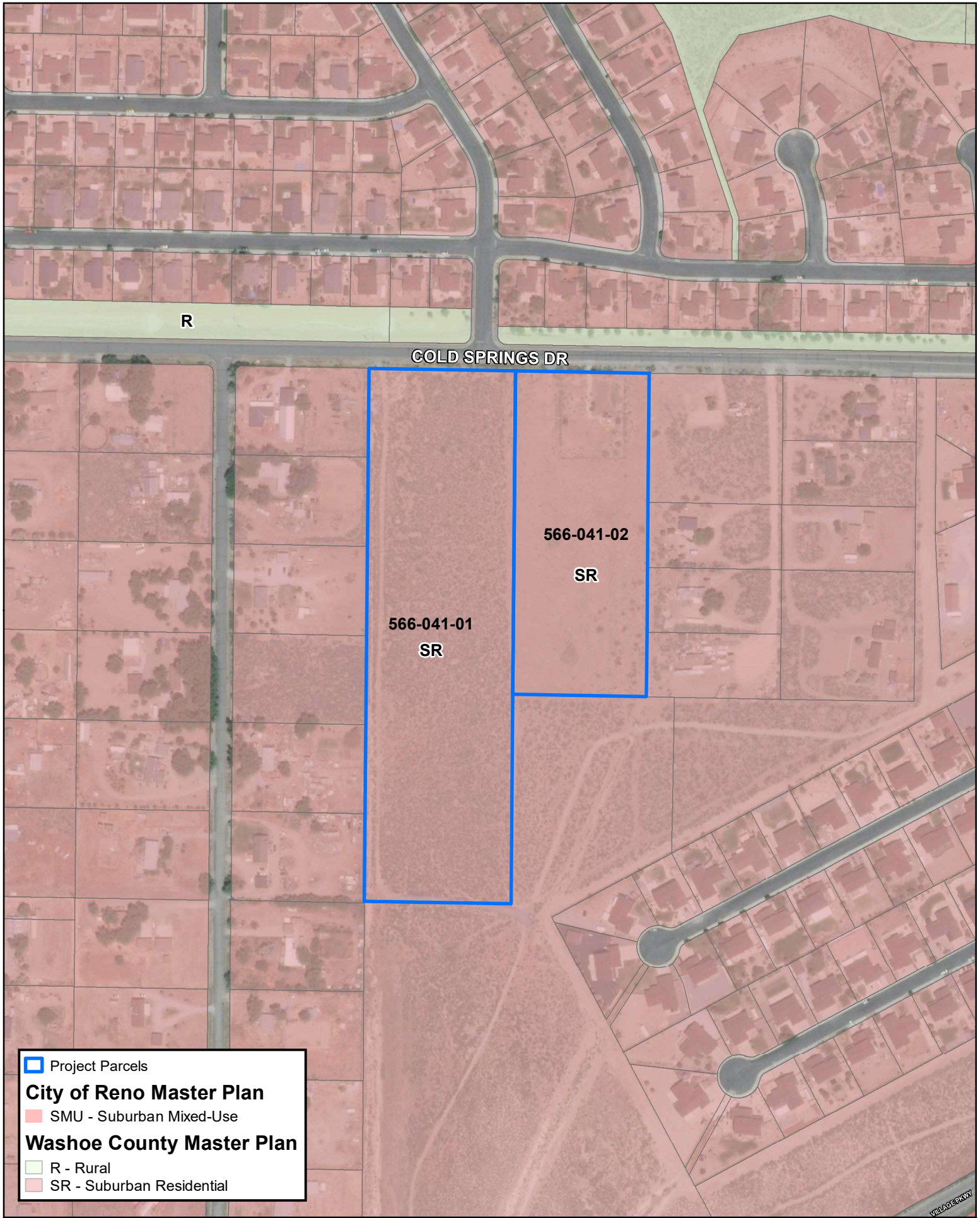
 Subject Parcels



Aerial

September 2019


WOODLIFE
 BUILDING THE FUTURE, ONE HOME AT A TIME
 WRZ 219-0006
EXHIBIT D




COLD SPRINGS DR


R

566-041-02
SR


566-041-01
SR


 Project Parcels

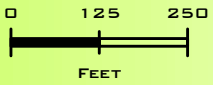
City of Reno Master Plan

 SMU - Suburban Mixed-Use

Washoe County Master Plan

 R - Rural

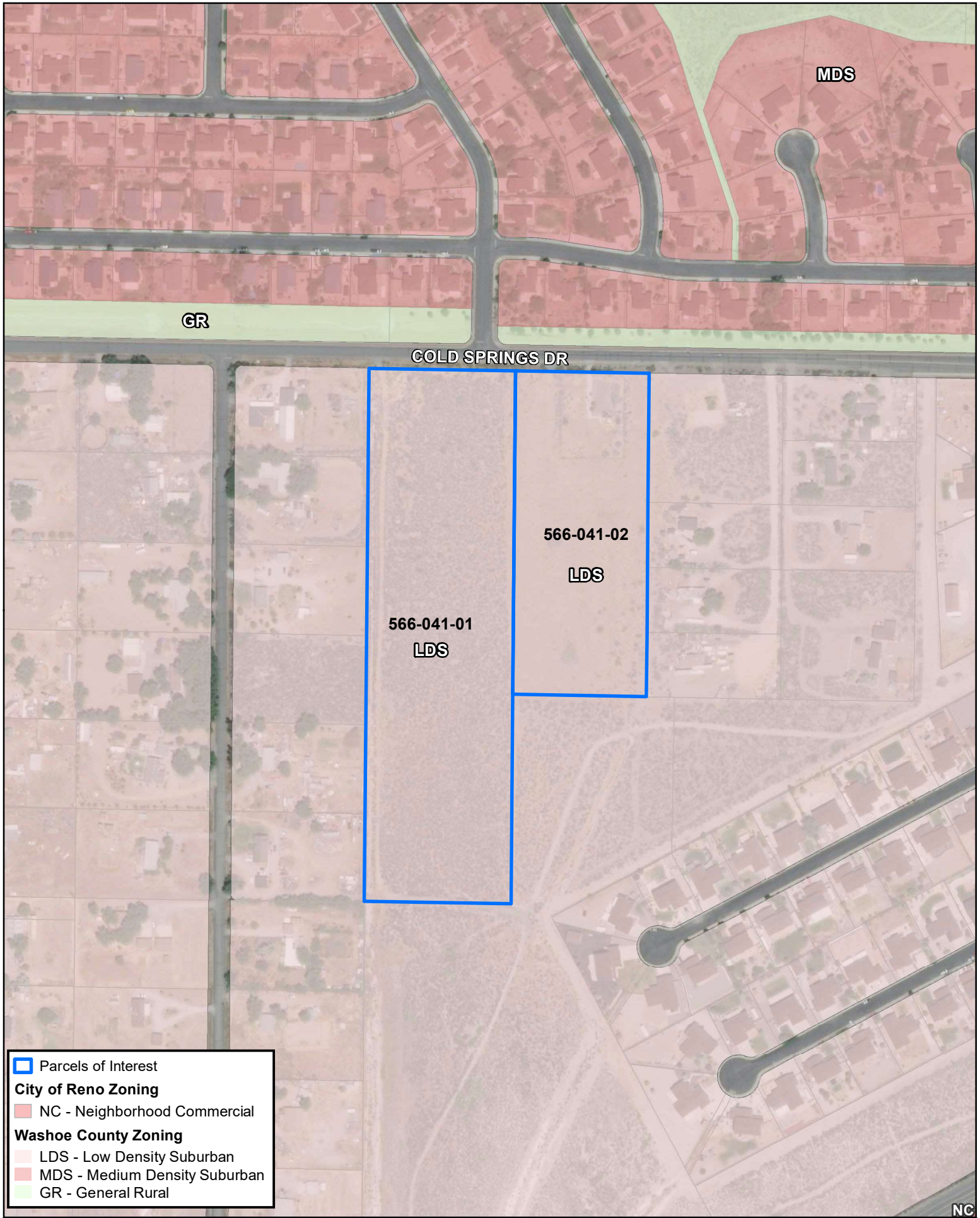
 SR - Suburban Residential



Existing Master Plan

September 2019


WOODWARD
 BUILDING COMMUNITIES AT A TIME
 WRZ 19-0006
EXHIBIT D



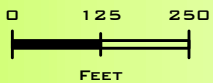
▣ Parcels of Interest

City of Reno Zoning

- NC - Neighborhood Commercial

Washoe County Zoning

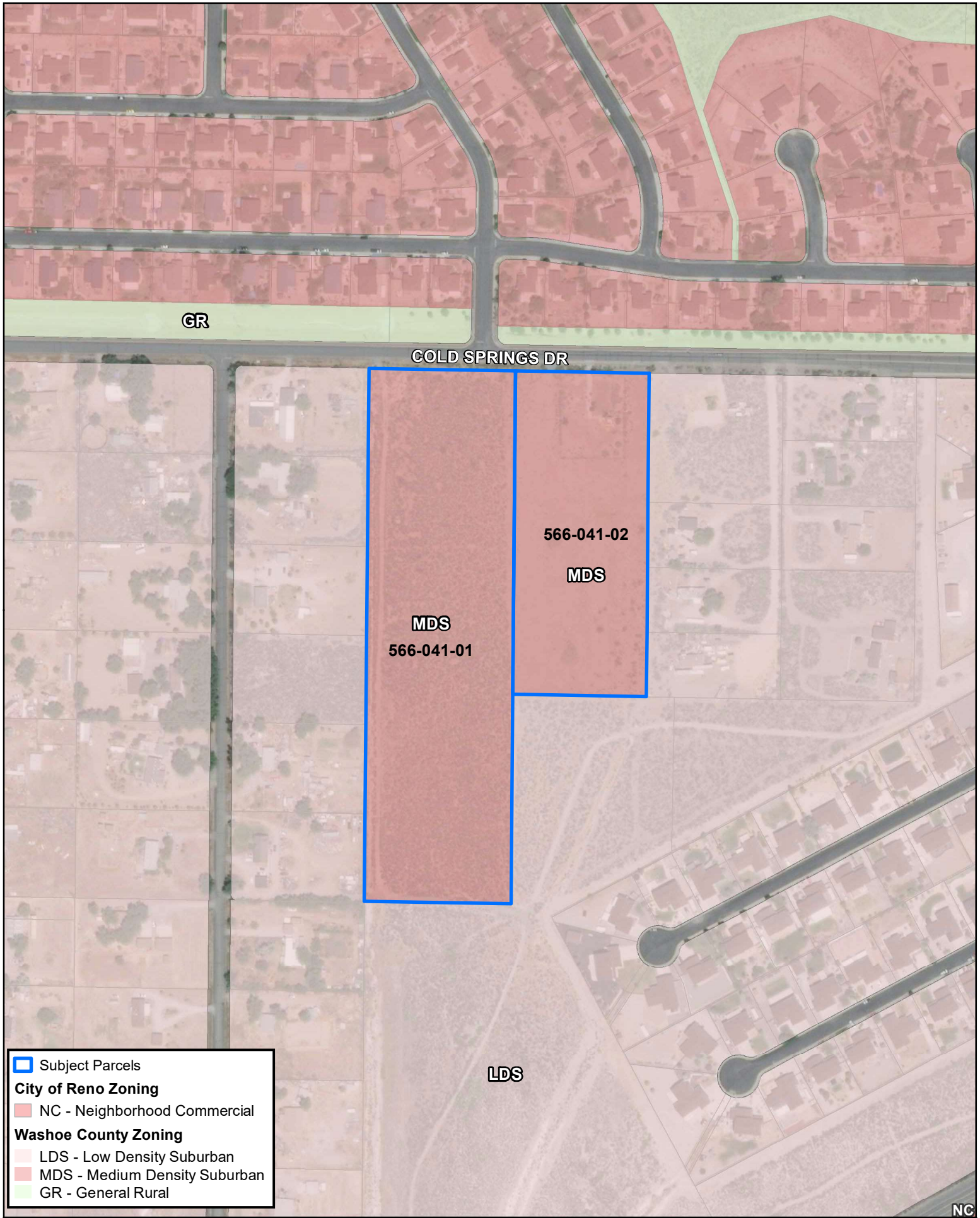
- LDS - Low Density Suburban
- MDS - Medium Density Suburban
- GR - General Rural




Existing Zoning


September 2019

WOODLAND VILLAGES BUILDERS GROUP
 BUILDING COMMUNITY, AT A TIME
EXHIBIT D






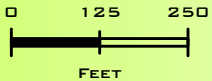
 Subject Parcels

City of Reno Zoning

-  NC - Neighborhood Commercial

Washoe County Zoning

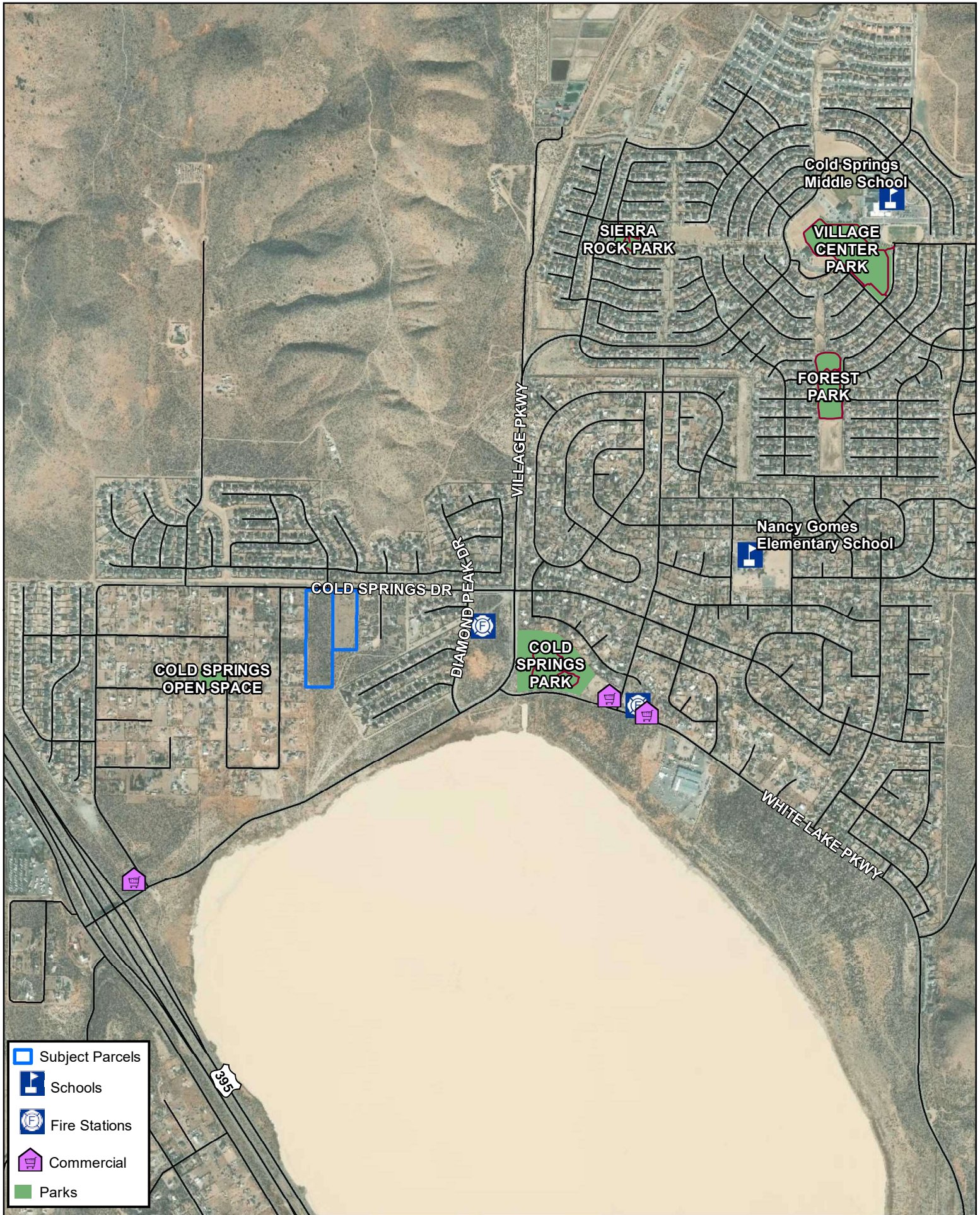
-  LDS - Low Density Suburban
-  MDS - Medium Density Suburban
-  GR - General Rural



Proposed Zoning

September 2019


WOODWARD
 BUILDING THE FUTURE, ONE PROJECT AT A TIME
 WRZ 19-0006
EXHIBIT D



Facilities and Services Map

September 2019



Section 4

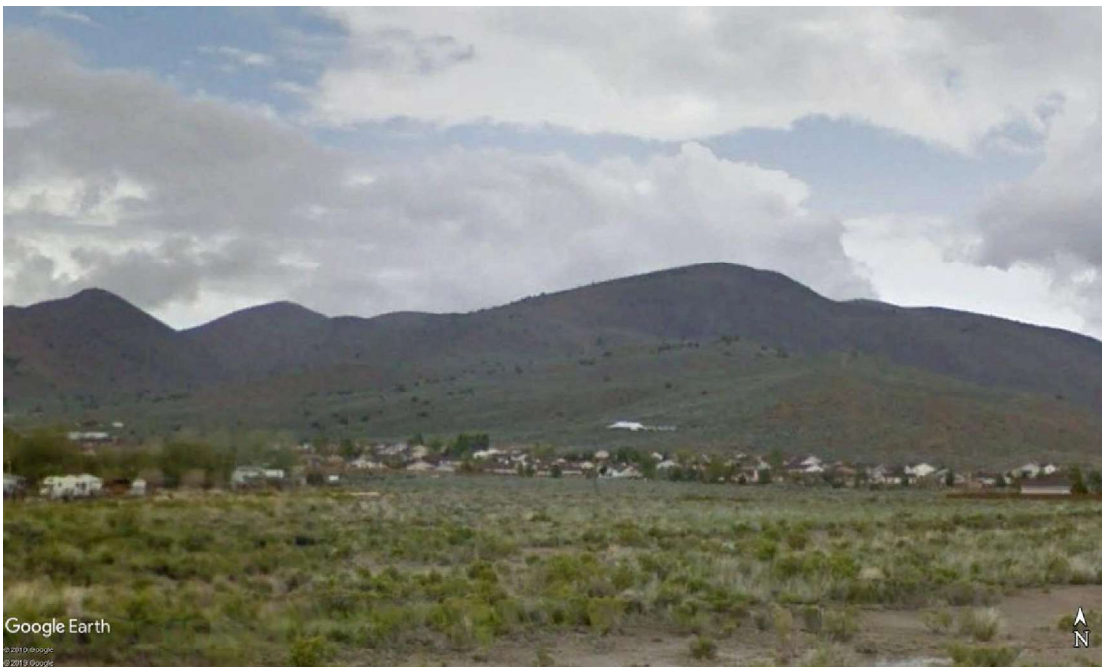
APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Driveway, fencing and existing structure.jpg

1: --



Google Earth
© 2019 Google

Facing north.jpg

2: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Facing southeast.jpg

3: --



Parcels facing South (2).jpg

4: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit
Site Visit Photo Report - September, 2019



Parcels facing South and adjacent residences.jpg

5: --



Parcels facing South.jpg

6: --

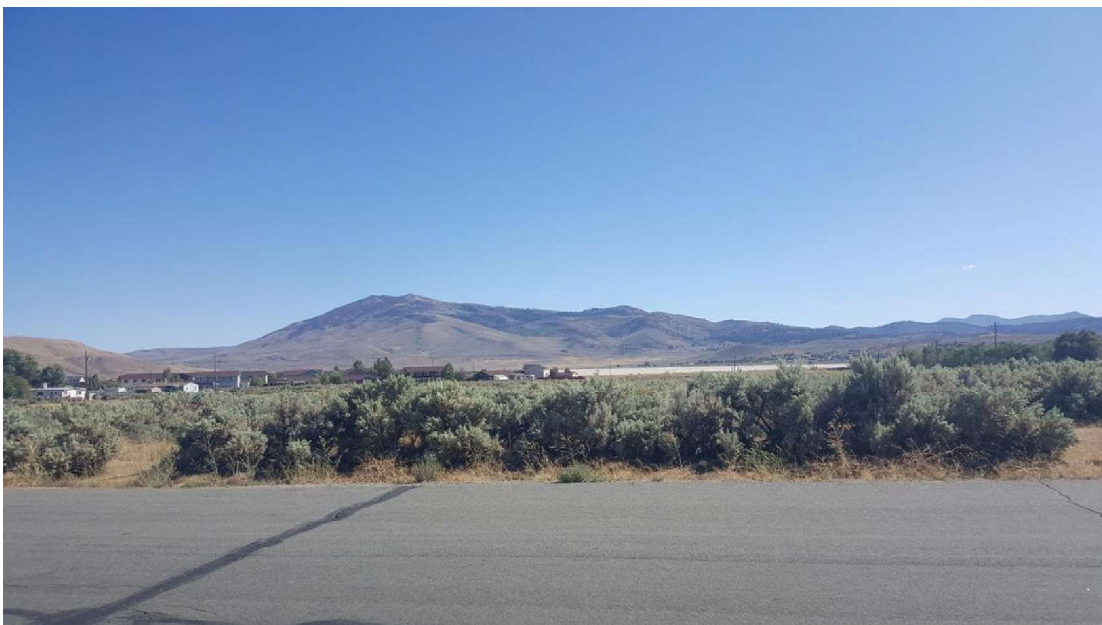
APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels facing east.jpg

7: --



Parcels facing south (3).jpg

8: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels facing southeast.jpg

9: --



Parcels facing southwest.jpg

10: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels west (2).jpg

11: --



Parcels west.jpg

12: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels facing south

13: --