

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Prepared by:



March 16, 2020

VILLAGE PARKWAY

REGULATORY ZONE AMENDMENT

Prepared for:

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March 16, 2020

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VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Introduction

This application includes the following request:

- A **Regulatory Zone Amendment** to rezone 47.19± acres from Medium Density Suburban (MDS) to High Density Suburban (HDS).

Project Location

The Village Parkway properties (APN #'s 087-400-11, 23, and 24) consist of 124.6± acres located on the west side of Village Parkway, north of Cold Springs Drive in the Cold Springs Area Plan. Mud Springs Drive (private) traverses the site along the eastern property boundary. Figure 1 (below) depicts the project location.

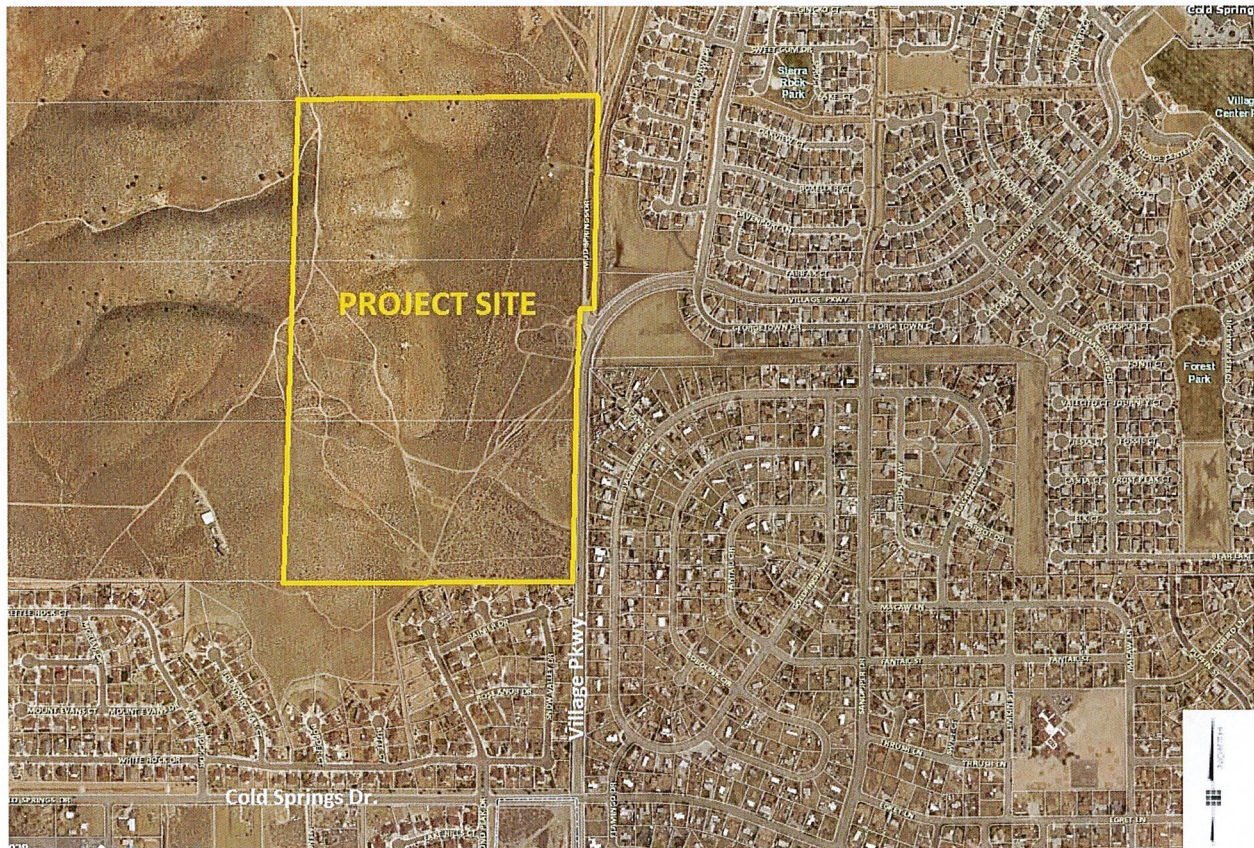


Figure 1 – Vicinity Map

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Existing Conditions

Currently, the project site is vacant. The western side of the properties is characterized by steep slopes and a ridgeline that separates the parcels from large lot residential uses to the west. The eastern portion of the property is relatively flat and easily accessed from Village Parkway. Surrounding land use included single family suburban residential to the east, south, and northeast, and large-lot residential to the north and west.

The site topography is reflected in the current Master Plan designations for the site. The western portions of the property are designated as Rural while the eastern half of the site is Suburban Residential. Figure 2 (below) depicts the existing Master Plan designations for the site and surrounding area.

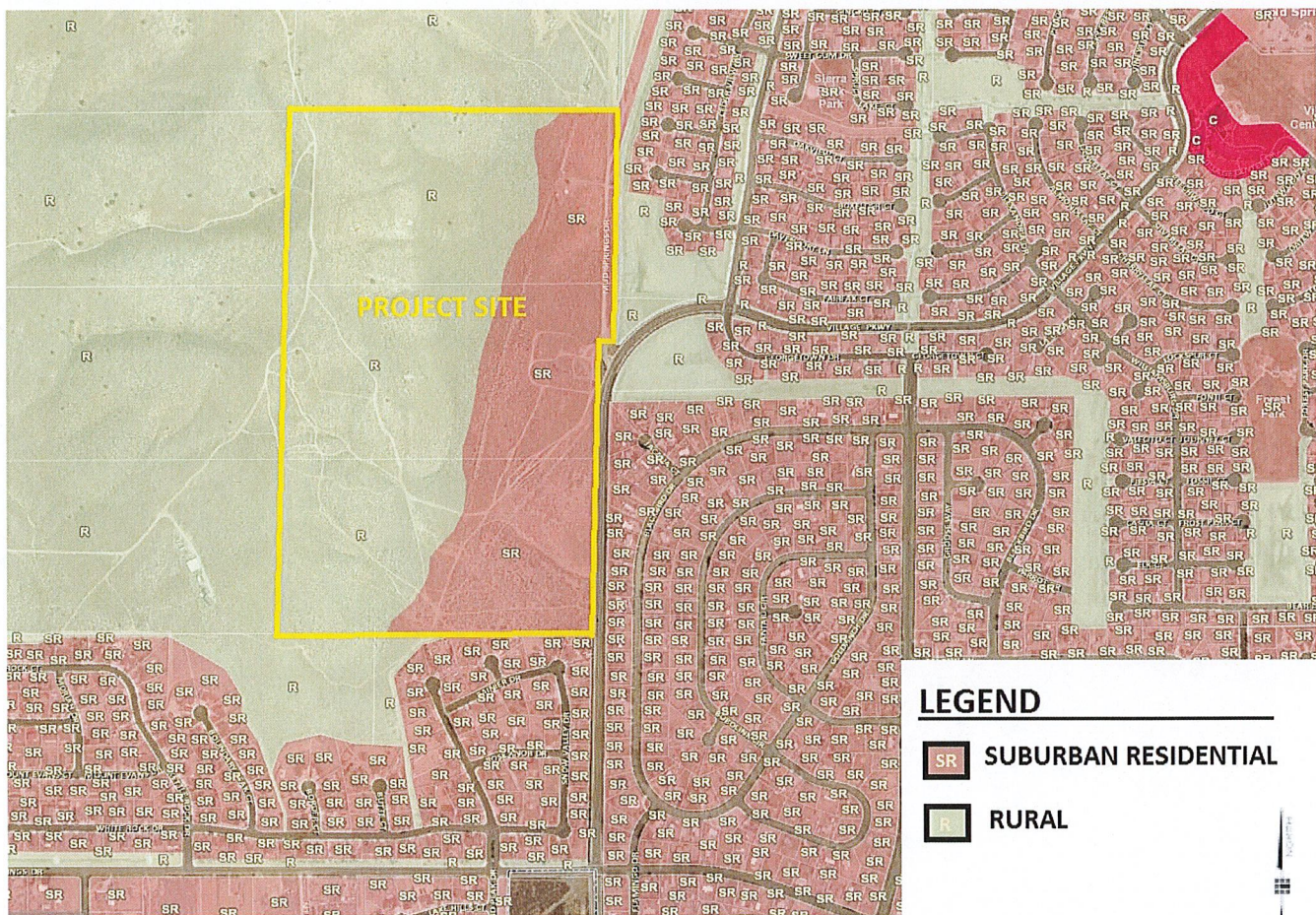


Figure 2 – Master Plan Land Use

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Figure 3 (below) and 4 (following page) depict the existing onsite conditions.

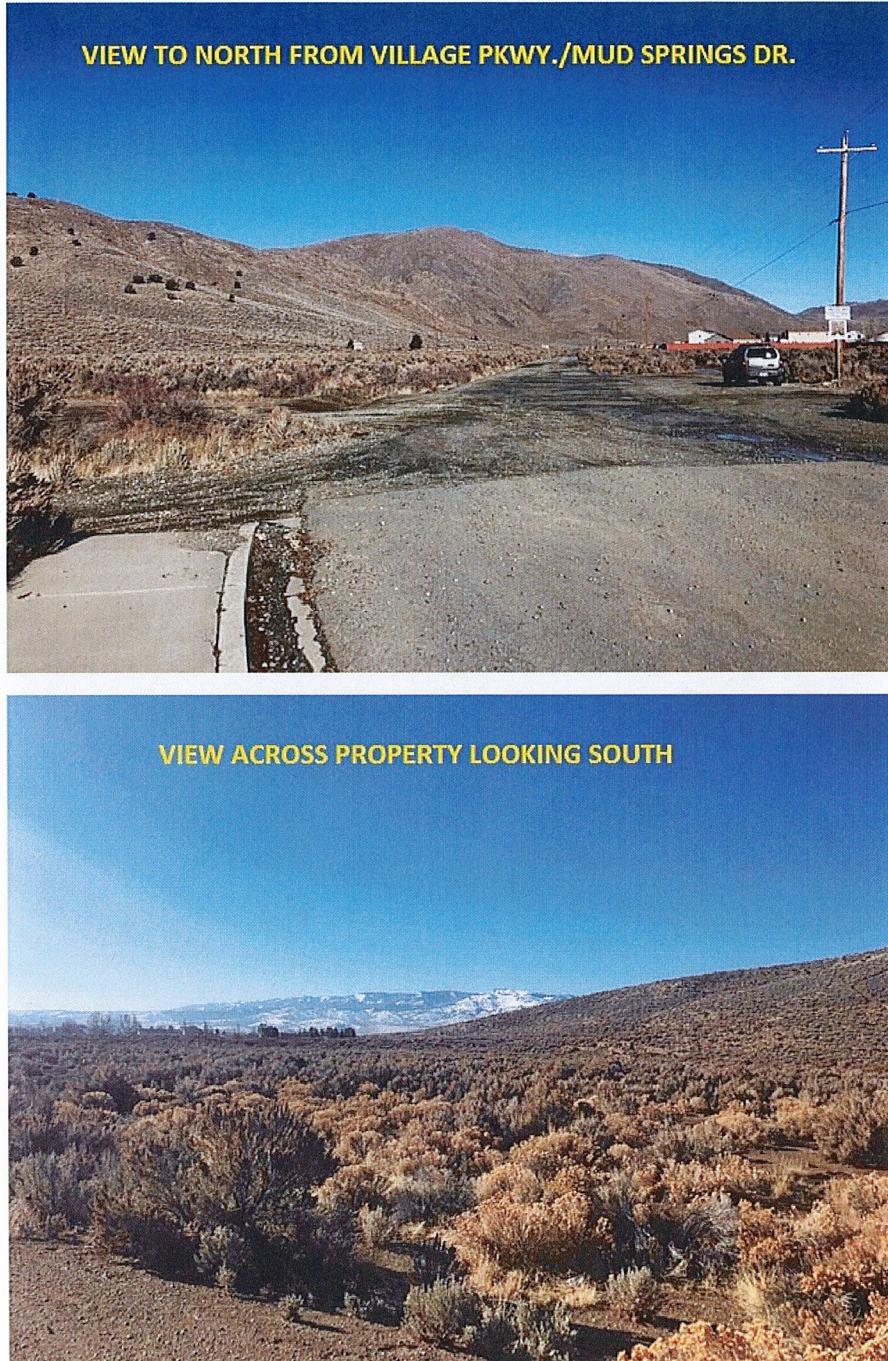


Figure 3 – Existing Conditions

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

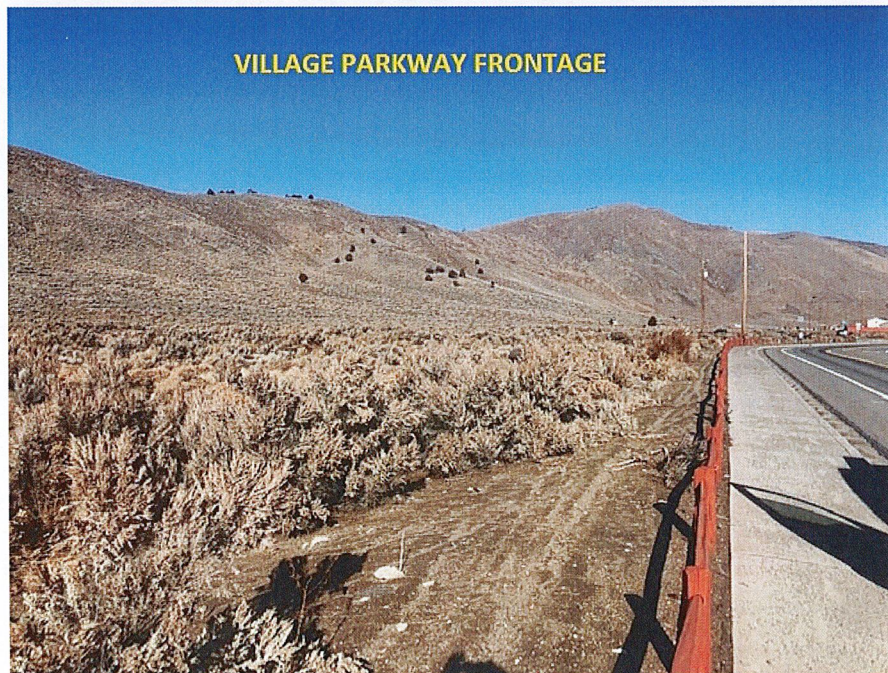
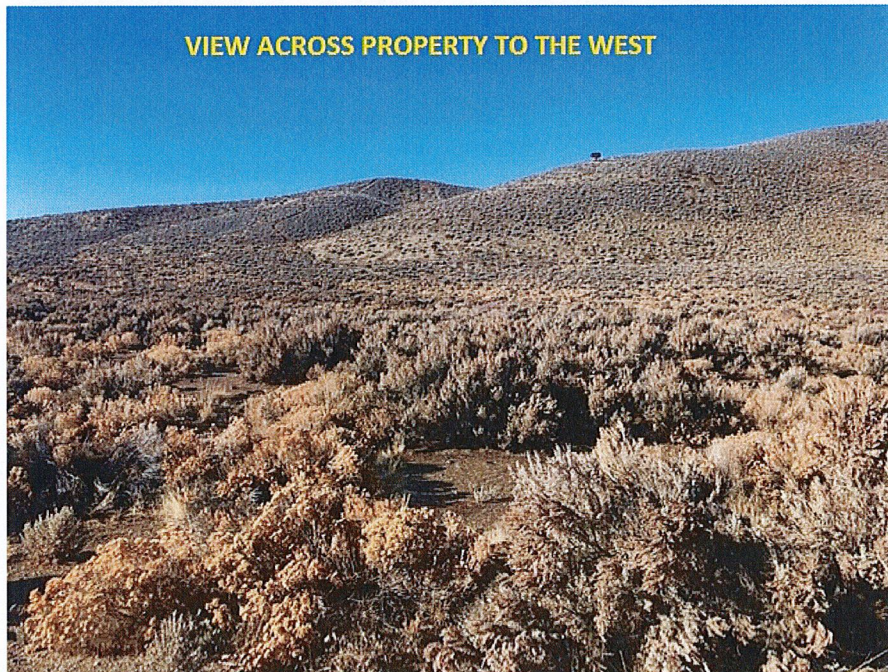
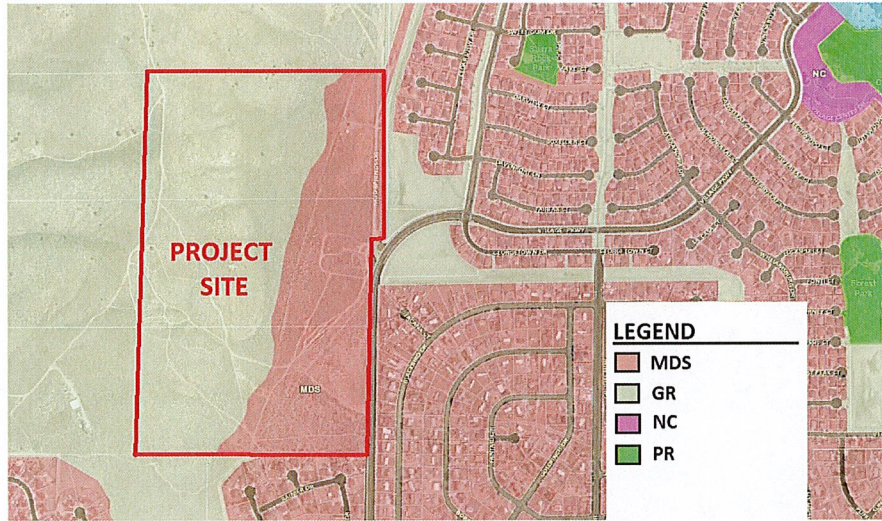


Figure 4 – Existing Conditions

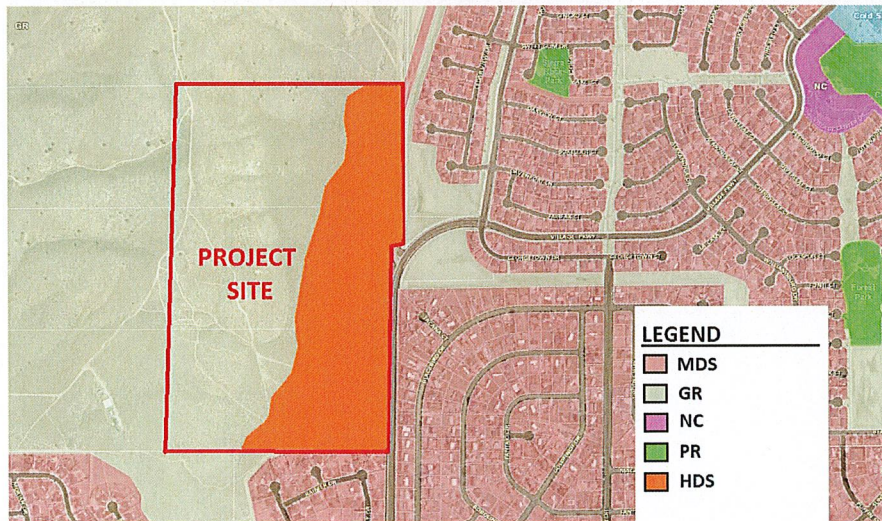
VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Request Summary

This application includes a request for a Regulatory Zone Amendment to redesignate the eastern portion of the site from Medium Density Suburban (MDS) to High Density Suburban (HDS). This includes the 47.19± acres located along Village Parkway, extending west to the base of the ridgeline. No zoning changes are proposed for the western portion of the site (77.41± acres). This area would retain the current General Rural (GR) zoning. Figure 5 (below) depicts the existing and proposed zoning for the subject parcels.



Existing Zoning



Proposed Zoning

Figure 5 – Existing/Proposed Zoning

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

There have been numerous changes within Cold Springs and the region that warrant the requested amendment. To begin with, the current Area Plan has not been updated in nearly 10 years. Since the adoption of the plan, the Woodland Village project has been nearly built out. Additionally, there has been significant employment growth in the North Valleys. Due to its close proximity, Cold Springs is a desirable home location for those employed within the North Valleys employment centers. However, with Woodland Village nearing completion, there is limited housing supply available. When coupled with the current regional housing crisis, there is strong justification for additional housing density with the Cold Springs Area Plan.

Another consideration in support of the requested amendment is the lack of housing diversity in Cold Springs. Currently, the majority of the Area Plan only allows for 3 dwelling units per acre (with some limited exceptions). As a result, there is little diversity in new housing types. By creating a zoning mix that allows for higher density, new product types can be introduced, diversifying the overall market offerings and appealing to a wider range of the market population.

The proposed HDS zoning will allow for up to 7 dwelling units per acre. This density will permit single family uses on smaller homesites that appeal to residents that do not wish to maintain large yards, retirees, etc. It is also important to note that lots within Woodland Village to the east and northeast are smaller than 1/3 acre even though they are zoned MDS (through common open space provisions). Thus, the density proposed is not out of character with the surrounding area. As noted previously, steeper portions of the site and the ridgeline located at the western side of the parcels are excluded from this application. These areas would remain GR and serve to separate the intensified portions of the property from more rural areas to the west.

The 2019 Truckee Meadows Regional Plan update also represents a significant change in policy that supports the proposed amendment. Until the recent adoption of the updated Regional Plan, properties within the Truckee Meadows Service Area (TMSA) that were within unincorporated Washoe County were limited to no more than 5 units per acre. Washoe County officials had voiced concern related to this policy for many years as this density cap often conflicted with densities permitted under the County's Master Plan, and essentially encouraged suburban sprawl. The Regional Plan now allows for a wider range of zoning/densities as long as the zoning complies with the underlying Master Plan designation in place at the time of Plan adoption (Tier 3 criteria). The requested HDS zoning is a conforming zone with the existing Suburban Residential Master Plan designation.

It is well known and documented that northern Nevada is in the midst of a housing crisis. Tremendous employment growth and planned employment centers have brought thousands of new jobs (and residents) to the region. As demand for housing has increased, availability of new housing supply has remained fairly stagnant. This has resulted in significant price increases. The resulting lack of obtainable housing is forcing many residents out of the housing market altogether. As manufacturing and industrial centers continue to expand at a rapid pace within the North Valleys, the housing crisis will only worsen without providing land use that will support diversification in housing stock.

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As demonstrated within Woodland Village, Lifestyle Homes develops communities that provide high quality construction, community amenities, attractive landscaping and common areas, and features not found with standard “tract” housing. It is the intent of Lifestyle Homes to continue this business philosophy at the Village Parkway site. The HDS zoning will allow for a diversification in their offered housing products that will appeal to a wider range of the population from young “millennials” to retirees looking to downsize. Most importantly, Lifestyle Homes can provide quality housing that is obtainable for working professionals, families, etc.

The current Area Plan approach of zoning all new residential land as MDS is short sighted. Until the adoption of the recent Regional Plan update, Washoe County essentially had no other option. Now that additional zones are permitted per the Master Plan, diversification in land use can occur. Maintaining all inventory as solely MDS (3 dwelling per acre) encourages sprawl and can result in product types that do not address the overall needs of the community. The proposed HDS zoning will provide varied single family options that can meet these needs. As employment increases in the North Valleys, so will the need for new housing. Cold Springs can serve to meet this need by providing quality housing in the direct vicinity of these employment centers, reducing commute times and providing for a jobs/housing balance. However, without varied housing offerings, this approach to “smart growth” cannot be successful.

Another consideration is availability of infrastructure. The Village Parkway properties are well situated to connect with existing infrastructure in the area, including all municipal services. A tentative acknowledgement to provide water service from the water purveyor is included as an attachment to this request, consistent with Washoe County policy. New schools, parks, and community amenities (i.e. walking paths, Cold Springs Family Center, Woodland Village Town Center, etc.) are all located in the direct vicinity of the site. The property is also well within a 4-minute response time of the Truckee Meadows Fire Protection District’s Cold Springs station.

The zoning amendment requested with this application does not grant an underlying entitlement to construct new homes. This is a land use change only. Therefore, any new subdivision of the property (more than 4 units) would require the review and approval of a Tentative Subdivision Map by Washoe County. Similar to a Regulatory Zone Amendment, a Tentative Map review is a public process that includes a meeting with the Citizens Advisory Board and a public hearing before the Planning Commission (appealable to the Board of County Commissioners).

Cold Springs Area Plan

The Cold Springs Area Plan contains a variety of goals and policies that are supported by this Regulatory Zone Amendment (RZA) request. For example, page 1 of the Area Plan lists one of the primary Plan objectives as “providing a range of housing opportunities and densities.” The current plan fails to achieve this. Nearly all of the available land for new housing is zoned MDS. As discussed previously, this will create no diversity in housing stock and instead encourages further sprawl. By redesignating the subject property to HDS, this request can help to fulfill this objective.

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The Vision of the Area Plan is as follows:

“To be a balanced and diverse community that offers a range of lifestyles and economic opportunities while respecting the private property rights, unique character, and natural resources of the Cold Springs Valley.”

Arguably, the current zoning mix within the plan does not create a “balanced and diverse” community. Instead, it mandates that the same housing types be constructed throughout the plan. This not only lacks diversity; it results in an imbalance in land use and does not even address the “range of lifestyles” noted in the vision statement. This RZA request can help implement the vision of the Area Plan by providing for this key diversification and creating a better balance in land use densities. The requested zoning is also consistent with the Area Plan Character Statement which states that Cold Springs is “in transition from rural to more typical suburban uses.”

Policy CS.1.1.1 of the Area Plan states that “all regulatory zones” are permitted within the Cold Springs Suburban Character Management Area (SCMA). The project site is identified within the SCMA and the proposed HDS zoning is consistent with the existing Suburban Residential Master Plan designation. The site’s location within the SCMA also serves to ensure compliance with policy CS.1.1.3 which requires inclusion within the SCMA for densities greater than one dwelling unit per 5 acres,

As noted previously, this request is for an RZA only. No development is proposed at this time. The majority of policies included within the Cold Springs Area Plan will be evaluated with a site specific project. Future tentative maps must demonstrate that the development plans do not conflict the polices and provisions of the Area Plan , including those related to traffic, neighborhood design, trails, etc. This will be evaluated by Washoe County in a public review process. At this time, the proposed RZA is not in conflict with any of the land use related polices contained within the Area Plan.

It is also important to reiterate that the areas currently designated as Rural in the Master Plan and zoned GR will not change with this request. The project site includes a total of 124.6± acres. Of this, only 47.19± acres are proposed to be zoned HDS. The remaining acreage, which includes steeper terrain and ridgelines, will be preserved, consistent with Area Plan goals and polices.

As noted in the previous section of this report, a preliminary intent to serve letter has been provided by Great Basin Water Company in order to ensure full compliance with Policy CS.11.2 related to water resource commitments.

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Overall, the recently adopted 2019 Truckee Meadows Regional Plan allows Washoe County greater zoning flexibility which can provide for densities that reflect current market conditions and demands. The proposed HDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation and does not conflict with Area Plan policies. In fact, the proposed zoning can help to implement the Vision of the Area Plan by diversifying the housing stock within Cold Springs. The densities permitted under HDS are complementary to surrounding MDS uses and will not result in improper land use relationships with the surrounding areas. Housing types permitted under HDS are also complementary to those in the immediate area.

In terms of zoning compatibility, Washoe County’s zoning compatibility matrix (taken from the Development Code) clearly identifies that HDS zoning has a high compatibility rating with the adjoining MDS zoning and a medium compatibility with GR zoning that exists to the west. It is important to note that the existing MDS zoning also has a medium compatibility rating with GR. Thus, this request does not result in any change or degradation in zoning compatibility. Figure 6 (below) includes the Washoe County compatibility matrix with the relevant zoning identified.

| LDR | MDR | HDR | LDS/ LDS 2 | MDS/ MDS 4 | HDS | LDU | MDU | HDU | PR | PSP | GC | NC | TC | I | GR/ GRR | OS |
|-----|-----|-----|---------------|---------------|----------|-----|-----|-----|----|-----|----|----|----|---|------------|----|
| LDR | H | H | M | M | M | L | L | L | H | M | L | L | L | L | H | H |
| | MDR | H | H | M | M | M | L | L | H | M | L | L | L | L | M | H |
| | | HDR | H | H | M | M | M | L | H | M | L | L | L | L | M | H |
| | | | LDS/ LDS 2 | H | H | M | M | M | H | M | L | L | L | L | M | H |
| | | | | MDS/ MDS 4 | H | H | M | M | H | M | L | L | L | L | M | H |
| | | | | | HDS | H | H | M | H | M | L | M | M | L | M | H |
| | | | | | | LDU | H | H | H | H | M | M | L | L | M | H |
| | | | | | | | MDU | H | H | H | M | M | L | M | L | H |
| | | | | | | | | HDU | H | H | M | M | M | M | L | H |
| | | | | | | | | | PR | H | H | H | H | M | H | H |
| | | | | | | | | | | PSP | H | H | H | H | M | H |
| | | | | | | | | | | | GC | H | H | M | L | H |
| | | | | | | | | | | | | NC | H | M | L | H |
| | | | | | | | | | | | | | TC | M | L | H |
| | | | | | | | | | | | | | | I | L | M |
| | | | | | | | | | | | | | | | GR/ GRR | H |
| | | | | | | | | | | | | | | | OS | H |

H - High Compatibility: Little or no screening or buffering necessary.
M - Medium Compatibility: Some screening and buffering necessary.
L - Low Compatibility: Significant screening and buffering necessary.

Figure 6 – Zoning Compatibility Matrix

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Potential Impacts

It is very important to note that the RZA request included with this application does not grant an entitlement to construct a new subdivision at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. Therefore, a tentative subdivision map must be filed and approved in order to implement any new development at the site. This tentative map application (to be filed at a future date), will provide highly specific project details, impact analysis, infrastructure review, hydrology reports, etc. and is subject to review and approval through a publicly noticed hearing process.

This section aims to provide a cursory impact analysis based on theoretical land use alternatives based on HDS zoning.

- **Traffic**

HDS zoning would allow for an increase in single family residential density by approximately 189 units. Based on Institute of Transportation Engineers (ITE) trip generation data, the projected increase in traffic would be 1,799 average daily trips (ADT) with 142 am peak hour and 189 pm peak hour trips.

Given the sites location directly adjacent to a collector roadway (Village Parkway), adequate capacity exists to accommodate the additional units without impacting established neighborhoods. A detailed traffic impact analysis will be required concurrent with tentative map(s) and will identify any required mitigation measures triggered by a future project. The developer would be responsible for completing these mitigation measures to ensure that adopted roadway levels of service are maintained.

It is also important to note that the Cold Springs Area Plan, policy CS.3.1 requires that all roadways maintain a level of service "C" within the plan area. This exceeds the RTC adopted level of service "D." Thus, any future project will be held to a higher standard in terms of traffic impacts and mitigation.

- **Schools**

As part of this RZA process, the Washoe County School District was consulted as to the current and future capacities of schools that serve the project area. It was determined that the project site is zoned for the following schools:

- Gomes Elementary School
- Cold Springs Middle School
- North Valleys High School

Per Mike Boster, Washoe County School District Planner, the net increase of 189 units (based on the HDS intensification) is anticipated to generate an additional 42 elementary school students, 16 middle school students, and 16 high school students over the current base zoning (MDS).

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Mr. Boster also noted that a new elementary school will be built in 2021 that would encompass the subject parcels. Additionally, a new high school in Cold Springs is tentatively planned for construction in 2024. Mr. Boster stated that the Washoe County School District has a “stable funding source that allows the District to respond to development as it happens.” His comments also state that the 2016 sales tax measure was “a game changer” for the District in terms of providing a steady source of capital projects funding.

Given statutory review timelines, the new Cold Springs elementary school would likely be operational prior to occupancy of any new homes at the project site with middle and high school improvements occurring shortly thereafter.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) are either in place or can easily be extended (at the developer’s expense) to serve a future project. Consistent with the policies of the Cold Springs Area Plan and requirements of the Washoe County Development Code, all new lots within the project site will be served by municipal water and sewer. As required within the Cold Springs basin, a preliminary intent to serve letter from Great Basin Water Company is included as an attachment to this report. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

All of the applicable infrastructure will be analyzed, and compliance will be demonstrated with the forthcoming tentative map request. For the purpose of the land use request included with this application, the property meets or exceeds all criteria for the designations being requested.

- **Site Suitability**

The area proposed for rezoning is well suited for development. The property contains slopes less than 5%, is accessed from a collector roadway, and is located in an area of existing infrastructure and services. Steeper terrain along the western perimeter of the project site will retain the current GR designation and is not proposed for development, consistent with Washoe County plans and policies. Furthermore, the site is not encumbered by geologic, cultural, historical, or flood concerns that would preclude development.

- **Public Services**

The property is located well within a 4-minute response time the Truckee Meadows Fire Protection District’s Cold Springs station. Also, the Washoe County Sheriff’s Office has existing patrols within the project area. It is also anticipated that the Woodland Village private patrol service could be expanded to include a future project at the subject site.

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Request Findings

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

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

The requested HDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation. Additionally, HDS zoning can help to implement the Vision of the Cold Springs Area Plan, as detailed previously in this 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.

The proposed zoning and its associated density are complementary to surrounding MDS zoned properties. Based on zoning compatibility considerations established by Washoe County in the Development Code, the requested HDS zoning has a "High" compatibility rating with properties that surround the site.

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

The recent adoption of the 2019 Truckee Meadows Regional Plan allows for Washoe County to diversify their zoning mix. The requested HDS zoning complies with the existing Master Plan and can serve to provide new and diverse housing options within Cold Springs. There is a strong demand for this based on the tremendous employment growth in the North Valleys and the current housing crisis that is occurring within the region. HDS zoning can serve to address these issues while properly relating to the built environment within 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.

All facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.

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

As detailed in previous sections of this report, the project actually serves to implement goals and policies of the Master Plan and Area Plan. In fact, it is almost certain that additional goals and policies will be implemented with future development of a common open space subdivision at the site.

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

The subject site is located within the Cold Springs SCMA and is already designated for suburban residential development in the Master Plan. The proposed HDs zoning is better suited to meet projected housing needs and population demands that are occurring. Additionally, by only rezoning unconstrained portions of the property, natural resources and vistas are protected. The project site is located within an area of existing infrastructure and services which is also consistent with the intent of this finding.

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

Not applicable.

APPENDICES

Washoe County Development Application

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

| | | | |
|---|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: Village Parkway Regulatory Zone Amendment | | | |
| Project Description: An RZA to rezone 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS). | | | |
| Project Address: 450, 750, and 1050 Mud Springs Drive, Cold Springs | | | |
| Project Area (acres or square feet): 124.6 acres (47.19 acre portion included in request) | | | |
| Project Location (with point of reference to major cross streets AND area locator): | | | |
| The site is located west of Village Parkway, north of Cold Springs Dr. Mud Springs Dr. (private) is located along the eastern boundary. | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 087-400-11 | 42.43 acres | 087-400-24 | 41.256 acres |
| 087-400-23 | 40.91 acres | | |
| 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: Christy Corporation, Ltd. | |
| Address: 4790 Calughlin Pkwy. # 519 | | Address: 1000 Kiley Pkwy. | |
| Reno, NV | Zip: 89519 | Sparks, NV | Zip: 89436 |
| Phone: 775-750-5537 | Fax: | Phone: 775-502-8552 | Fax: |
| Email: rlissner@gmail.com | | Email: mike@christynv.com | |
| Cell: 775-750-5537 | Other: | Cell: 775-250-3455 | Other: |
| Contact Person: Bob Lissner | | Contact Person: Mike Railey | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Same as Above | | Name: | |
| Address: | | Address: | |
| Zip: | | 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): | |

Property Owner Affidavit

Applicant Name: VILLAGE PARKWAY REZONE

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, ROBERT LISSNER
(please print name)

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

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

Assessor Parcel Number(s): 687-400-11, 23, + 24

Printed Name Robert LISSNER

Signed R LISSNER

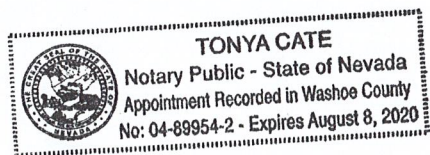
Address 4790 CAUGHTLIN PKY # 519
RENO, NV 89519

Subscribed and sworn to before me this 16th day of March, 2020

(Notary Stamp)

Tonya Cate
Notary Public in and for said county and state

My commission expires: Aug 8, 2020



*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

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)?

The site is located west of Village Pkwy., approximately 1,300 north of Cold Springs Dr.

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

| APN of Parcel | Master Plan Designation | Current Zoning | Existing Acres | Proposed Zoning | Proposed Acres |
|---------------|-------------------------|----------------|----------------|-----------------|----------------|
| 087-400-11 | Suburban Res. | MDS & GR | 42.43 | HDS & GR | 11.46 as HDS |
| 087-400-24 | Suburban Res. | MDS & GR | 41.256 | HDS & GR | 15.68 as HDS |
| 087-400-23 | Suburban Res. | MDS & GR | 40.91 | HDS & GR | 20.05 as HDS |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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

| | Zoning | Use (residential, vacant, commercial, etc.) |
|-------|--------|---|
| North | GR | Residential |
| South | MDS | Residential |
| East | MDS | Residential |
| West | GR | Vacant |

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

The site is vacant with the exception of a small outbuilding on the north side. Refer to attached report.

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 portion of the site to be rezoned is relatively flat with native vegetation. Refer to attached report.

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 checked="" type="checkbox"/> Yes, provide map identifying locations | <input 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:

| |
|---|
| Areas of 15% slope are excluded from the RZA request. Refer to attached report. |
|---|

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):

| |
|---|
| Refer to attached intent to serve letter |
|---|

- 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.

| |
|---|
| Refer to attached intent to serve letter |
|---|

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

- a. System Type:

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

- b. Available:

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

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

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

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

All necessary improvements will be constructed by the developer.

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

- a. System Type:

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

- b. Available:

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

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

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

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

N/A

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

Village Parkway and/or White Lake Parkway

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

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

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

| | |
|-------------------------|--|
| a. Fire Station | TMFPD Cold Springs Station |
| b. Health Care Facility | Renown and Saint Marys Urgent Care - Stead |
| c. Elementary School | Gomes Elementary |
| d. Middle School | Cold Springs Middle School |
| e. High School | North Valleys HighSchool |
| f. Parks | Village Center Park |
| g. Library | Washoe County - North Valleys Branch |
| h. Citifare Bus Stop | Not Applicable |

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 |
|------------------------------|-----------------------------|

Washoe County Treasurer
 Tammi Davis

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No payment due for this account.

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 08740011 | Active | 3/16/2020 2:08:34 AM |

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

SITUS:
 1050 MUD SPRINGS DR
 WCTY NV

Taxing District
 4000

Geo CD:

Legal Description

Township 21 SubdivisionName _UNSPECIFIED Section Lot 11 Block 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 | \$617.92 | \$617.92 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$589.62 | \$589.62 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$565.85 | \$565.85 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$552.33 | \$552.33 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$550.41 | \$550.41 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

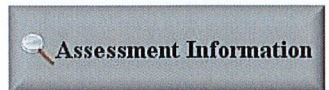
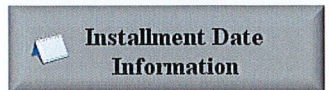
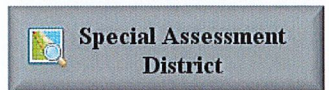
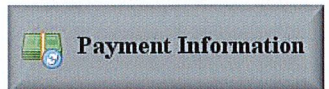
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



Washoe County Treasurer
 Tammi Davis

Account Detail

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| Collection Cart | Items 0 | Total \$0.00 | Checkout | View |
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Pay Online

No payment due for this account.

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 08740023 | Active | 3/16/2020 2:08:34 AM |

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

SITUS:
 17811 VILLAGE PKWY
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Township 21 SubdivisionName _UNSPECIFIED Lot 5 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 | \$327.55 | \$327.55 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$312.55 | \$312.55 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$299.95 | \$299.95 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$293.17 | \$293.17 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$291.77 | \$291.77 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |


Pay By Check


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WASHOE COUNTY TREASURER


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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Treasurer
 Tammi Davis

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| Collection Cart | Items 0 | Total \$0.00 | Checkout | View |
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Pay Online

No payment due for this account.

Washoe County Parcel Information

| | | |
|--|----------------|---|
| Parcel ID | Status | Last Update |
| 08740024 | Active | 3/16/2020 2:08:34 AM |
| Current Owner: LIFESTYLE HOMES TND LLC 4790 CAUGHLIN PKWY 519 RENO, NV 89519 | | SITUS: 17901 VILLAGE PKWY WASHOE COUNTY NV |
| Taxing District 4000 | Geo CD: | |
| Legal Description Township 21 SubdivisionName _UNSPECIFIED Range 18 Lot 10 | | |

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

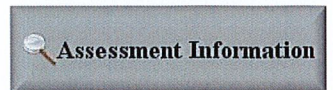
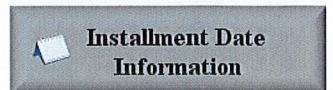
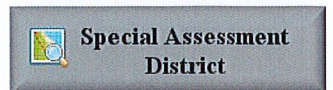
| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|----------|------------|--------------|----------|---------------|
| 2019 | \$366.71 | \$366.71 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$349.91 | \$349.91 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$335.81 | \$335.81 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$328.12 | \$328.12 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$326.65 | \$326.65 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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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





Great Basin
Water Co.™

NOTICE OF INTENT TO SERVE

Re: Mud Springs Condos

329 Townhouses – Washoe County Parcels 87-400-11, 23 and 24

Type: Central Water

Utility Service Provider Name: Great Basin Water Co.

The undersigned Utility Service Provider agrees to provide the aforementioned Mud Springs Condos (aka Village Parkway) project (“the 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) and subject to the conditions set forth herein and agreed to by the developer of the Project (“Developer”) who has countersigned below. Developer and Utility Service Provider shall cooperate to seek approval from the Public Utilities Commission of Nevada (“PUCN”) to annex the Project area into the Utility Service Provider’s certificated service area.

This commitment to serve is conditioned upon the Utility Service Provider’s receipt of necessary approvals from all required government agencies, including but not limited to the annexation approval from the PUCN, the Developer’s satisfaction of all tariff and development requirements of Utility Service Provider. Such development requirements of Utility Service Provider include the Developer’s payment of all appropriate fees and Developer’s dedication and Utility Service Provider’s acceptance of any and all required infrastructure and water rights in good standing with the Nevada Division of Water Resources (“NDWR”) and adequate for provision of water service to the Project. For the avoidance of doubt, Utility Service Provider shall have no obligation to provide service to the Project unless and until all Developer obligations are satisfied which shall include any necessary regulatory approvals from Nevada Division Water Resources or any other agency with jurisdiction for Utility Service Provider’s use of the water rights Developer dedicates to the Utility Service Provider for its provision of service to the Project.

Utility Service Provider intends to service the proposed development with potable water service for 329 Townhouses. This Project requires an estimated 46.3 AFA (using permit Nos. 65056 and 65058) calculated at .12 AFA per unit plus 2.0 acres of landscaping calculated at 3.41 AFA per acre based on GBWC Division Tariff 1-W (Water) Rule No. 21, C. Water Rights Dedication Requirements for an Intent to Serve, Cold Springs – Spanish Springs. Utility Service Provider’s intent to serve is conditioned upon the availability and adequacy of water under these water rights dedicated by Developer.

This document is agreed to under the signature of an agent of the Utility Service Provider authorized to sign the agreement and Developer’s authorized agent. 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

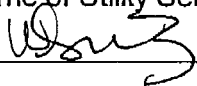
Provider within two years of the date of this document in accordance with the terms of the utility's tariffs in force at such time.

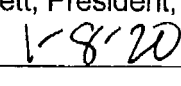
Name of Lifestyle Homes TND, LLC agent: Robert Lissner

Signature of Authorized Agent of Developer

Date

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

 _____

 _____

Signature of Authorized Agent of Water Provider

Date