

**MASTER PLAN & REGULATORY ZONE
AMENDMENTS
FOR
HIGHLAND VILLAGE PHASE 2**



**PHOTO OF SITE LOOKING SOUTHWEST
FROM THE TOP OF THE ROCKY KNOLL**

SUBMITTED SEPTEMBER 8, 2021

Application for a Master Plan Amendment & Regulatory Zone Amendment

For

Highland Village – Phase 2

Prepared For:
LC Highland 2, LLC
325 Harbour Cove Dr. Suite 219
Sparks, NV 89434

Prepared By:
KRATER CONSULTING Group, PC
A Nevada professional corporation
901 Dartmouth Drive
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(775) 815-9561

September 8, 2021

Table of Contents

- I. Washoe County Development Application Form
- II. Property Owner Affidavit
- III. MPA – Supplemental Information
- IV. MPA – Findings
- V. MPA – Application Submittal Requirements
- VI. RZA – Supplemental Information
- VII. Project of Regional Significance Information
- VIII. RZA – Findings
- IX. RZA – Application Submittal Requirements
- X. Excerpts from the Sun Valley Area Plan
- XI. Slope Map Exhibit, 11X17 – Full Site
- XII. Slope Map Exhibit, 11X17 – Subdivision Boundary
- XIII. Stamped/Sealed Legal Descriptions
 - A. Exhibit for Legal Descriptions
 - B. Stamped/Sealed Legal Descriptions
 - C. Property Deed to LC Highland 2, LLC
- XIV. Assessor’s Parcel Map (508-020-04, 42 &44)
- XV. Proof of Property Tax Payments
- XVI. Traffic Study
- XVII. Geotechnical Report
- XVIII. Cross Sections Through the Rocky Knoll
 - A. 2:1 Slope (Preferred for Development, Less Impact on Rocky Knoll)
 - B. 3:1 Slope (Greater Impact on Rocky Knoll, Less Desirable)
- XIX. Map Pocket
 - A. Proposed Future Site Plan for Tentative Map, 24X36
 - B. Exhibit for Legal Descriptions, 24X36
 - C. Cross Sections, 24X36

I. Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

II.

Property Owner Affidavit

Applicant Name: LC Highland 2, LLC

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Jeffrey Holbrook (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): 508-020-04, 42, & 44

Printed Name Jeffrey Holbrook

Signed [Signature]

27132B Paseo Espada, Suite 1226
San Juan Capistrano, Ca 92675

Address

California Notarial Loose Certificate attached

Subscribed and sworn to before me this day of

(Notary Stamp)

Notary Public in and for said county and state

My commission expires:

*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

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

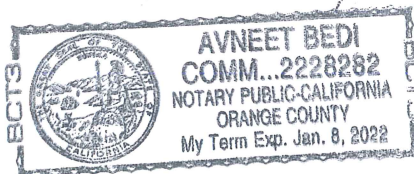
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 7th day of September,
2021 by JEFFREY LAWRENCE HOLBROOK

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Seal)



OPTIONAL INFORMATION

INSTRUCTIONS

DESCRIPTION OF THE ATTACHED DOCUMENT

property owner Affidavit
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1/1 Document Date 09/07/2021

Additional Information

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.

• Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.

III. Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

Master Plan & Regulatory Zone Amendment to reconfigure the Rural & GR Areas to better match development constraints associated with steeper slopes. Additional amendment to change the zoning from LDS (Low Density Suburban) to HDS (High Density Suburban) on the south portion of the property that has more gentle slopes.
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2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Land to the west and south has been developed with smaller 7,000+ sq. ft. lots in the last 20-25 years while land to the northeast was recently approved for High Density Suburban zoning along with a tentative map to allow development of 215 single family homes. This is the remaining infill property to be developed in this area.

3. Please provide the following specific information:

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

The three parcels that total 18.408 acres are bordered by Klondike Drive to the west, Highland Ranch Parkway to the northeast and 9th Avenue to the south. See attached map exhibits and deed with a legal description.

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
508-020-04	Suburban Residential	4.389	Suburban Res.	4.737
508-020-04	Rural	0.626	Rural	0.278
508-020-42	Suburban Residential	9.544	Suburban Res.	9.769
508-020-42	Rural	0.387	Rural	0.161
508-020-44	Suburban Residential	2.773	Suburban Res.	0.196
508-020-44	Rural	0.663	Rural	3.240
SUMMARY	Rural	1.676 acres	Rural	3.680 acres

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

North	Suburban Residential
South	Suburban Residential & Open Space
East	Suburban Residential
West	Suburban Residential & Open Space

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

The site is vacant land and bordered by a school to the south, SFR homes south and west and vacant land to the northeast. Highland Ranch Parkway borders the site to the northeast and will provide vehicular access.

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

The site is in Upland with only a handful of Juniper trees with mainly sagebrush/rabbit brush on the lower flatter portion of the main south area of the site and a small rocky knoll and upland vegetation to the north.

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

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

Yes No

Explanation:

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

Yes No

Explanation:

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

<input type="checkbox"/> Yes (No significant ridgelines)	<input type="checkbox"/> No
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Explanation:

4% of the site has slopes exceeding 30% with 20% having slopes between 15-30%. But for the area to be developed, only 18% of the site has slopes exceeding 15%. See enclosed Slope Maps.

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No (Low Fire Risk Rating)
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Explanation:

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No (To be Purchased from TMWA)
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If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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

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

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

- a. System Type:

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

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

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

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No (Only 69 peak hour trips, PM Peak)
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13. Community Services (provided and nearest facility):

a. Fire Station	2 miles to Truckee Meadows Fire Station #45 on Sun Valley Blvd. 3 min. drive.
b. Health Care Facility	3.5 miles to St. Mary's and Renown Urgent Care on Los Altos.
c. Elementary School	Adjacent to Palmer Elementary School , 5 minute walk.
d. Middle School	1.2 miles to Desert Sky Middle School, 25 minute walk.
e. High School	6.2 miles to the new Wildcreek High School Under Construction
f. Parks	0.4 Miles to Highland Ranch Park, 10 minute walk.
g. Library	5.4 miles to the TMCC Library.
h. Citifare Bus Stop	0.6 miles to Route 5 Bus stop on Donatello Drive, 12 minute walk.

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

a. Population Element:

The project fits with Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces.
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b. Conservation Element:

Negligible impacts to the County's cultural and scenic, land, water, air and related resources.

c. Housing Element:

Provides much needed housing that area citizens can afford with close proximity to services & employment.

d. Land Use and Transportation Element:

Takes advantage of existing transportation infrastructure with close proximity to services & employment.
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e. Public Services and Facilities Element:

Takes advantage of existing services and facilities in close proximity.

f. Adopted area plan(s):

The site lies within the Sun Valley Suburban Character Management Area and the proposed land use and zoning boundaries and classifications will allow development consistent with the Sun Valley Area Plan.

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

N/A

Applicant Comments

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

The requested changes to the Master Plan provide for consistency with the adopted master plan including the Sun Valley Area Plan; provide for compatibility with surrounding land uses, topography, and the environment; are consistent with changes and ongoing development in the area; take advantage of an infill location and availability of existing nearby services and infrastructure; provide for an orderly physical pattern of growth in the county and Sun Valley community and provide for much needed housing that Washoe County citizens can afford; and do not affect any nearby military installations as none are located in this area. See Additional Findings.

IV. MASTER PLAN AMENDMENT FINDINGS

(1) Consistency with Master Plan. *The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. – Response: 76% of the site is characterized with minimal topographical relief (Slopes < 15%) and upland vegetation for the area located adjacent to and north of 9th avenue, east of the Klondike Drive right-of-way, and southwest of Highland Ranch Parkway. The more steeply sloped portion of the site is located on the north portion of the property where a rocky knoll exists south of Highland Ranch Parkway. The current Rural Land Use Designation being 1.676 acres does not include a large portion of the most steeply sloped areas including a minimal amount of land with slopes exceeding 30% slopes.*

As proposed, 3.68 acres of the north portion of the property is proposed to be designated as Rural including a much greater portion of land with slopes exceeding 20% and almost all the land with slopes exceeding 30%. This would include the top of the rocky knoll extending west to the Klondike ROW (proposed for abandonment) and north and east to Highland Ranch Parkway. While nearly 1.5 acres of land along Highland Ranch Parkway has slopes less than 15%, this area is not suitable for development as a crest vertical curve on the 2-lane arterial street does not allow for adequate sight distance in this area. Steep slopes to the west, south, and east preclude the ability to grade in a road that meets county standards into the southern portion of the site.

Thus, it makes great sense to allow a portion of the site with slopes largely less than 20% be included in the area proposed for development but then adding nearly all the land with slopes exceeding 20%. This would also allow for a great trail system to connect 9th avenue and Highland Ranch Parkway and allow the public to access the top of the Rocky Knoll with its fantastic views of the Sun Valley and Truckee Meadows area including views of Peavine Peak and Mt. Rose.

Finally, the geotechnical report shows that the soils south of the rocky knoll are very stable and could easily accommodate a terraced 2:1 cut slope with 6' tall rockery walls (exposed face). Rock riprap could be placed within the terraced area, backfilled with topsoil, and revegetated to blend in with the surrounding terrain. This would comply with policy statements SUN 4.2 and SUN 4.6 within the Sun Valley Area plan. Abandonment of Klondike Drive will comply with policy statement SUN 3.4:

SUN.4.2 Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state.

SUN.4.6 Soils disturbed through the development process shall be revegetated no later than the next spring...

SUN.3.4 Unneeded dirt roads and other disturbed areas on the public lands surrounding Sun Valley should be obliterated and revegetated by the appropriate land management agency.

Thus, the proposed changes are Consistent with the Master Plan. FIGURE 1 below shows the slope map for the site with green being areas with slopes less than 15%, yellow with slopes from 15% to 30% and red with slopes exceeding 30%. FIGURE 1 shows the current area designated Rural (GR zoning), the proposed Rural area, and other important features.

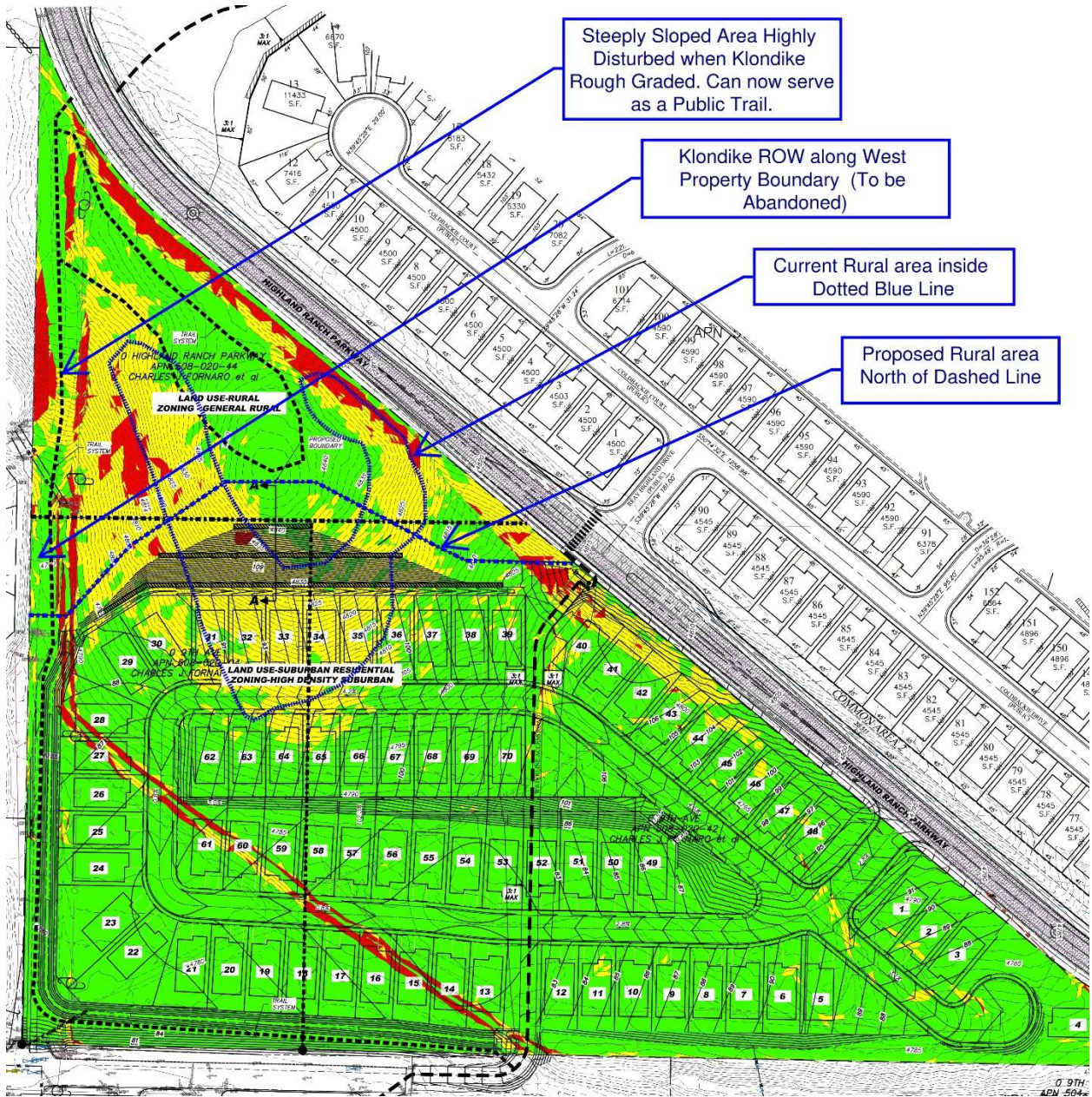


FIGURE 1 – EXISTING AND PROPOSED RURAL AREA

(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. – Response: As discussed in the application information, the site is bordered to the west by 7,000 sq. ft. minimum size lots. The area west of the proposed Suburban Residential Area will have a significant buffer area including relocation of a drainage ditch, a maintenance access road/trail system, and an existing detention basin. Palmer Elementary school lies to the south of the site, separated by 9th Avenue. The existing 7,000 sq. ft. minimum size lots located east of Palmer Elementary School are*

separated from the site by open space that is part of the subdivision. Highland Ranch Parkway lies to the northeast. Across from the arterial street is Highland Village, a recently approved subdivision with High Density Suburban Zoning. See FIGURE 2 below.

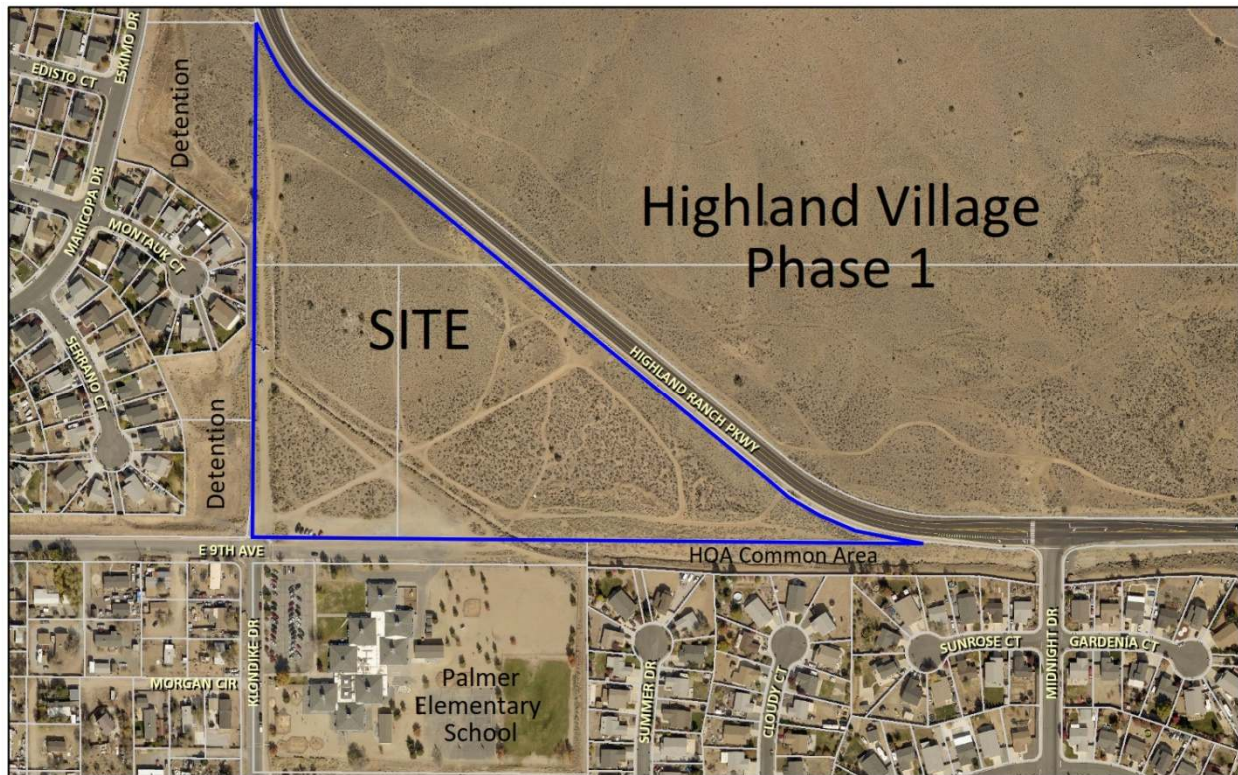


FIGURE 2 – AERIAL PHOTO

(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. Response: The existing 7,000 sq. ft. minimum size lots located south and west of the site were approved in the past 25 years. Highland Village located northeast of the site was approved in November 2020. Finally, Highland Ranch Parkway that will provide vehicular access to the site was constructed in the late 1990's as an arterial roadway with moderate access control. Overall, the proposed amendments will allow for a more desirable utilization of the land and will be compatible with surrounding land uses.*

(4) Availability of Facilities. *There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation. – Response: As discussed in the application, all needed services are in close proximity to this project that falls within the Sun Valley Suburban Character Management Area including public safety facilities. The property lies in a Low Fire Risk category.*

(5) Desired Pattern of Growth. *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. – Response: The proposed amendment will promote the desired pattern for the orderly physical growth of the County with a better allocation of the land for development vs. undeveloped land that takes into account topography, access, desire for public trails, and sensitivity to traffic issues in the area.*

(6) 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. – Response: There is no military installation in the vicinity of the project.*

Notes on Truckee Meadows Regional Plan Conformance:

The project lies within the Truckee Meadows Service Area and has a Tier 2 Land Designation within the Truckee Meadows Regional Plan:

Tier 2 Land

Area within the TMSA where there is generally less dense development occurring at suburban levels, with some higher density nodes, and third in the priority hierarchy for development. A variety of residential and non-residential uses exist in this area. Public facility and service provision is currently in place or is planned. There is a desire to have connectivity to Tier 1 Lands and Mixed Use Core area through multi-modal means.

Table 3.1 – Regional Land Designation Requirements

Regional Land Designation	Minimum Density (du/acre)	Maximum Density (du/acre)	Nonresidential Standards
Tier 2 Land	No minimum	30 du/ac	None

We envision 70 lots for the development to be entitled with a future Tentative Map. For the 18.408 acre parcel, this would equate to a density of 3.8 dwelling units per acre or 4.75 du/acre for just the Suburban Residential Component of the project. (18.408 acres – 3.68 acres designated Rural = 14.728 acres of Suburban Residential land). These densities fit well for Tire 2 Land. In addition, the site is only a 12-minute walk from the nearest Regional Transportation Commission bus stop. In addition, having direct access to Highland Ranch Parkway in the Sun Valley Suburban Character Management area provides additional multi-modal opportunities for ride sharing and other new forms of transportation. Thus, we feel that the proposed amendment does comply with the Truckee Meadows Regional Plan.

Master Plan Amendment

Washoe County Code (WCC) Chapter 110, Article 820, Amendment of the Master Plan, provides the method for amending the Master Plan, including requests to change a master plan designation affecting a parcel of land or a portion of a parcel. A Master Plan Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.820, for further information.

V. Development Application Submittal Requirements

Applications are accepted on the 8th of January, May, and September

- XX 1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
- XX 2. **Development Application:** A completed Washoe County Development Application form.
- XX 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- XX 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- XX 5. **Application Materials:** The completed Master Plan Amendment Application materials.
- XX 6. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed amendment will create the potential to generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources, as may be acceptable by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering staff prior to preparing a traffic impact report. [Project Generates 69 Peak hour trips.](#)
- XX 7. **Application Map Specifications:** If this request involves a change to a map within the Master Plan, provide a map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
- XX 8. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed master plan amendment. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Master Plan Amendment Application.
- XX 9. **Digital File:** If this request involves a change to a map within the Master Plan, the applicant must provide an electronic file representing the scale, location, and size (in acres) of the proposed Master Plan changes. The file shall match any exhibits and/or acreage information contained within the original paper application. Preferred file format will be compatible with ESRI Geographic Information System (GIS) software technology (AutoCAD files are acceptable but should only include the polygon layer information necessary to determine the location and size of the proposed land use change request). The data provided will be used by staff to create a "side-by-side" comparison map of existing and proposed land use and will also be the basis for official changes to the Washoe County land use database should the request be approved. The data may also be used for three dimensional (3D) modeling of the request during the permit review and public hearing process.
- XX 10. **Packets:** Four (4) packets and a flash drive - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any large-scale map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on

the 8½ x 11" display. Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

-
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building Division and/or the Engineering and Capital Projects Division.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- N/A (v) **Labels:** If there is a mobile home park within seven hundred fifty (750) feet of the proposed Master Plan amendment, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park. Contact the Mobile Home Park Management for a complete list.
- N/A (vi) **Master Plan Amendments that propose a change to the Vision or Character Statement or any of their associated goals and/or policies of an Area Plan may require a series of community visioning workshops with the applicable Citizen Advisory Board(s). Please see the Plan Maintenance section of the subject Area Plan for more information.**

VI. 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 bordered by Klondike Drive to the west, Highland Ranch Parkway to the northeast and 9th Avenue to the south.

- 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
508-020-04	Suburb. Res	LDS	4.389	HDS	4.737
508-020-04	Rural	GR	0.626	GR	0.278
508-020-42	Suburb. Res	LDS	9.544	HDS	9.769
508-020-42	Rural	GR	0.387	GR	0.161
508-020-44	Suburb. Res	LDS	2.773	HDS	0.196
508-020-44	Rural	GR	0.663	GR	3.240
SUMMARY	Rural	GR	1.676	GR	3.680

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	Suburban Residential	Vacant Land
South	Sub. Res. & Open Space	Palmer Elementary School and Single Family
East	Suburban Residential	Vacant Land
West	Sub. Res. & Open Space	Single Family and Detention Basins

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

Vacant Land and Klondike ROW that will be Abandoned.

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 in Upland with only a handful of Juniper trees with mainly sagebrush/rabbit brush on the lower flatter portion of the main south area of the site and a small rocky knoll and upland vegetation to the north.

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

<input type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

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

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

<input type="checkbox"/> Yes See below.	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

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

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

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

The site is located in the Sun Valley GID that allows Truckee River Surface Rights to be purchased from TMWA and dedicated to the Sun Valley GID.

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

- a. System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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

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

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

a. Fire Station	2 miles to Truckee Meadows Fire Station #45 on Sun Valley Blvd. 3 min. drive.
b. Health Care Facility	3.5 miles to St. Mary's and Renown Urgent Care on Los Altos.
c. Elementary School	Adjacent to Palmer Elementary School, 5 minute walk.
d. Middle School	1.2 miles to Desert Sky Middle School, 25 minute walk.
e. High School	6.2 miles to the new Wildcreek High School Under Construction
f. Parks	0.4 Miles to Highland Ranch Park, 10 minute walk.
g. Library	5.4 miles to the TMCC Library.
h. Citifare Bus Stop	0.6 miles to Route 5 Bus stop on Donatello Drive, 12 minute walk.

Regulatory Zone Amendment Findings

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

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

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
- (3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

See Attached Section on Findings in Section VIII.

VII. Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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VIII. REGULATORY ZONE AMENDMENT FINDINGS

((1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. – **Response: See Master Plan Amendment Finding No. 1. The proposed changes are Consistent with 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. – **Response: See Master Plan Amendment Finding No. 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) 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. – **Response: See Master Plan Amendment Finding No. 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) 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. – **Response: See Master Plan Amendment Finding No. 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) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan. – **Response: The proposed amendment will positively affect the implementation of the policies and action programs of the Washoe County Master Plan. Pertinent goals and Policies are Achieved with the Proposed Amendments.**

(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. – **Response: See Master Plan Amendment Finding No. 5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County with a better allocation of the land for development vs. undeveloped land that takes into account topography, access, desire for public trails, and sensitivity to traffic issues in the area.**

(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. – **Response: There is no military installation in the vicinity of the project.**

Regulatory Zone Amendment

Washoe County Code (WCC) Chapter 110, Article 821, Amendment of Regulatory Zone, provides for the method for amending the Regulatory Zone map, including requests to change a Regulatory Zone affecting a parcel of land or a portion of a parcel. A Regulatory Zone Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.821 for further information.

IX. Development Application Submittal Requirements

Applications are accepted on the 8th of each month (if the 8th is a non-work day, the first working day after the 8th)

- XX 1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
- XX 2. **Development Application:** A completed Washoe County Development Application form.
- XX 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- XX 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- XX 5. **Application Materials:** The completed Regulatory Zone Amendment Application materials.
- XX 6. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled, and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
- XX 7. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed land use. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Regulatory Zone Amendment Application.
- XX 8. **Packets:** Four (4) paper packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of each of the above. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

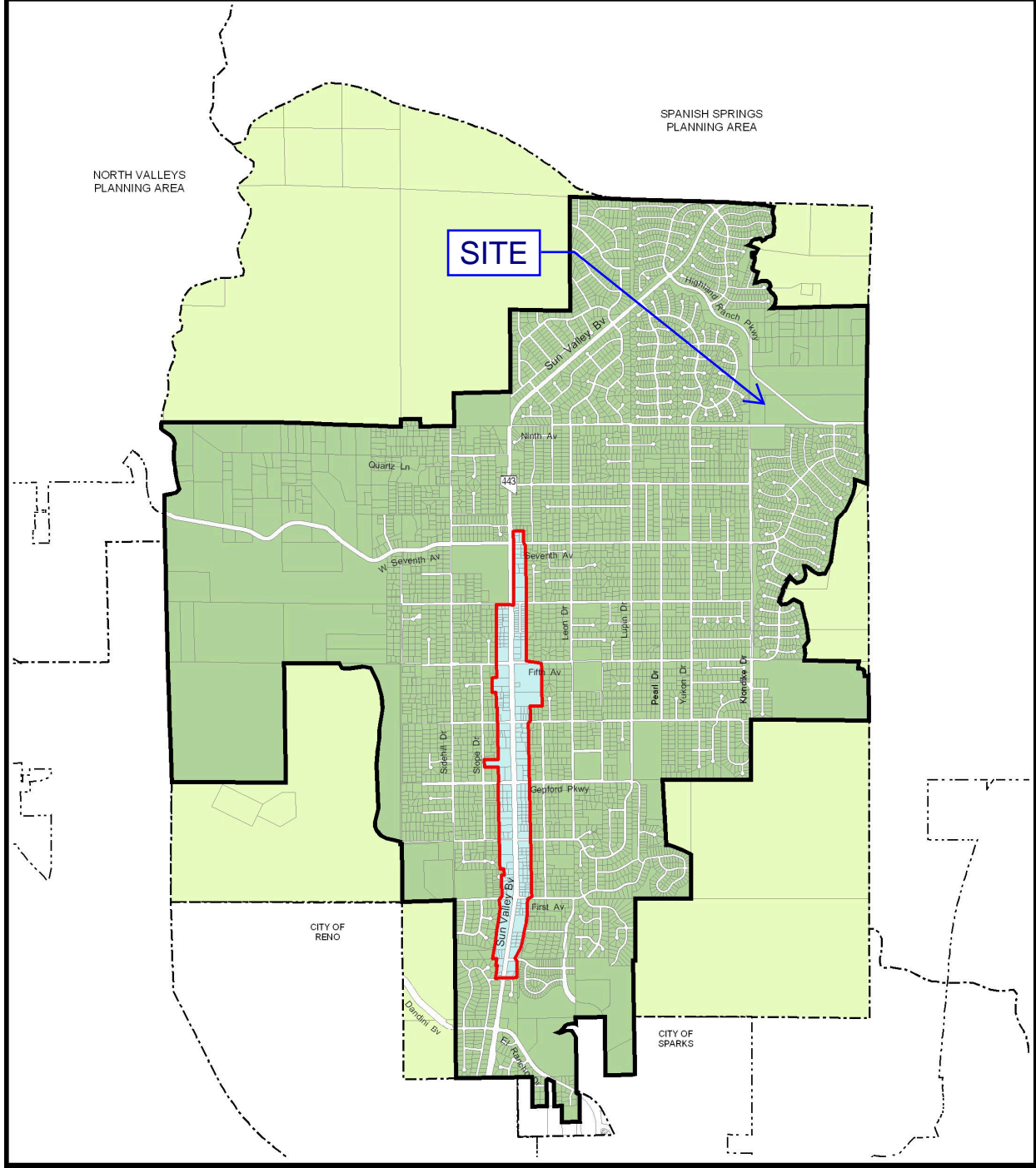
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- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or the Engineering and Capital Projects Division.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be

X.



Master Plan

Sun Valley Area Plan



SUN VALLEY CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DOWNTOWN CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (SUN VALLEY AREA PLAN)

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



**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520 Post Office Box 11130
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Introduction

The Sun Valley Area Plan responds to a citizen-based desire to identify, enhance and implement the community character of Sun Valley and to successfully manage the social, economic and environmental health and sustainability of the community.

Upon recommendation of the Washoe County Planning Commission, the Washoe County Board of County Commissioners directed the Department of Community Development to conduct a communitywide public workshop to identify the distinguishing characteristics of the Sun Valley community. The Sun Valley Citizens Advisory Board appointed an "Area Plan Update Subcommittee" that met regularly and assisted staff and other interested residents and stakeholders in developing a draft plan.

The result of the workshop and subcommittee meetings has been the development of a comprehensive vision for the Sun Valley community that identifies an existing and desired community character. The Sun Valley Area Plan implements and preserves this community vision and character.

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the Sun Valley community will maintain and apply objective standards and criteria that serve to manage growth and development in Sun Valley in a manner that:

- Respects the desire of the Sun Valley community to be a safe place to live, work, recreate, raise a family and retire;
- Respects private property rights;
- Promotes mixed-use development along a designated portion of Sun Valley Boulevard;
- Provides a range of low, medium and high density housing opportunities;
- Provides open space and recreational opportunities;
- Provides local services and employment opportunities; and
- Ensures that growth is kept in balance with resources and infrastructure.

Vision

Manage growth and its associated impacts in Sun Valley, focusing on preserving the surrounding public lands and upgrading the quality of the built environment while respecting private property rights. No public lands are impacted. Significant undeveloped land and addition of public trails ensure that the proposed amendments are in line with the Vision Statement.

Character Statement

The Sun Valley community is located in a geographically separated valley, between the City of Sparks on the east and the City of Reno on the west. Over time, the community has evolved from a primarily affordable place to live to a diverse community with a growing sense of civic pride. Over the next 20 years, the community will provide additional employment opportunities, connected with local serving office, commercial and tourist commercial businesses, and a mixed range of residential opportunities. Over this period, the distribution of land uses and the provision of public facilities and infrastructure will enhance and facilitate a community character that focuses on Sun Valley being a safe and healthy place to live, raise a family, work, run a business, recreate and retire. The community expresses a strong desire to manage growth levels and traffic patterns so that traffic congestion and related air quality do not reach undesirable levels. The community supports mixed-use development adjacent to Sun Valley Boulevard that will improve the appearance of existing and future commercial development and also provide for concentrating multi-family residential on this major arterial. The community would also like to achieve an upgrade of public infrastructure, such as curb and gutter, to existing Development

An increase in the Rural land use area from 1.676 acres to 3.68 acres, addition of a single "T" intersection that allows a Level of Service "C" to be maintained on Highland Ranch Parkway, and addition of upgraded public infrastructure ensure compliance with the Character Statement.

Code standards. Sun Valley's community identity is growing in strength and its residents are concerned that the future growth in Sun Valley be sustainable. Important factors of a sustainable Sun Valley include clean water to drink and clean air to breath, pedestrian safety, an adequate public transit system, manageable traffic, accessible public services, open space, trails, good elementary, middle and high schools and affordable housing. A 12 minute walk to public transit, meeting LOS "C" standards, addition of public trails, & housing that area citizens can afford ensure compliance with the Character Statement.

The existing and desired land use pattern in the Sun Valley planning area is comprised of a suburban core that includes a mix of residential densities, the majority being at three dwelling units per acre, with higher densities along Sun Valley Boulevard and north of El Rancho Drive. These suburban land uses are located throughout the central portion of the valley. The desired land use pattern includes a mixed-use district that will be concentrated along both sides of Sun Valley Boulevard from approximately Rampion Way in the south to 7th Avenue in the north. This area is referred to as the Downtown Character Management Area (DCMA) and will provide opportunities for property owners to develop utilizing a mixed use of office, commercial and multi-family residential land uses within the same structure. Future commercial developments will be aimed at providing services and employment opportunities to the local community and not the greater region. Grocery stores excepted, single retailer establishments larger than 50,000 square feet are not seen as being a part of the local community character. A small industrial area will continue to function north of 7th Avenue along Stella Drive, with no plans for expansion of the existing industrial land use designation. Immediately adjacent to the suburban core, on the edges of the valley, are a few dispersed transition areas that are predominantly residential densities at one unit per acre that are not connected to community sewer or water. The area outside the suburban core and transition areas is predominately of a rural character and comprised of some private property with the General Rural land use designation, public lands with the Open Space land use designation and some Parks and Recreation land use.

The majority of Sun Valley will be known as the Suburban Character Management Area (SCMA). This area will contain residential densities of one unit per acre or greater. Both sides of Sun Valley Boulevard from approximately Rampion Way in the south to 7th Avenue in the north will be known as the Downtown Character Management Area (DCMA). This area will provide development and redevelopment opportunities for a mix of multi-family residential, office, commercial and tourist commercial land uses. The SCMA and the DCMA will be the designated growth areas in Sun Valley. The area outside the SCMA will be known as the Rural Character Management Area (RCMA). The land use designations for private property in this area will remain unchanged. The RCMA will be predominantly an area for the preservation of the community's open space. Residential densities on private lands in the RCMA will remain at one dwelling unit per forty acres. The project lies in the SCMA and will allow for residential densities > 1 acre.

Open vistas of the surrounding ridges and the public lands managed by the Bureau of Land Management and Washoe County are an important identifying characteristic of the Sun Valley planning area. Retaining these lands as Open Space and continued access to these lands is paramount to the valley's character. The existing open space contributes significantly to a community desire to develop and maintain an integrated non-motorized trail system that provides access to regional trails and public lands. Community support exists for connecting existing trails, along with new ones, in order to develop a Sun Valley Rim Trail.

Vision and Character Management

Land Use

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

Policies

- SUN.1.1 The Sun Valley Character Management Plan map (CMP) shall identify the Sun Valley Suburban Character Management Area (SCMA), the Downtown Character Management Area (DCMA) and the Sun Valley Rural Character Management Area (RCMA).
- SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
- a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.
- SUN.1.3 **The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:**
- a. High Density Rural (HDR – One unit per 2.5 acres).
 - b. Low Density Suburban (LDS – One unit per acre).
 - c. Medium Density Suburban (MDS – Three units per acre).
 - d. **High Density Suburban (HDS – Seven units per acre).** Proposed
 - e. Medium Density Urban (MDU – Twenty-one units per acre).
 - f. Neighborhood Commercial/Office (NC).
 - g. General Commercial (GC).
 - h. Industrial (I).
 - i. Public/Semi-Public Facilities (PSP).
 - j. Parks and Recreation (PR).
 - k. **General Rural (GR).** Proposed
 - l. Open Space (OS).
- SUN.1.4 The following Regulatory Zones are permitted within the Sun Valley Downtown Character Management Area:
- a. High Density Suburban (HDS – Seven units per acre).
 - b. Low Density Urban (LDU – Fourteen units per acre).
 - c. Neighborhood Commercial/Office (NC).
 - d. General Commercial (GC).
 - e. Tourist Commercial (TC).
 - f. Public/Semi-Public Facilities (PSP).
 - g. Parks and Recreation (PR).

- SUN.1.5 The following Regulatory Zones are permitted within the Sun Valley Rural Character Management Area:
- General Rural (GR – One unit per 40 acres).
 - Public/Semi-Public Facilities (PSP).
 - Parks and Recreation (PR).
 - Open Space (OS).
- SUN.1.6 Staff will review any proposed Master Plan Amendment against the findings, criteria and thresholds identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of the findings in order to recommend approval of the amendment to the Board of County Commissioners.
- SUN.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in the Sun Valley General Improvement District's water resources facilities plan. This will be achieved. We are are working with the Sun Valley GID to complete a discovery for Phase 2.
- SUN.1.8 The Washoe County Planning Commission will review any application to expand the Suburban Character Management Area into the Rural Character Management Area against the findings, criteria and thresholds in the Plan Maintenance section of this plan. At a minimum, the Planning Commission must make each of the applicable findings in order to recommend approval of the amendment to the Board of County Commissioners.
- SUN.1.9 New or redeveloped commercial and office development will be constructed to front (main entrance) on Sun Valley Boulevard. Buildings that have no other option than to front on a side street will have the same or similar architectural features on the side and rear of building that faces Sun Valley Boulevard.
- SUN.1.10 The Washoe County Capital Improvements Program shall identify needed sidewalk and open drainage structure improvements (location, costs and funding) based on a study conducted by the County and the Sun Valley General Improvement District.
- SUN.1.11 Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the Sun Valley Area Plan.
- SUN.1.12 Prior to any approval of proposed land use intensification that will result in existing school facilities exceeding design capacity and which may compromise the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, the school district will identify improvements in their capital improvements plan or school rezoning plan that will enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.
This project will have a minimal impact on school enrollments.

Transportation

Goal Two: The regional and local transportation system in the Sun Valley planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and public services available in the community. The system will contribute to the preservation and implementation of the community character as described in the Sun Valley Vision and Character Statement.

Policies

- SUN.2.1 Level of service “C” or above is the desired level for all regional roads in the Sun Valley planning area.
- SUN.2.2 The Regional Transportation Commission is urged to fund and construct, at the earliest possible opportunity, the construction of the Sun Valley Arterial with a grade-separated interchange at 7th Avenue. Sun Valley Boulevard shall not be extended north to connect to the Spanish Springs area until the arterial is constructed.
- SUN.2.3 New construction or redevelopment of commercial properties along Sun Valley Boulevard shall combine vehicle entrances with adjacent properties to provide combined parking and landscaping. If contiguous commercial properties are not developed at the same time, then the vehicle access point to Sun Valley Boulevard will be located close to the property line between adjacent parcels.
- SUN.2.4 Remaining right-of-way along Sun Valley Boulevard should be utilized to establish an “edge” that includes covered ditches, public transit improvements, bike/pedestrian paths and landscaping.
- SUN.2.5 The number of traffic signals on Sun Valley Boulevard shall be kept to the minimum number required to provide for safe and efficient traffic flow.
- SUN.2.6 **The Washoe County Department of Public Works shall initiate a study and subsequent action program aimed at improving traffic flow from residential streets onto collectors and arterials, to include consideration of “cut-through” traffic issues.** [This issue is being addressed with Highland Village Phase 1.](#)
- SUN.2.7 The Nevada Department of Transportation, Regional Transportation Commission and Washoe County shall jointly seek funding to construct sidewalks or paved paths along both sides of Sun Valley Boulevard and main streets such as: 4th, 5th, 6th and 7th Avenues when the safety of pedestrians and children walking to and from schools requires such facilities.
- SUN.2.8 Washoe County will include in their Capital Improvements Program the improvement and paving of dirt roads under their jurisdiction.
- SUN.2.9 The owners of private roads or driveways are required to adequately sign them to allow for better emergency response.
- SUN.2.10 The Nevada Department of Transportation, Regional Transportation Commission, Sun Valley General Improvement District and Washoe County shall continue to work with the local community to implement traffic/pedestrian safety improvements within Sun Valley.
- SUN.2.11 Needed infrastructure improvements to streets and drainage ditches that are required for improved pedestrian safety, transit stops and expanded bus service within the entire valley, shall be included in the Washoe County Capital Improvements Program following the completion of a joint study between the Washoe County Public Works Department and the Regional Transportation Commission.
- SUN.2.12 Weed abatement along Sun Valley roadways with open ditches shall occur annually.
- SUN.2.13 The Regional Transportation Commission is urged to locate a multi-modal transit stop (parking, bike racks, shelters, concessions) on Sun Valley Boulevard.
- SUN.2.14 The necessary right-of-way and intersection requirements for future roadways identified in the Regional Transportation Commission Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

- SUN.2.15 Washoe County will advocate for the expansion of transit services to and within the Sun Valley planning area pursuant to the Regional Transportation Commissions updated 2030 Plan.
- SUN.2.16 Improvements listed in the Regional Transportation Commission's Sun Valley Bikeway Plan shall be incorporated into the Washoe County Capital Improvements Program. The bikeway plan will be integrated with the local and regional trails system and provide access to commercial and public services (See Recreational Opportunities Plan map).
- SUN.2.17 The Department of Community Development will provide an annual status report to the Planning Commission regarding the implementation of all transportation related policies in this plan.

Scenic/Recreational/Cultural Resources

Goal Three: Maintain the natural, scenic and recreational values of the public lands surrounding Sun Valley.

Policies

- SUN.3.1 Retain all public lands within and adjacent to the Sun Valley Area Plan boundaries. In the event that public land does become private property, that land would automatically be included in the Sun Valley SCMA.
- SUN.3.2 The planning of all future roadways, subdivisions or other development will maintain adequate access (vehicular and/or pedestrian) to surrounding public land. Existing and/or needed public access easements will be depicted on all development applications and on the initial right-of-way design for new roadways.
- SUN.3.3 Washoe County and Sun Valley residents shall work with the Bureau of Land Management to develop and implement an appropriate plan for the education, management and enforcement of off-highway vehicle (OHV) use on surrounding public lands.
- SUN.3.4 Unneeded dirt roads and other disturbed areas on the public lands surrounding Sun Valley should be obliterated and revegetated by the appropriate land management agency. An abandonment application will be filed for Klondike Drive. The road is not needed, grades would far exceed code, and sight distance cannot be met.
- SUN.3.5 The Washoe County Sheriff's Office shall cooperate with the Bureau of Land Management to increase education and enforcement efforts in order to reduce the incidents of illegal shooting and dumping on public and private lands in Sun Valley.
- SUN.3.6 The Washoe County Department of Regional Parks and Open Space will continue to work with all interested organizations and individuals to reduce illegal dumping and other resource damage to Red Hill and take appropriate steps to eliminate off-highway vehicle use on Red Hill.

Goal Four: Maintain open vistas of the surrounding ridges and hills and minimize the visual impact of hillside development.

Policies

- SUN.4.1 Washoe County will require the underground placement of new electrical power transmission lines within the Suburban Character Management Area and the Downtown Character Management Area. In considering whether to grant the required special use permit for transmission lines or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information This will be achieved including the overhead line along the portion of Klondike Drive to be abandoned.

including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal. Underground placement of public utilities in general, including electrical power distribution lines, is dictated by Section 110.604.30 of the Washoe County Development Code.

- SUN.4.2 Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state. A 2:1 slope will be proposed on the north edge of the site to minimize the impacts to the rocky knoll.
- SUN.4.3 Significant ridgelines in the Sun Valley planning area are to be protected from future development.
- SUN.4.4 Structures shall be located to eliminate or minimize silhouettes against the skyline.
- SUN.4.5 Disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope; hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours. No fill slope will exceed 3:1.
- SUN.4.6 Soils disturbed through the development process shall be revegetated no later than the next spring and, during the winter, shall be treated to prevent the blowing of soil from the site by wind or the movement of soil by precipitation. Drought tolerant/fire resistant plant species should be used where appropriate (refer to the "Recommended Plant List" in Appendix A). Disturbed soils will be revegetated along with the disturbed portion of Klondike Drive to be abandoned.

Goal Five: The Sun Valley planning area will contain a system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the regional trail system, public lands and schools; and contributes to the enhancement and implementation of the community character.

Policies

- SUN.5.1 Updates to the Parks District Master Plan for the Sun Valley planning area (District 2D) will look to Goal Five for direction. The Parks District 2D Master Plan will seek to enhance and implement the community character.
- SUN.5.2 The Washoe County Department of Regional Parks and Open Space shall support and schedule the construction of a multi-purpose trail system within the valley (see Recreational Opportunities Plan map). The ultimate goal is the connection of existing and new trails required to complete a Sun Valley Rim Trail.
- SUN.5.3 New trails will be designed to accommodate equestrian, pedestrian and mountain bike traffic, unless technical or severe economic hardships warrant consideration of a more limited use. A trail system is proposed that will access the top of the rocky knoll that has tremendous views of the Truckee Meadows.
- SUN.5.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities.
- SUN.5.5 Washoe County will work collaboratively with the Cities of Sparks and Reno to determine appropriate trail alignments and connections between unincorporated Washoe County and properties within the cities corporate limits and the spheres of influence.
- SUN.5.6 Access to existing and future trails will be protected and improved whenever possible. During the process of development review, the Washoe County Department of Community Development and Washoe County Department of Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Sun Valley planning area or connect existing or planned trails.

Water Resources – Wastewater

Goal Twelve: Wastewater treatment and disposal will be provided to land uses in the Sun Valley planning area according to the best principles/practices of sustainable resource development.

Policies

- SUN.12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.
- SUN.12.2 Conversion of existing septic systems in the Sun Valley planning area to community sewer shall be a priority.

Plan Maintenance

Goal Thirteen: Amendments to the Sun Valley Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Sun Valley Vision and Character Statement.

Policies

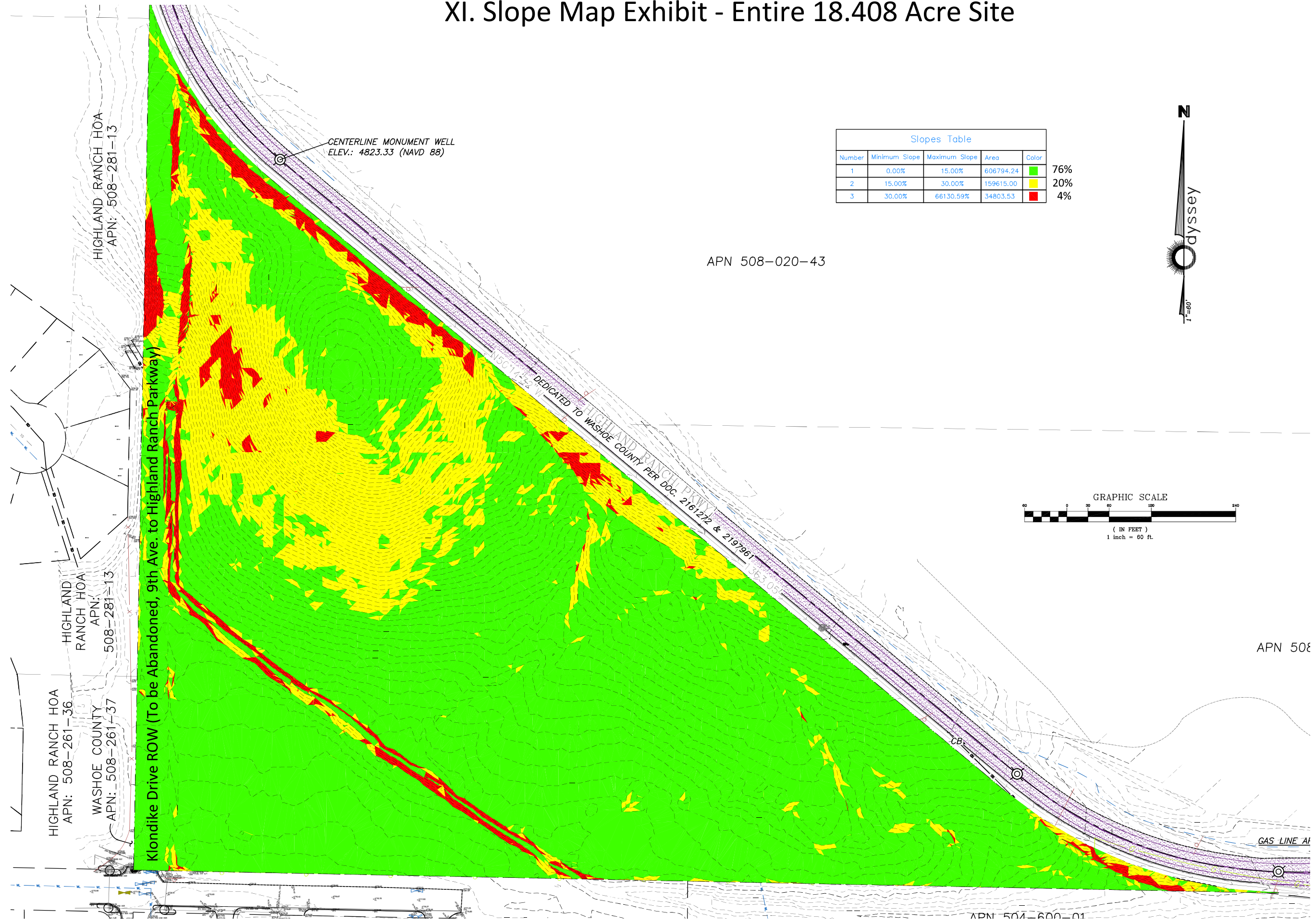
- SUN.13.1 In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:
- The amendment will further implement and preserve the Vision and Character Statement. *As discussed above, this is achieved.*
 - The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan. *As discussed above, this is achieved.*
 - The amendment will not conflict with the public's health, safety or welfare. *As discussed above, this is achieved.*
- SUN.13.2 Amendments will be reviewed by the Department of Community Development against the following set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement:
- A feasibility study has been conducted and paid for by the applicant, relative to municipal water, sewer and storm water, that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Sun Valley by the Sun Valley General Improvement District in conjunction with the Department of Water Resources. This may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies. *A discovery was completed for Phase 1 and we are working with the Sun Valley GID to complete a discovery for Phase 2.*
 - A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Sun Valley planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination. *A traffic study is attached to this application and LOS "C" is maintained.*
 - If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional

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

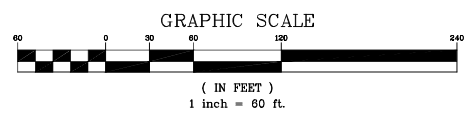
- d. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional Transportation Commission transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Commission Capital Improvements Program within three years of approval of the intensification. Impacted roadways operate at a LOS "C" or better.
- e. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the Sun Valley Area Plan.
- f. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvements plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

- SUN.13.3 For proposals to establish new commercial land uses outside of the Downtown Character Management Area, a market analysis has been conducted that clearly establishes a community serving trade area and provides convincing evidence of a need to increase the inventory of community-serving commercial land use opportunities.
- SUN.13.4 For any amendment that proposes to alter the Sun Valley Vision or Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Sun Valley Citizen Advisory Board (CAB), and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment.
- SUN.13.5 For any amendment that proposes to expand the Suburban Character Management Area into the Rural Character Management Area and/or to revise the Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Sun Valley Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment; and a proposed land use change accompanies the boundary change proposal, and the land use proposal meets all of the applicable policies of the Sun Valley Area Plan.
- SUN.13.6 The Department of Community Development will provide an annual status report to the Planning Commission regarding the implementation of this plan.

XI. Slope Map Exhibit - Entire 18.408 Acre Site



Number	Minimum Slope	Maximum Slope	Area	Color	Percentage
1	0.00%	15.00%	606794.24	Green	76%
2	15.00%	30.00%	159615.00	Yellow	20%
3	30.00%	66130.59%	34803.53	Red	4%



DATE: MAY 2021	REV. 1	DESCRIPTION	BY: APFD
DRAWN BY: F.B.	REV. 2		
DESIGNED BY: F.B.	REV. 3		
CHECKED BY: F.B.	REV. 4		

HIGHLANDS RANCH SOUTH
PRELIMINARY
SLOPE MAP
WASHOE COUNTY, NEVADA

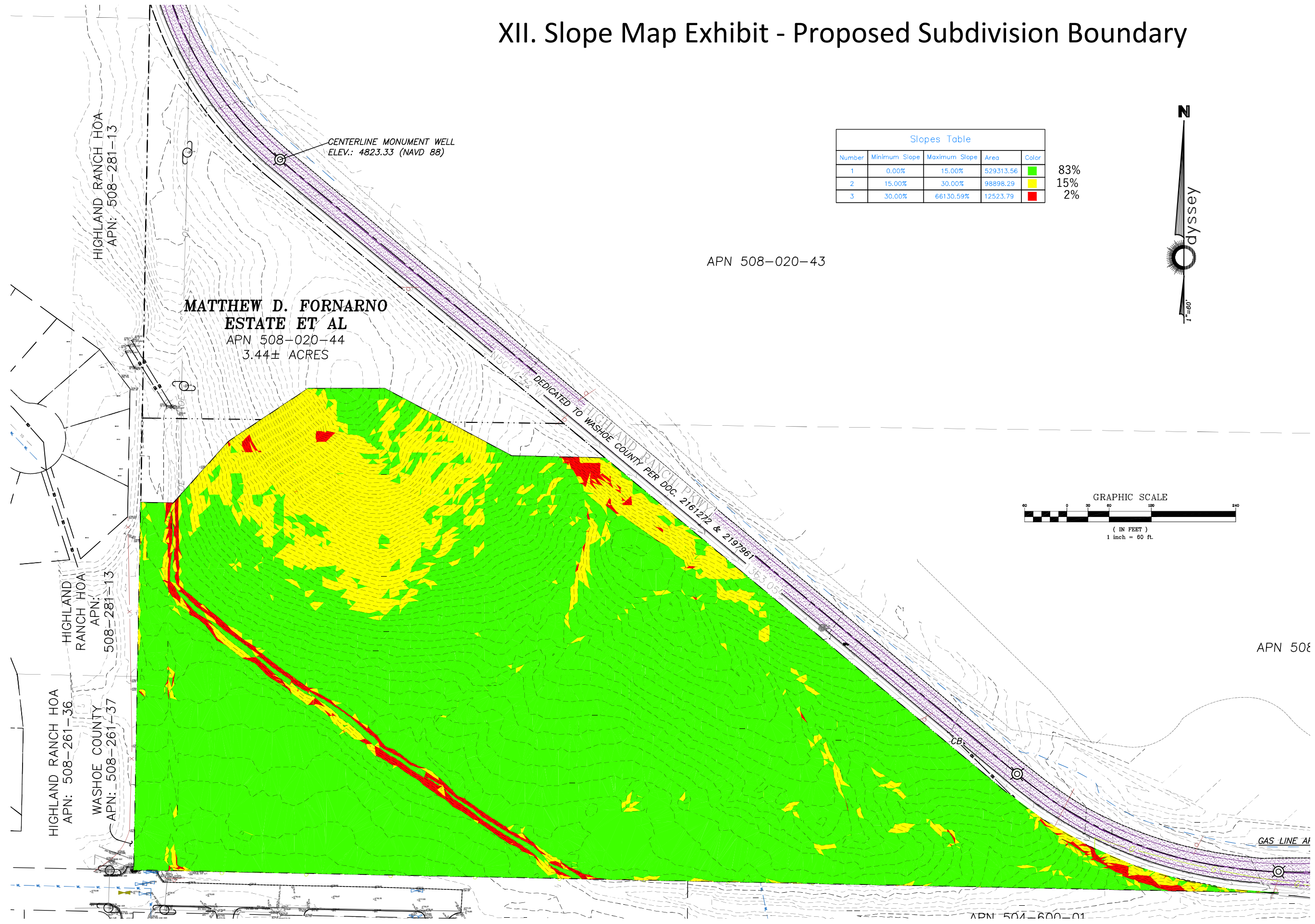
885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 399-3303 FAX (775) 358-3329
ODPSE@ODPSE.COM

odyssey
ENGINEERING
INCORPORATED

SCALE
HORIZ. 1"=60'
VERT. N.T.S.
JOB NO.
X

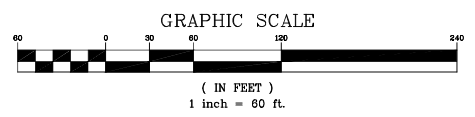
SHEET
SL-1
OF
1

XII. Slope Map Exhibit - Proposed Subdivision Boundary



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	529313.56	Green
2	15.00%	30.00%	98898.29	Yellow
3	30.00%	66130.59%	12523.79	Red

83%
15%
2%



**MATTHEW D. FORNARNO
ESTATE ET AL**
APN 508-020-44
3.44± ACRES

APN 508-020-43

APN 508

DATE: SEPTEMBER 2021	REV.	DESCRIPTION	BY: APFD
DRAWN BY: F.B.			
DESIGNED BY: F.B.			
CHECKED BY: F.B.			

**HIGHLANDS RANCH SOUTH
PRELIMINARY
SLOPE MAP REVISED BOUNDARY**
WASHOE COUNTY, NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 399-3303 FAX (775) 359-3329
ODYSSEY-RENO.COM

odyssey
ENGINEERING
INCORPORATED

SCALE
HORIZ. 1" = 60'
VERT. N.T.S.

JOB NO.
X

SHEET
SL-1
OF
1

EXHIBIT A
XIII. B. LAND USE-RURAL
ZONING-GENERAL RURAL

Parcels of land situate within a portion of the Southwest One-Quarter (SW 1/4) of Section Eight (8), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian (MDM), being a portion of land as described in that certain Deed Document Number 5213089, recorded August 8, 2021 of the Official Records of Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at a point along on the east line of said Southwest One-Quarter, from which the South One-Quarter of said Section Eight (8) bears South 01°03'13 West a distance of 521.08 feet;

THENCE continuing along said east line, North 01° 03' 13" East a distance of 709.68 feet to the beginning of a non-tangent curve and situate along the southerly right-of-way of Highland Ranch Parkway;

THENCE along said southerly right-of-way, from a tangent that bears South 17°44'38" East, a distance of 300.62 feet along the arc of a 530.00 foot radius curve to the left, through a central angle of 32° 29' 54";

THENCE continuing along said right-of-way, South 50° 14' 32" East a distance. of 626.15 feet;

THENCE North 88° 41' 20" West a distance of 132.98 feet;

THENCE North 62° 04' 30" West a distance of 204.00 feet;

THENCE North 90° 00' 00" West a distance of 109.12 feet;

THENCE South 56° 23' 45" West a distance of 135.92 feet;

THENCE South 41° 52' 08" West a distance of 117.36 feet;

THENCE North 88° 56' 47" West a distance of 46.41 feet to the **POINT OF BEGINNING**.

Containing 3.68 acres of land more or less.

EXHIBIT B
LAND USE-SUBURBAN RESIDENTIAL
ZONING-HIGH DENSITY SUBURBAN

Parcels of land situate within a portion of the Southwest One-Quarter (SW 1/4) of Section Eight (8), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian (MDM), being a portion of land as described in that certain Deed Document Number 5213089, recorded August 8, 2021 of the Official Records of Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at the South One-Quarter of said Section Eight (8);

THENCE along the east line of said Southwest One-Quarter of Section Eight (8), North 01° 03' 13" East a distance of 521.08 feet;

THENCE South 88° 56' 47" East a distance of 46.41 feet;

THENCE North 41° 52' 08" East a distance of 117.36 feet;

THENCE North 56° 23' 45" East a distance of 135.92 feet;

THENCE North 90° 00' 00" East a distance of 109.12 feet;

THENCE South 62° 04' 30" East a distance of 204.00 feet;

THENCE South 88° 41' 20" East a distance of 132.98 feet to a point on the southerly right-of-way of Highland Ranch Parkway;

THENCE along said southerly right-of-way, South 50° 14' 32" East a distance of 736.90 feet to the beginning of a curve;

THENCE continuing along said southerly right-of-way, a distance of 424.48 feet along the arc of a 630.00 foot radius curve to the left, through a central angle of 38° 36' 17";

THENCE North 88° 51' 01" West a distance of 1626.88 feet to the **POINT OF BEGINNING**.

Containing 14.70 acres of land more or less.

BASIS OF BEARINGS is based on the Nevada State Plane Coordinate System, West Zone, NAD 83/94.

Prepared By:

ODYSSEY ENGINEERING, INC.

Kelly R. Combest, P.L.S.

Nevada Certificate No. 16444

895 Roberta Lane, Suite 104,

Sparks, NV 89431



XIII. C.

APN: 508-020-04, 508-020-42 and
508-020-44
R.P.T.T.: \$6,150.00
Escrow No.: 21017572-GG
When Recorded Return To:
LC Highland 2, LLC, a Nevada Limited
Liability Company
325 Harbour Cove Drive #219
Sparks, NV 89434

Mail Tax Statements to:
LC Highland 2, LLC, a Nevada Limited
Liability Company
325 Harbour Cove Drive #219
Sparks, NV 89434

DOC #5213089

08/09/2021 11:09:01 AM
Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$6150.00
Page 1 of 3

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HR Parkway, L.L.C, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

LC Highland 2, LLC, a Nevada Limited Liability Company

all that real property situated in the City of Sun Valley, County of Washoe, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 21017572-GG

Dated this 5th day of August, 2021.

HR Parkway, L.L.C, a Nevada Limited Liability Company

BY: [Signature]
Ronald W. Bath, Manager

BY: [Signature]
Jeffrey Lowden, Manager

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 5th day of August, 2021 by Ronald W. Bath, as and Jeffrey Lowden, as of HR Parkway, L.L.C, a Nevada Limited Liability Company.

[Signature]
Notary Public

 **GLORIA GRUBIC**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 03-0415-2 - Expires November 10, 2021

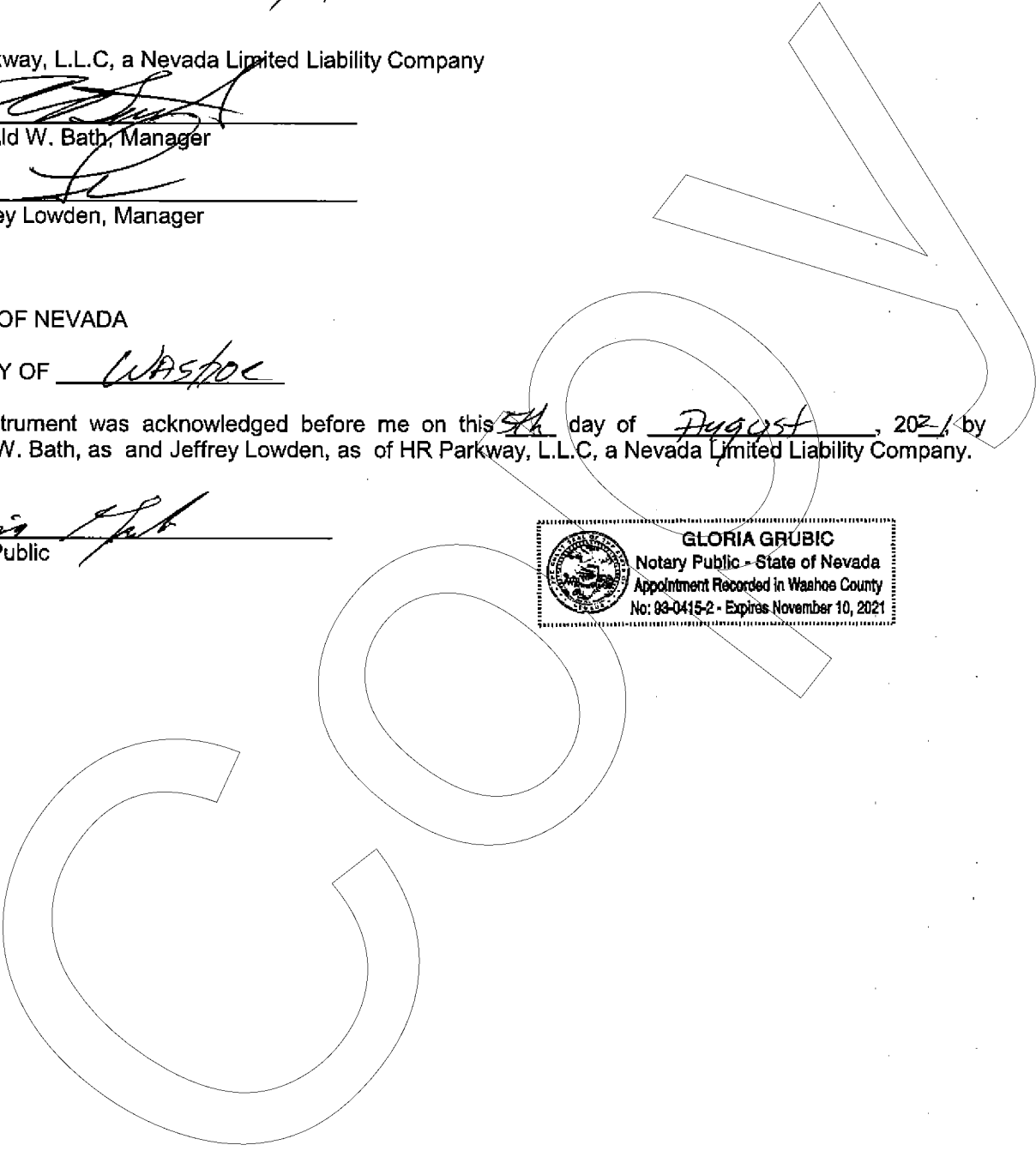


EXHIBIT A

The South half of the South half of the Southeast Quarter and the North half of the South half of the Southeast Quarter in Section 8, Township 20 North, Range 20 East, M.D.B.&M., Washoe County, Nevada.

EXCEPTING THEREFROM any portion lying Easterly of the Most Western Line of line of HIGHLAND PARKWAY, as it now exists.

EXCEPTING THEREFROM those portions dedicated to the County of Washoe, a political subdivision of the State of Nevada, by instruments recorded December 11, 1997, in Book 5069, Page 775, as Document No. 2161272 and recorded April 8, 1998, in Book 5195, Page 906, as Document No. 2197961, of Official Records.

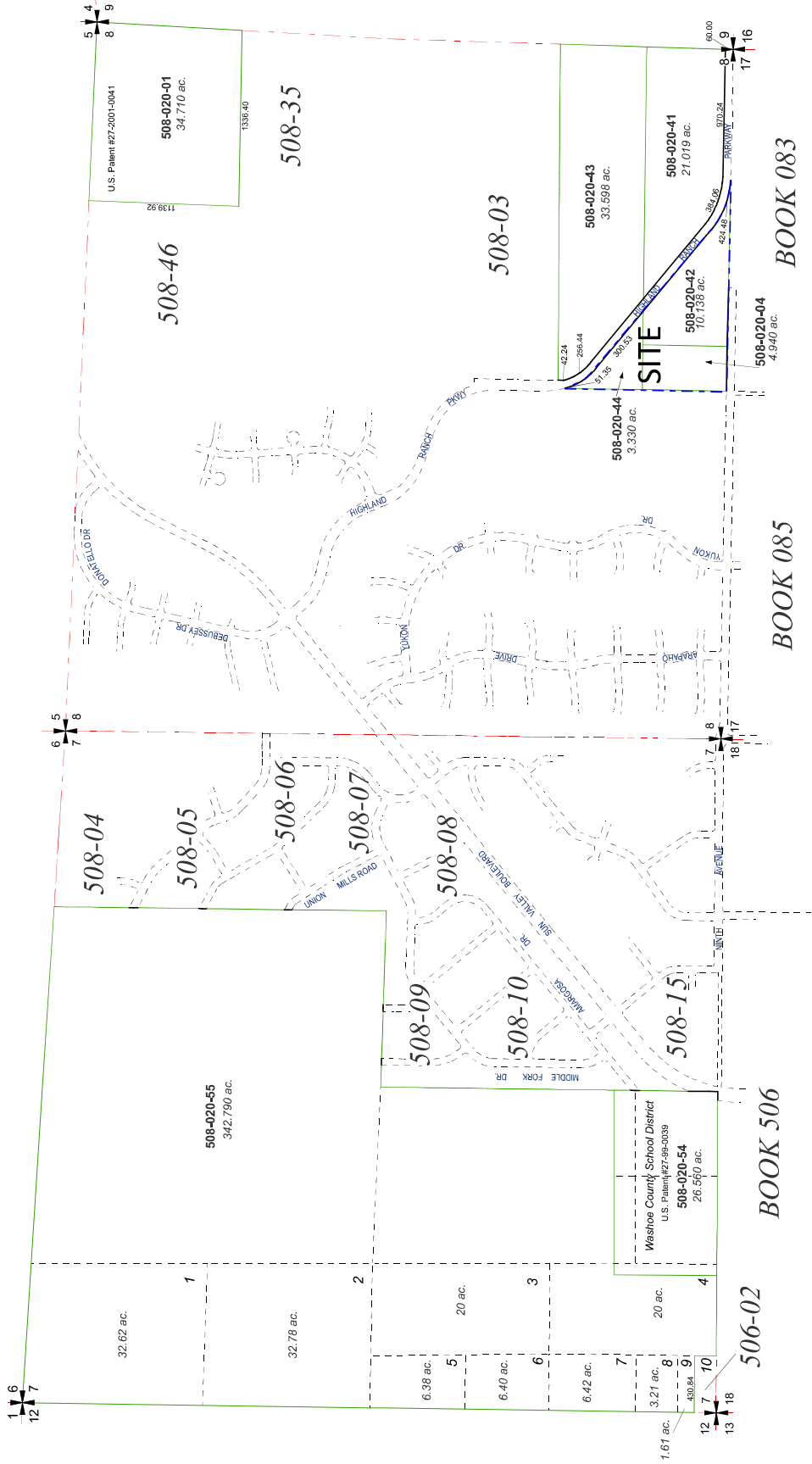
The above legal description was taken from prior Document No. 4727553.

APN'S: 508-020-04, 508-020-42 and 508-020-44



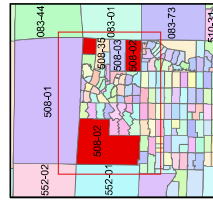
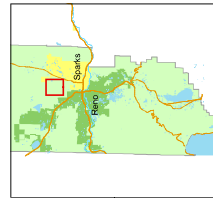
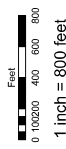
XIV.

SECTIONS 7 & 8, T20N - R20E



Assessor's Map Number
508-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, NV 89512
Phone: (775) 328-2331



created by: DSR 1/13/2011
last updated: CFB 01/18/2011
area previously shown on map(s)

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

XV. Proof of Property Tax Payments

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Parcel Information

Parcel ID	Status	Last Update
50802004	Active	9/3/2021 1:43:06 AM
Current Owner: LC HIGHLAND 2 LLC 325 HARBOUR COVE DR 219 SPARKS, NV 89434		SITUS: 0 9TH AVE WCTY NV
Taxing District: 4020	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Section 8 Township 20 Range 20		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/7/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$48.16	(\$1.20)	\$46.96
<u>Sun Valley GID</u>	\$59.83	(\$6.57)	\$53.26
<u>Truckee Meadows Fire Dist</u>	\$152.98	(\$3.81)	\$149.17
<u>Washoe County</u>	\$394.26	(\$9.84)	\$384.42
<u>Washoe County Sc</u>	\$322.53	(\$8.04)	\$314.49
<u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u>	\$2.00	\$0.00	\$2.00
Total Tax	\$979.76	(\$29.46)	\$950.30

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021298846	B21.82677	\$239.08	8/13/2021
2021	2021298846	B21.82678	\$711.22	8/13/2021

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

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

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
50802042	Active	9/3/2021 1:43:06 AM

Current Owner:
LC HIGHLAND 2 LLC
325 HARBOUR COVE DR 219
SPARKS, NV 89434

Taxing District:
4000

SITUS:
0 9TH AVE
WCTY NV

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$1,919.43	\$1,919.43	\$0.00	\$0.00	\$0.00
2020	\$1,803.82	\$1,866.96	\$0.00	\$0.00	\$0.00
2019	\$1,717.92	\$2,172.88	\$0.00	\$0.00	\$0.00
2018	\$1,639.25	\$2,111.96	\$0.00	\$0.00	\$0.00
2017	\$1,573.18	\$1,573.18	\$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



Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

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

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
50802044	Active	9/3/2021 1:43:06 AM

Current Owner:
LC HIGHLAND 2 LLC
325 HARBOUR COVE DR 219
SPARKS, NV 89434

Taxing District:
4000

SITUS:
0 HIGHLAND RANCH PKWY
WASHOE COUNTY NV

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$701.67	\$701.67	\$0.00	\$0.00	\$0.00
2020	\$658.23	\$681.27	\$0.00	\$0.00	\$0.00
2019	\$626.88	\$795.43	\$0.00	\$0.00	\$0.00
2018	\$598.18	\$772.03	\$0.00	\$0.00	\$0.00
2017	\$574.07	\$574.07	\$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

