

# 083-291-01 & 083-291-02 MPA/RZA

MASTER PLAN AMENDMENT  
REGULATORY ZONING AMENDMENT

SEPTEMBER 2021



Prepared For:

**PYRAMID HWY PROPERTIES LLC  
NV NORTH PROPERTIES LLC**

Prepared By:



**Manhard.**  
CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

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## PROJECT LOCATION


The property is located at 6550 & 6556 Pyramid Way, approximately 1/3 mile north of the intersection of Pyramid Way and Los Altos Parkway (portion of APN 083-291-01 and APN 083-291-02 totaling +/- 13.705 acres). Please note that a Boundary Line Adjustment application to modify the parcel configuration is anticipated to run concurrently with this request (see Figure 4). The future project area will ultimately be located on one 13.705 acre parcel.

Figure 1: Project Location



2,000 Feet

### Legend

 Project Area





## EXISTING CONDITIONS

The +/- 13.705 property is undeveloped (portion of APN 083-291-01 and APN 083-291-02). The remaining portion of APN 083-291-01 (not included in this project) is an existing mobile home park.

There is an additional mobile home park north of the future project site, a commercial development to the south, and single family residences to the east. Pyramid Way borders the future project site on the west, with existing single family residences and a church across Pyramid Way.

**Figure 2: Surrounding Property Designations**

Direction	Current Master Plan Designation	Current Zoning Designation	Current Land Use
North	Urban Residential	Low-Density Urban	Mobile Home Park
South	Commercial (City of Sparks)	New Urban Development	Commercial shopping center
East	Suburban Residential	Medium Density Suburban	Single family residential
West <i>Across Pyramid Way</i>	Suburban Residential	Low Density Suburban High Density Suburban	Church Single family residential

**Figure 3: MPA/RZA Site Photographs- Photo Locations**



Figure 3: MPA/RZA Site Photographs (cont.)- Photograph 1, Facing SE from NW of the site.





Figure 3: MPA/RZA Site Photographs (cont.)- Photograph 2: Facing SW from NE of the site.



**Figure 3: MPA/RZA Site Photographs (cont.)- Photograph 3: Facing NE from SW of project site.**





Figure 3: MPA/RZA Site Photographs (cont.)- Photograph 4: Facing NW from east /middle of the site.

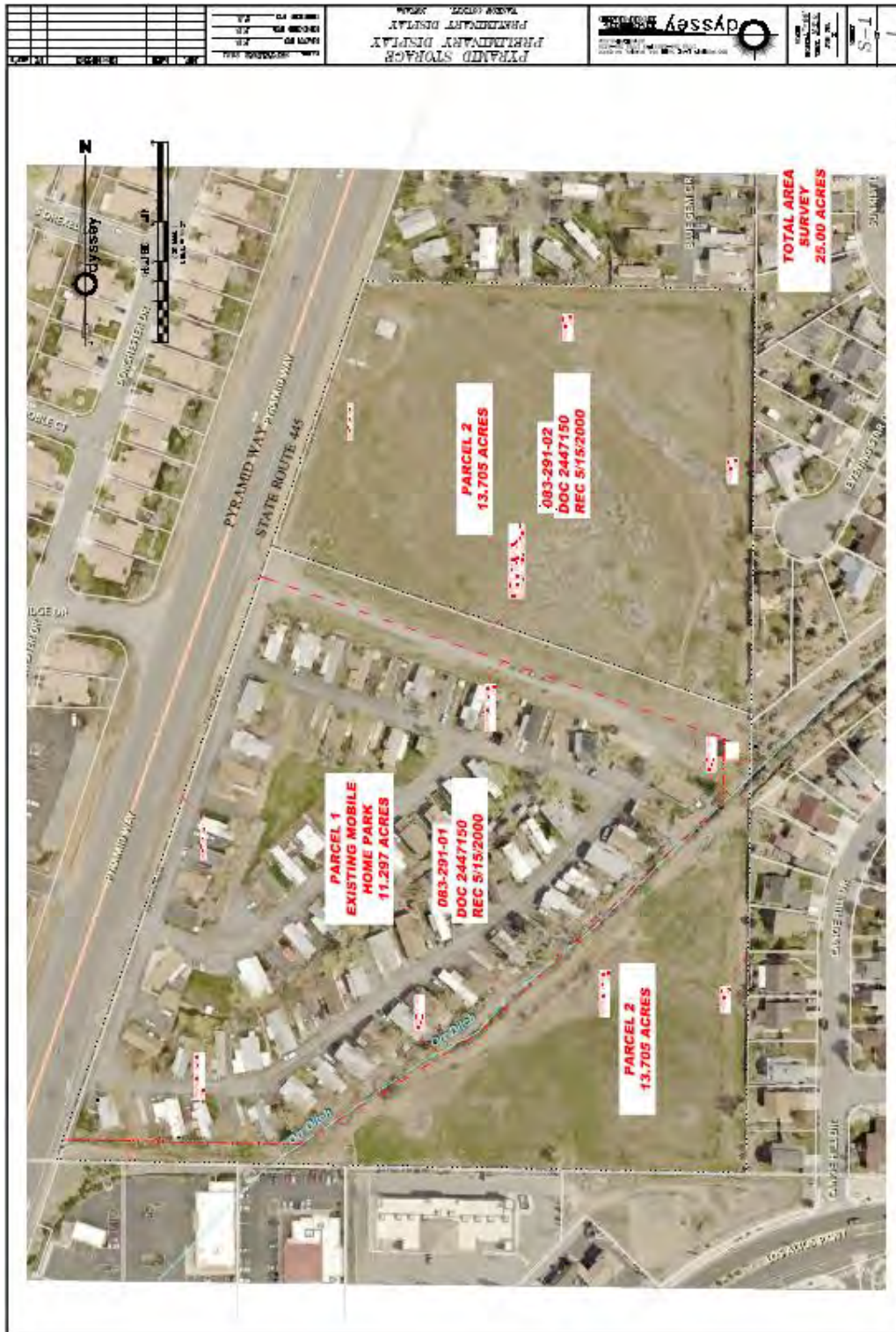




Figure 3: MPA/RZA Site Photographs (cont.)- Photograph 5: Facing NW from SE of the site.



Figure 4: Boundary Line Adjustment Parcel Configuration



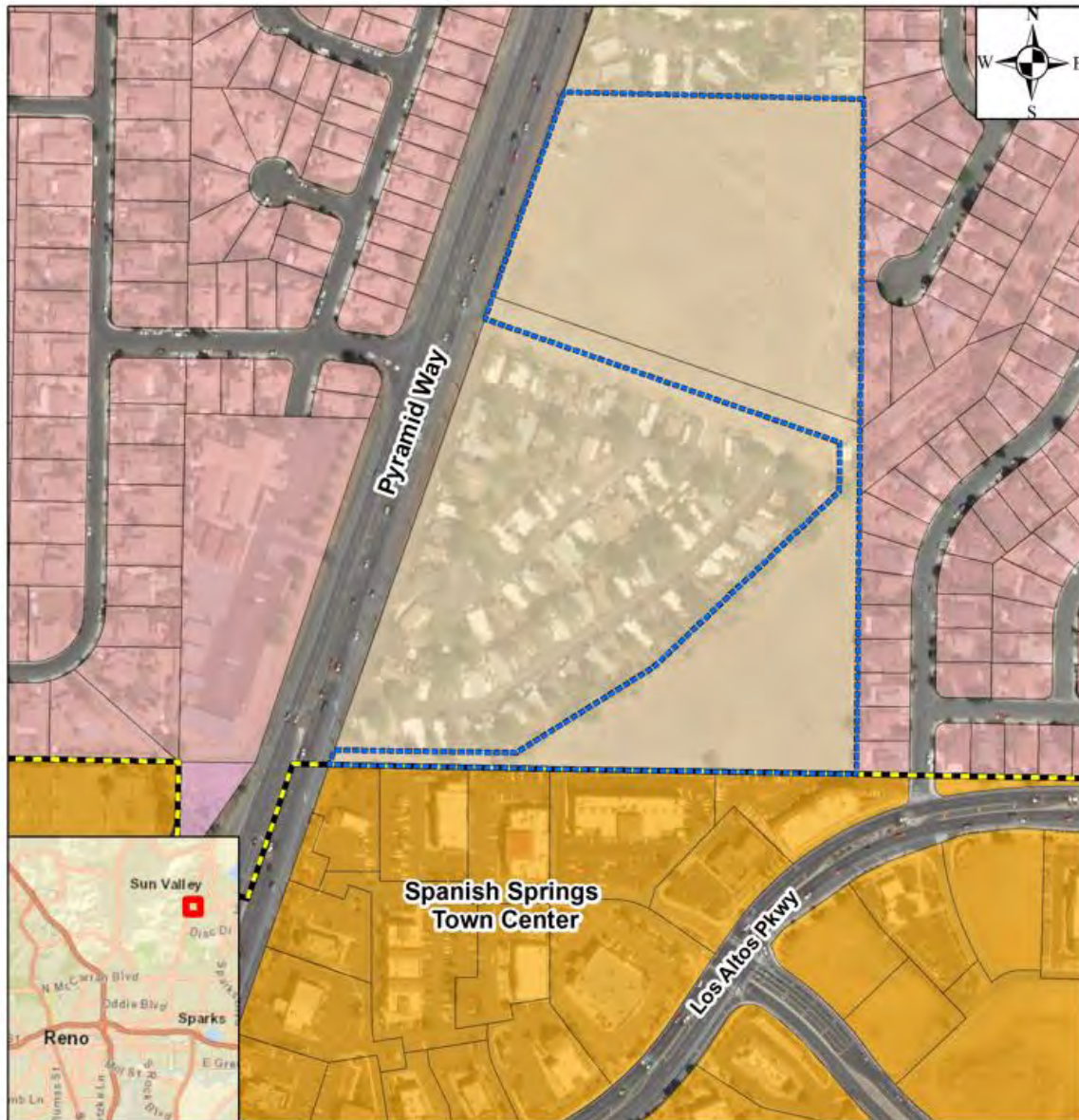
A Boundary Line Adjustment application to modify the parcel configuration is anticipated to run concurrently with this request (see Figure 4). The future project area will ultimately be located on one 13.705 acre parcel.



## EXISTING MASTER PLAN AND ZONING DESIGNATIONS

The property has an existing Master Plan designation of Urban Residential (UR) and an existing zoning designation of Low Density Urban (LDU) (10 to 14 units per acre).

Figure 5: Existing Master Plan Designation (Urban Residential)

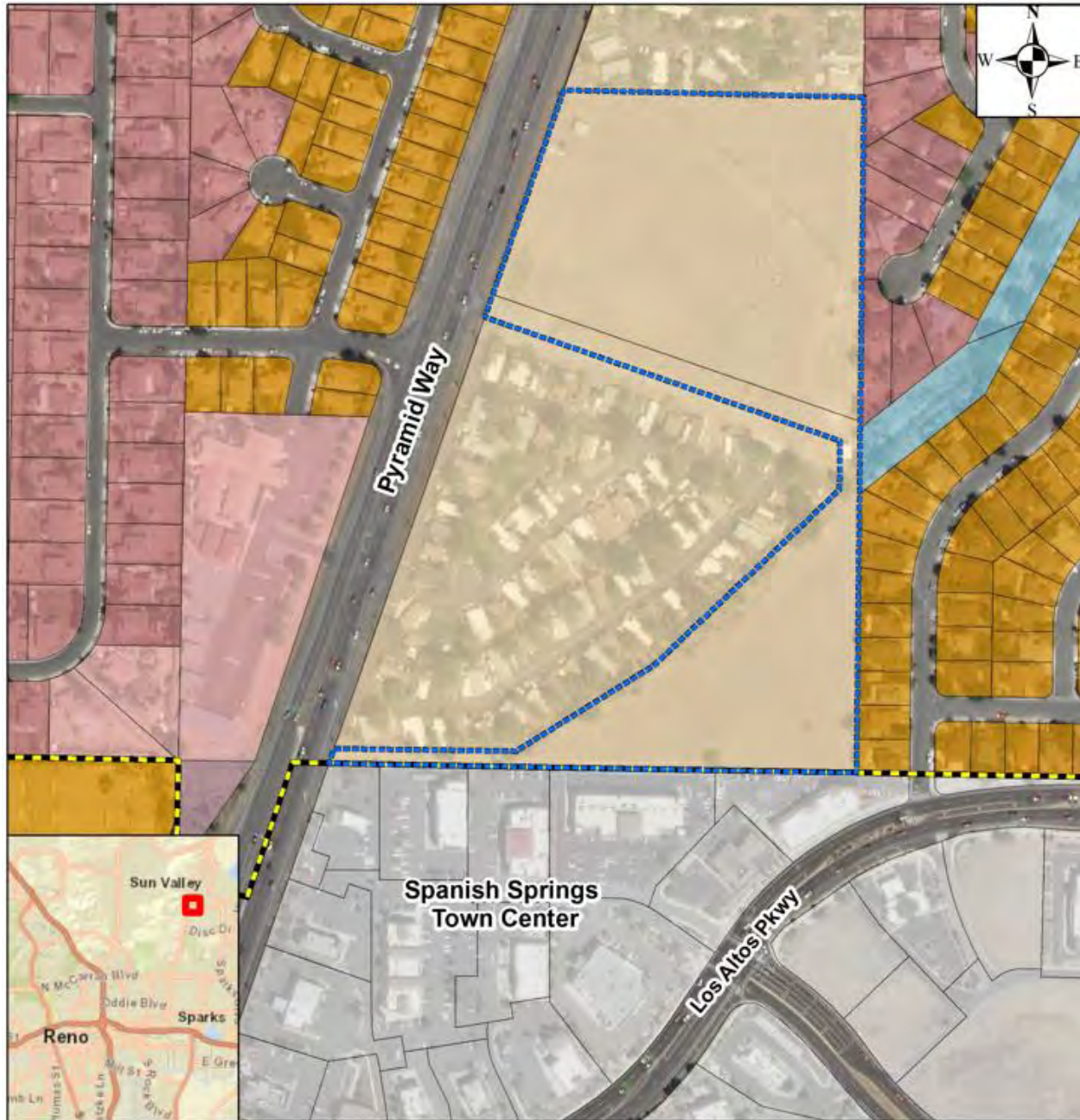


500 Feet

Legend		WC	Sparks
	Parcel Change Proposal	C	C
	Jurisdiction Boundary	SR	
		UR	



Figure 6: Existing Zoning Designation (Low-Density Urban)



500  
Feet

Legend		WC		Sparks	
	Parcel Change Proposal		GC		LDU
	Jurisdiction Boundary		HDS		MDS
			LDS		PSP
					NUD





## APPLICATION REQUEST

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The enclosed application is a request for:

- **MASTER PLAN AMENDMENT** from Urban Residential (UR) to Commercial (C) for the 13.705 acre project site.
- **REGULATORY ZONING AMENDMENT** from Low-Density Urban (LDU) to Neighborhood Commercial (NC) for the 13.705 acre project site.

## PROJECT DESCRIPTION AND JUSTIFICATION

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The Spanish Springs area has seen significant residential development in recent years. However, this infill property has remained undeveloped, primarily due to limited access from Pyramid Way making the property not conducive to residential development in conformance with the existing Urban Residential (UR) Master Plan and Low Density Urban (LDU) zoning designations.

The applicant is pursuing this request to allow for the future development of a personal storage facility which would be a low-impact neighborhood commercial use for the site (See Figure 9: Impact Analysis) while being able to function appropriately given the limited access. As population increases the need for personal storage will continue to grow. The requested Master Plan Amendment from UR to C and Regulatory Zone Amendment from LDU to NC will allow for the anticipated future personal storage facility with subsequent approval of a Special Use Permit in accordance with the Washoe County Development Code and Spanish Springs Area Plan.

The proposed Commercial Master Plan, with Neighborhood Commercial zoning, along with the anticipated future personal storage use is compatible with the existing neighborhood because the Neighborhood Commercial zone is intended to “provide a transition or buffer between other more intensive uses or between major highways and adjacent residential uses (WCDC Section 110.106.15(q)) and ensures that the area will be developed with low intensity. Any future development will be in accordance with Washoe Development Code standards and the Spanish Springs Area Plan, which includes that development of a personal storage facility requires the approval of a Special Use Permit.

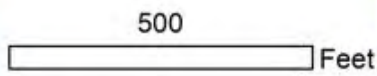
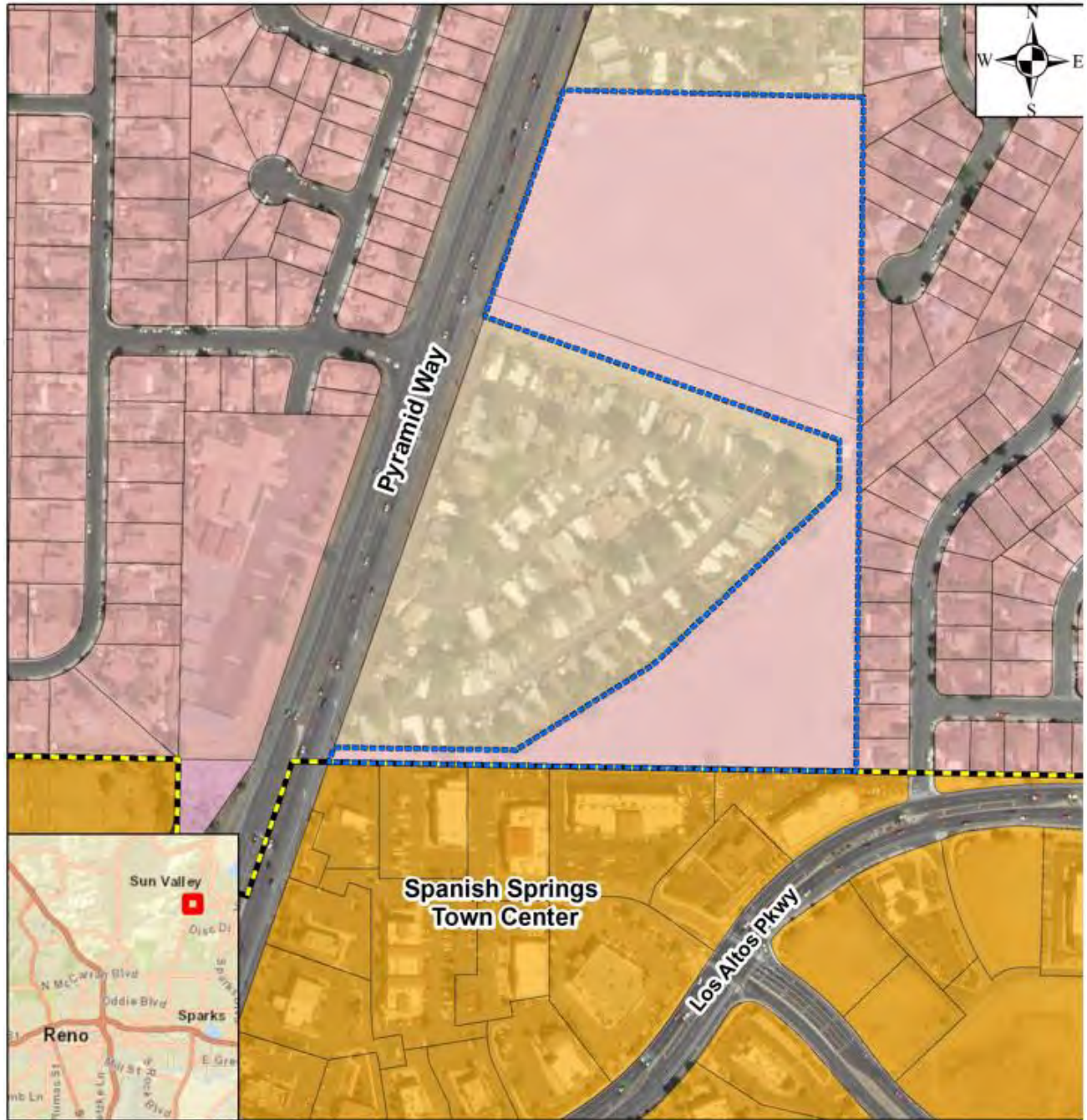
## PROPOSED MASTER PLAN AND ZONING DESIGNATIONS

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The proposed Master Plan Amendment is from UR to C (Figure 7) and the proposed Regulatory Zone Amendment is from LDU to NC (Figure 8) to allow for a future personal storage facility.



Figure 7: Proposed Master Plan Amendment (UR to C)

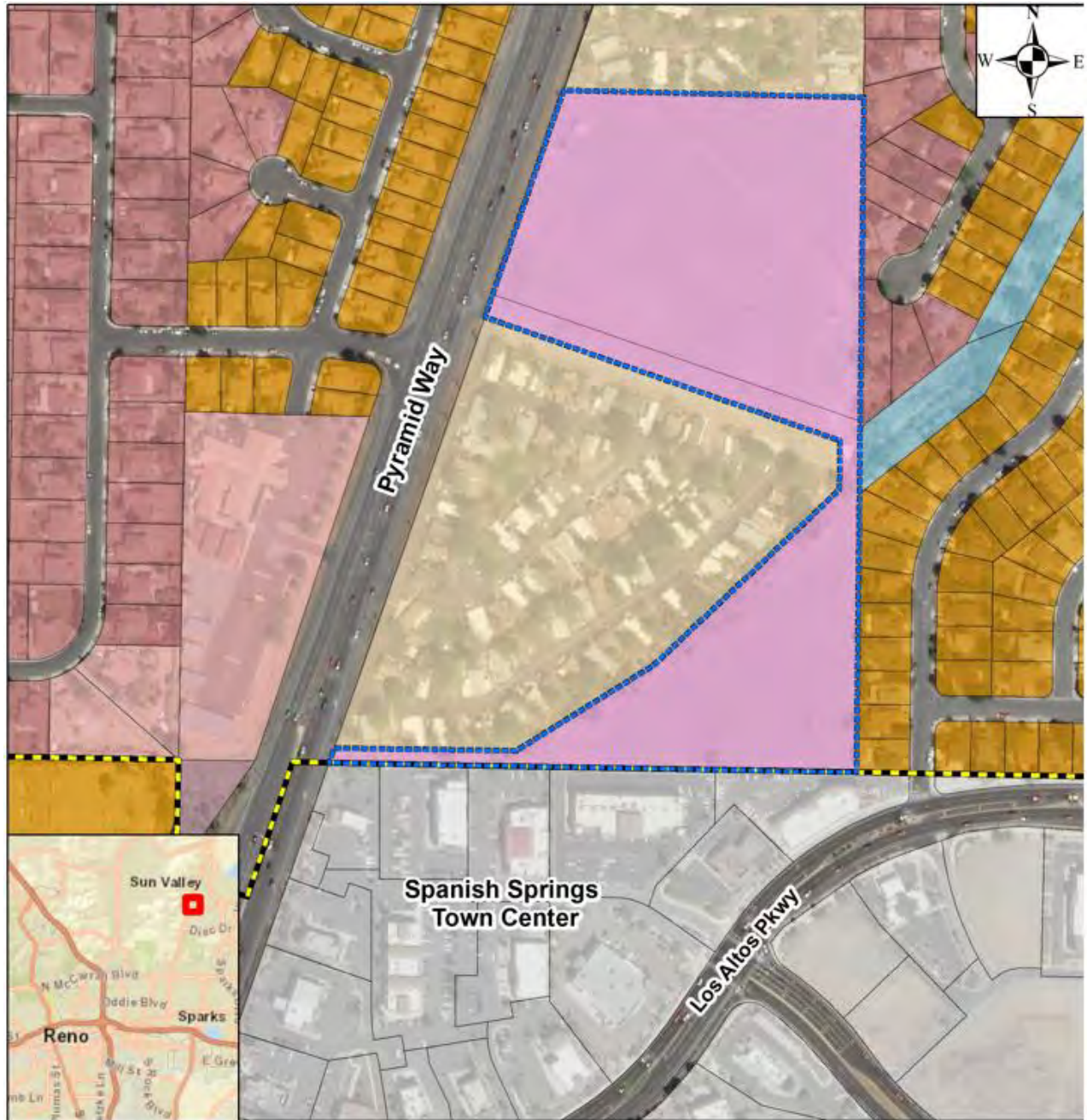


Legend		WC	Sparks
	Parcel Change Proposal	C	C
	Jurisdiction Boundary	SR	
		UR	





Figure 8: Proposed Regulatory Zone Amendment (LDU to NC)



500 Feet

Legend		WC		Sparks	
	Parcel Change Proposal		GC		LDU
	Jurisdiction Boundary		HDS		MDS
			LDS		PSP
			NC		
					C2
					NUD



The following Impact Analysis is provided to compare potential impacts associated with the development property, based on:

- Potential single family residential development associated with the existing Master Plan and zoning designations
- Potential multi-family residential development associated with the existing Master Plan and zoning designations
- Potential single family residential development associated with the proposed Commercial Master Plan and Neighborhood Commercial zoning designations
- Anticipated personal storage use associated with the proposed Commercial Master Plan and Neighborhood Commercial zoning designations

Should the requested Master Plan Amendment and Regulatory Zone Amendment be approved, the applicant intends to pursue development of a personal storage facility on the site. In the NC zoning designation and in the Spanish Springs Area Plan, a Special Use Permit is required for a personal storage facility.

As shown below (Figure 9: Impact Analysis), the anticipated future personal storage use will have significantly less impact on the roadway network than what could be developed with the existing UR Master Plan and LDU zoning designations (265 ADT vs. 1,294 ADT or 1,399 ADT). In addition, all other development impacts, including water and sewer use and schools/student generation will see a significant reduction of because the anticipated personal storage use.

**Figure 9: Impact Analysis**

Development Scenario	WCDC Density/Intensity Standard	Total Units/Sq. ft. of Development	Trip Generation
<b>UR/LDU- Single Family</b>	10 units per acre	137 single family units	1,294 ADT
<b>UR/LDU- Multi-Family</b>	14 units per acre	191 multi-family units	1,399 ADT
<b>C/NC- Residential</b>	5 units per acre	68 residential unit	642 ADT
<b>C/NC- Personal Storage Facility</b>	N/A	+/- 175,000 sq. ft.	265 ADT

\* Trip Generation based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition.





## MASTER PLAN & SPANISH SPRINGS AREA PLAN POLICY REVIEW

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The proposed amendment from UR to C will foster, promote, or comply with the following policies of the Washoe County Master Plan and the Spanish Springs Area Plan:

### Washoe County Master Plan

- **Population Element-** Population policies are geared at ensuring there is adequate housing available for the anticipated growth, that there is a balanced development pattern, and that land use, public services, and facilities, and infrastructure needs are based on the most current population information. This infill site has not been developed primarily because of limited access from Pyramid Way. The proposed Amendment will help to ensure a balanced development pattern by providing for a low-impact commercial opportunity that is compatible with the existing neighborhood. As population increases the need for personal storage will continue to grow.
- **Conservation Element-** The Conservation Element of the Washoe County Master Plan serves as the conservation plan for unincorporated Washoe County and outlines polices and action programs for the conservation and protection of natural resources, including scenic resources, land resources, water resources, and air resources. As this is an infill site with no existing scenic or natural resources, the proposed Amendment is neutral with respect to the conservation policies and framework.

Because the proposed amendment will ultimately reduce water usage, **Goal 18:** Manage and utilize water resources in a fair and sustainable manner and **Goal 21:** Manage development to preserve and protect water resources, are fostered.

The proposed amendment will also reduce vehicle trips, thereby promoting **Goal 22:** Reduce mobile sources emissions.

- **Land Use and Transportation Element-**The Land Use and Transportation Element focuses on providing for future population and employment in Washoe County, encouraging sustainable growth patterns while discouraging sprawled communities. The proposed amendment which will allow for infill commercial development along Pyramid Way promoting Land Use and Transportation goals and policies: **Goal 2:** Standards ensure that land use patterns are compatible with suburban development; **Goal 3:** The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices, **LUT.3.4.** strengthen existing neighborhoods and promote infill development; **LUT.4.1:** maintain a balanced distribution of land use patterns to provide opportunities for a variety of land uses, facilities and services that serve present and future population.
- **Public Services and Facilities Element-** The basic policy framework for the Public Services and Facilities Element is to ensure the availability of services and facilities to support growth. As this is an infill site, public services and facilities are already provided. The proposed Amendment will allow for development that will ultimately reduce impacts on public services and facilities.



- **Housing Element-** The Housing Element is primarily focused on the ability to provide affordable housing in Washoe County. This infill site has not been developed as a residential project primarily because of limited access from Pyramid Way. The proposed Amendment will help to ensure a balanced development pattern by providing for a low-impact commercial opportunity that is able to be developed and is compatible with the existing neighborhood. As population increases the need for personal storage will continue to grow.

### **Spanish Springs Area Plan**

The Spanish Springs Area Plan includes a comprehensive vision for Spanish Springs and identifies an existing and desired community vision and character, which include 1) Provides local services and employment opportunities, and 2) Ensures that growth is kept in balance with resources and infrastructure. The proposed Amendment area is within the distinct suburban core (Pyramid Way) and includes a broad mix of non-residential uses together with residential opportunities.

The proposed Amendment will foster, promote, or comply with the following policies of the Spanish Springs Area Plan:

- SS.1.3- Neighborhood Commercial/Office (NC)
- SS.3.1- Provides for reduction in trips
- SS.3.2- Provides for a reduction in trips
- SS.3.4- Provides right-of-way as needed
- SS.3.5- Consistent with request and RZA
- Goal 12: Reduction of required supply/water resources to the project area

### **Spanish Springs Area Plan- Plan Maintenance**

In accordance with **SSAP Goal 17**: The proposed amendment to the Spanish Springs Area Plan will further implement the **Vision and Character Statement** by 1) providing local services and employment opportunities, and 2) ensuring that growth is kept in balance with resources and infrastructure. As previously noted, this infill property has remained undeveloped, primarily because of limited access from Pyramid Way making the property not conducive to residential development in conformance with the existing Urban Residential (UR) Master Plan and Low Density Urban (LDU) zoning designations.

The applicant is proposing this request to allow for the ultimate development of a personal storage facility which would be a low-impact commercial use for this site (See Figure 9: Impact Analysis) and help meet the storage needs of the existing and future Spanish Springs residential community.

The SSAP includes findings (SS.17.1 and SS.17.2) which are listed below under Findings.





## FINDINGS

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### **Master Plan Amendment**

The request meets the requirements of NRS and makes the following findings of fact:

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

The proposed amendment from UR to C is consistent with, fosters, promotes, or complies with the goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan, as outlined in the Master Plan & Spanish Springs Area Plan Policy Review section.

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

The proposed Commercial Master Plan, with Neighborhood Commercial zoning, along with the anticipated future personal storage use is compatible with the existing neighborhood because the Neighborhood Commercial zone is intended to “provide a transition or buffer between other more intensive uses or between major highways and adjacent residential uses (WDC Section 110.106.15(q)) and ensures that the area will be developed with low intensity. Any future development will be in accordance with Washoe Development Code standards and the Spanish Springs Area Plan, which includes that development of a personal storage facility requires the approval of a Special Use Permit. There will be no adverse impact to public health, safety, or welfare from the proposed Amendment and development impacts will be reduced from the existing UR Master Plan designation.

**3. Response to Changed 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.**

Amending the Master Plan and Zoning Map will facilitate logical development of this infill site, allowing for neighborhood commercial use of the 13.705 acre site. Access to the site from Pyramid Way is limited to a right-in, right-out turning movement. This reduced access has limited the viability of residential development of the site and will similarly limit potential commercial development.

**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.**

Because this is an infill site, adequate transportation, recreation, utility, and other facilities are existing.

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

The proposed amendment to a Commercial Master Plan, along with Neighborhood Commercial zoning, promotes the desired pattern for orderly physical growth by allowing for neighborhood commercial



development in the suburban core (Pyramid Way) and provides a compatible use to the existing neighborhood. The proposed amendment will facilitate logical development of this infill site, allowing for neighborhood commercial use of the 13.705 acre site. Access to the site from Pyramid Way is limited to a right-in, right-out turning movement. This reduced access has limited the viability of residential development of the site and will similarly limit potential commercial development. Because this is an infill site, there is limited impairment of natural resources and the amendment provides for the efficient expenditure of funds for public services.

**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 a military installation.**

N/A

**Regulatory Zone Amendment**

The request meets the requirements of NRS and makes the following findings of fact:

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

With approval of the proposed Master Plan Amendment to Commercial, the proposed Regulatory Zone Amendment to Neighborhood Commercial is in compliance with the policies and action programs of the Master Plan and Spanish Springs Area Plan as outlined in the Master Plan & Spanish Springs Area Plan Policy Review section.

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

The proposed amendment to Neighborhood Commercial zoning, along with the anticipated future personal storage use is compatible with the existing neighborhood because the Neighborhood Commercial zone is intended to “provide a transition or buffer between other more intensive uses or between major highways and adjacent residential uses (WCDC Section 110.106.15(q)) and ensures that the area will be developed with low intensity. Any future development will be in accordance with Washoe Development Code standards and the Spanish Springs Area Plan, which includes that development of a personal storage facility requires the approval of a Special Use Permit. There will be no adverse impact to public health, safety, or welfare from the proposed Amendment and development impacts will be reduced from the existing UR Master Plan designation.

**3. Response to Changed 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.**

Amending the zoning map to Neighborhood Commercial will facilitate logical development of this infill site, allowing for neighborhood commercial use of the 13.705 acre site. Access to the site from Pyramid





Way is limited to a right-in, right-out turning movement. This reduced access has limited the viability of residential development of the site and will similarly limit potential commercial development.

**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.**

Because this is an infill site, adequate transportation, recreation, utility, and other facilities are existing.

**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.**

The proposed amendment directly incorporates goals and policies of the Washoe County Master Plan and will not adversely affect the implementation of policies detailed in the Master Plan.

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

The proposed amendment to Neighborhood Commercial zoning promotes the desired pattern for orderly physical growth by allowing for neighborhood commercial development in the suburban core (Pyramid Way) and providing a compatible use to the existing neighborhood. The proposed amendment will facilitate logical development of this infill site, allowing for neighborhood commercial use of the 13.705 acre site. Access to the site from Pyramid Way is limited to a right-in, right-out turning movement. This reduced access has limited the viability of residential development of the site and will similarly limit potential commercial development. Because this is an infill site, there is limited impairment of natural resources and the amendment provides for 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.**

N/A

**Spanish Springs Area Plan Findings: In accordance with SS17.1 and SS.17.2**

**SS.17.1.a. The amendment will further implement and preserve the Vision and Character Statement.**

The Spanish Springs Area Plan includes a comprehensive vision for Spanish Springs and identifies an existing and desired community vision and character, which include 1) Provides local services and employments opportunities, and 2) Ensures that growth is kept in balance with resources and infrastructure. The proposed Amendment area is within the distinct suburban core (Pyramid Way) and includes a broad mix of non-residential uses together with residential opportunities.

**SS.17.1.b The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.**



As outlined in the Master Plan & Spanish Springs Area Plan Policy Review, the proposed amendment will foster, promote, or comply with applicable policies of the Washoe County Master Plan and the Spanish Springs Area Plan.

**SS.17.1.c The amendment will not conflict with the public’s health, safety or welfare.**

Because this is an infill site with available public services and facilities, and the proposed amendment reflects a decrease in development impact, the amendment will not conflict with the public’s health, safety, or welfare.

**SS.17.2.a A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.**

As reviewed during the pre-application meeting, the impact analysis clearly shows that the anticipated development of the site with a Commercial Master Plan and Neighborhood Commercial zoning, will result in a decrease in development impact, including water and sewer use, student generation, and trip generation. It was determined that, because of these reduced impacts, and because this is an infill site, a feasibility analysis was not required or necessary.

**SS.17.2.b A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.**

As reviewed during the pre-application meeting, the impact analysis clearly shows that the anticipated development of the site with a Commercial Master Plan and Neighborhood Commercial zoning, will result in a decrease in trip generation. It was determined that, because of these reduced impacts, and because this is an infill site, a traffic analysis was not required or necessary.

**SS.17.2.c For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.**

N/A- there is no proposed land use intensification.

**SS.17.2.d For residential land use intensifications, the potential increase in residential units will not exceed Washoe County’s policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.**

N/A- there is no proposed land use intensification.





**SS.17.2.e If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.**

N/A- there is no proposed intensification.

**SS.17.2.f If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.**

N/A- there is no proposed intensification.

**SS.17.2.g Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.**

Because this is an infill site, adequate transportation, recreation, utility, and other facilities are existing.

**SS.17.2.h If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.**

N/A- no proposed intensification. Furthermore, the anticipated future development will not generate any students.

**SS.17.2.i Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.**

Any future development will be in accordance with Washoe Development Code standards and the Spanish Springs Area Plan.



Community Services Department  
Planning and Building  
MASTER PLAN AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100



## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>083-291-01 &amp; 083-291-02 MPA</b>			
Project Description: Master Plan Amendment from Urban Residential to Commercial (RZA and BLA applications submitted concurrently); see attached project description.			
Project Address: 6550 & 6556 Pyramid Way, Sparks, NV 89436			
Project Area (acres or square feet): 13.705 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>East side of Pyramid Way, approximately 1/3 mile north of Los Altos Parkway</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
083-291-01	14.82	083-291-02	9.55
* The project area is a portion of this parcel			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). RZA and BLA applications submitted concurrently.			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Pyramid Hwy Properties LLC		Name: Manhard Consulting	
Address: 2248 Meridian Blvd, Ste H		Address: 241 Ridge Street, Suite 400	
Minden, NV	Zip: 89423	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6539	Fax:
Email:		Email: cbaker@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Dave Howard, Managing Member		Contact Person: Chris Baker	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

See  
Sheet  
#2

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>083-291-01 &amp; 083-291-02 MPA (Sheet #2)</b>			
Project Description: Master Plan Amendment from Urban Residential to Commercial (RZA and BLA applications submitted concurrently); see attached project description.			
Project Address: 6550 & 6556 Pyramid Way, Sparks, NV 89436			
Project Area (acres or square feet): 13.705 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>East side of Pyramid Way, approximately 1/3 mile north of Los Altos Parkway</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
083-291-01	14.82	083-291-02	9.55
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<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: NV North Properties LLC		Name: Manhard Consulting	
Address: 3202 E. Foothill Blvd #145		Address: 241 Ridge Street, Suite 400	
Pasadena, CA	Zip: 91107	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6539	Fax:
Email:		Email: cbaker@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Dave Howard, Managing Member		Contact Person: Chris Baker	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



## 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 checked="" 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?

The proposed request is to change the Master Plan designation from Urban Residential to Commercial.
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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?

Development of the site is not feasible with the current restricted access from Pyramid Way (right-in, right-out only).
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3. Please provide the following specific information:

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

6550 & 6556 Pyramid Way, Sparks, approximately 1/3 mile north of the intersection of Pyramid Way and Los Altos Parkway. See attached project description for detailed information and 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
083-291-01	Urban Residential	4.155 ac *	Commercial	4.155 ac *
083-291-02	Urban Residential	9.55 ac	Commercial	9.55 ac
<div style="border: 1px solid black; padding: 5px;">                     * A BLA Application has been submitted concurrently so that the project area (13.705 ac.) is on one parcel. It includes a portion of APN 083-291-01 and all of APN 083-291-02.                 </div>				

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

North	Urban Residential (UR)
South	Commercial (C, City of Sparks)
East	Suburban Residential (SR)
West	Suburban Residential (SR), across Pyramid Way

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

See attached detailed info; existing undeveloped project area.

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.

None- see attached project description.

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

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

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

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

- 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 checked="" type="checkbox"/> No
------------------------------	--

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 checked="" type="checkbox"/> No
------------------------------	--

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 checked="" type="checkbox"/> No
------------------------------	--

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.)

N/A

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



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.

No intensification of land use is proposed. If necessary, additional rights would be purchased from purveyor.

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 checked="" type="checkbox"/> Public water	Provider:	TMWA, existing infrastructure	

- b. Available:

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

- c. 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 checked="" type="checkbox"/> Public system	Provider:	Washoe County, existing infrastructure	

- b. Available:

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

- c. 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.

Pyramid Way

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

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

a. Fire Station	TMFPD, +/- 4 miles (Sparks Fire Station #4 +/- 2.5 miles)
b. Health Care Facility	Renown Medical Group (+/- 2 mi.), Northern Nevada Medical Center (+/- 6 mi.)
c. Elementary School	WCSD; Sepulveda Elementary School
d. Middle School	WCSD, Sky Ranch Middle School
e. High School	WCSD Reed High School
f. Parks	Kestrel Park (City of Sparks)
g. Library	Spanish Springs Library (+/- 2.5 mi.)
h. Citifare Bus Stop	RTC FlexRIDE- Sparks/Spanish Springs

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:

See attached project description.

- b. Conservation Element:

See attached project description.

- c. Housing Element:

See attached project description.

- d. Land Use and Transportation Element:

See attached project description.

- e. Public Services and Facilities Element:

See attached project description.

- f. Adopted area plan(s):

See attached project description; Spanish Springs 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.)

Please see attached project description for project details and an analysis of the findings.



Community Services Department  
Planning and Building  
REGULATORY ZONE AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>083-291-01 &amp; 083-291-02 RZA</b>			
Project Description: Regulatory Zone Amendment from Low Density Urban to Neighborhood Commercial (MPA and BLA applications submitted concurrently); see attached project description.			
Project Address: 6550 & 6556 Pyramid Way, Sparks, NV 89436			
Project Area (acres or square feet): 13.705 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>East side of Pyramid Way, approximately 1/3 mile north of Los Altos Parkway</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
083-291-01	14.82	083-291-02	9.55
* The project area is a portion of this parcel			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). MPA and BLA applications submitted concurrently.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Pyramid Hwy Properties LLC		Name: Manhard Consulting	
Address: 2248 Meridian Blvd, Ste H		Address: 241 Ridge Street, Suite 400	
Minden, NV	Zip: 89423	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6539	Fax:
Email:		Email: cbaker@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Dave Howard, Managing Member		Contact Person: Chris Baker	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

See  
Sheet  
#2

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>083-291-01 &amp; 083-291-02 RZA (Sheet #2)</b>			
Project Description: Regulatory Zone Amendment from Low Density Urban to Neighborhood Commercial (MPA and BLA applications submitted concurrently); see attached project description.			
Project Address: 6550 & 6556 Pyramid Way, Sparks, NV 89436			
Project Area (acres or square feet): 13.705 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>East side of Pyramid Way, approximately 1/3 mile north of Los Altos Parkway</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
083-291-01	14.82	083-291-02	9.55
* The project area is a portion of this parcel			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). MPA and BLA applications submitted concurrently.			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: NV North Properties LLC		Name: Manhard Consulting	
Address: 3202 E. Foothill Blvd #145		Address: 241 Ridge Street, Suite 400	
Pasadena, CA	Zip: 91107	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6539	Fax:
Email:		Email: cbaker@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Dave Howard, Managing Member		Contact Person: Chris Baker	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, distance and direction from nearest intersection)?

6550 & 6556 Pyramid Way, Sparks, approximately 1/3 mile north of the intersection of Pyramid Way and Los Altos Parkway.

- 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
083-291-01	Urban Residential	LDU	4.155 ac *	NC	4.155 ac *
083-291-02	Urban Residential	LDU	9.55 ac	NC	9.55 ac
* A BLA Application has been submitted concurrently so that the project area (13.705 ac.) is on one parcel. It includes a portion of APN 083-291-01 and all of APN 083-291-02.					

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDU	Residential (Mobile Home Park)
South	NUD (City of Sparks)	Commercial
East	HDS/MDS4	Residential
West	HDS/LDU	Residential

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

See attached detailed info; existing undeveloped project area.

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.

None- see attached project description.

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

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

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

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

Explanation:

--

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

N/A

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

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

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

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

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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.

No intensification of land use is proposed. If necessary, additional rights would be purchased from purveyor.
---

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

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA, existing infrastructure

- b. Available:

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

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

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

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

Existing infrastructure

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

- a. System Type:

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

- b. Available:

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

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

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

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

Existing infrastructure

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

Pyramid Way

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

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

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

a. Fire Station	TMFPD, +/- 4 miles (Sparks Fire Station #4 +/- 2.5 miles)
b. Health Care Facility	Renown Medical Group (+/- 2 mi.), Northern Nevada Medical Center (+/- 6 mi.)
c. Elementary School	WCSD; Sepulveda Elementary School
d. Middle School	WCSD, Sky Ranch Middle School
e. High School	WCSD Reed High School
f. Parks	Kestrel Park (City of Sparks)
g. Library	Spanish Springs Library (+/- 2.5 mi.)
h. Citifare Bus Stop	RTC FlexRIDE- Sparks/Spanish Springs



## 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
------------------------------	-----------------------------

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

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

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

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

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

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

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

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

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

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

# Property Owner Affidavit

**Applicant Name:** NV North Properties LLC, Pyramid Hwy Properties, 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    )

DAVE HOWARD - MANAGING MEMBER  
(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): 083-291-01 and 083-291-02

DAVE HOWARD - MANAGING MEMBER  
Printed Name \_\_\_\_\_

Signed Dave Howard - managing member

Address 2248 Meridian Blvd suite H  
Minden, NV 89423

Subscribed and sworn to before me this  
1st day of September, 2011.

J. Oronoz  
Notary Public in and for said county and state

My commission expires: 12/13/2012

(Notary Stamp)



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

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

## LEGAL DESCRIPTION

Parcels of land situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Twenty (20), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian (MDM), being a portion of land as described in those certain Deed Document Numbers 4978539, recorded December 2, 2019 and 4818954, recorded May 31, 2018 of the Official Records of Washoe County, Nevada, and being more particularly described as follows:

**BEGINNING** at the southwest corner of Tract Map 2325, recorded April 16, 1986, as File Number 1064833;

**THENCE** N 88° 56' 23" W a distance of 1040.53 feet to a point situate on the easterly right-of-way of State Route 445 (Pyramid Way);

**THENCE** along said easterly right-of-way, N 19° 13' 48" E a distance of 31.57 feet;

**THENCE** S 88° 56' 23" E a distance of 356.14 feet;

**THENCE** N 58° 17' 57" E a distance of 318.30 feet;

**THENCE** N 46° 34' 24" E a distance of 508.42 feet;

**THENCE** N 00° 38' 03" E a distance of 95.79 feet;

**THENCE** N 70° 46' 12" W a distance of 741.98 feet to a point situate on said easterly right-of-way;

**THENCE** along said easterly right-of-way, N 19° 13' 48" E a distance of 472.85 feet;

**THENCE** S 88° 38' 59" E a distance of 592.50 feet;

**THENCE** S 00° 38' 03" W a distance of 1331.99 feet to the **POINT OF BEGINNING**.

Containing 13.71 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





**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

TREASURER HOME PAGE

WASHOE COUNTY HOME PAGE

Tax Search

Checkout

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08329101	Active	9/2/2021 1:45:02 AM
<b>Current Owner:</b> PYRAMID HWY PROPERTIES LLC 2248 MERIDIAN BLVD STE H MINDEN, NV 89423		<b>SITUS:</b> 6550 PYRAMID WAY WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
<b>Legal Description</b>		
Lot Block Range 20 SubdivisionName _UNSPECIFIED Section 21 Township 20		

**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

**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	\$4,690.57	\$0.00	\$0.00	\$4,690.57
INST 3	1/3/2022	2021	\$4,690.56	\$0.00	\$0.00	\$4,690.56
INST 4	3/7/2022	2021	\$4,690.56	\$0.00	\$0.00	\$4,690.56
<b>Total Due:</b>			<b>\$14,071.69</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,071.69</b>

**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

**Tax Detail**

	Gross Tax	Credit	Net Tax
* Remediation	\$218.53	\$0.00	\$218.53
* State of Nevada	\$2,530.48	(\$1,524.77)	\$1,005.71
* Truckee Meadows Fire Dist	\$8,037.98	(\$5,249.83)	\$2,788.15
* Washoe County	\$20,715.66	(\$12,482.51)	\$8,233.15
* Washoe County Sc	\$16,946.74	(\$10,211.49)	\$6,735.25
* SPANISH SPRINGS WATER BASIN	\$1.97	\$0.00	\$1.97
<b>Total Tax</b>	<b>\$48,451.36</b>	<b>(\$29,468.60)</b>	<b>\$18,982.76</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021269534	B21.48355	\$4,911.07	8/4/2021

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.





Tax Search

Checkout

Bill Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08329102	Active	9/2/2021 1:45:02 AM
<b>Current Owner:</b> NV NORTH PROPERTIES LLC 3202 E FOOTHILL BLVD 145 PASADENA, CA 91107		<b>SITUS:</b> 6556 PYRAMID WAY WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Township 20 SubdivisionName _UNSPECIFIED Range 20 Section 21		

**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

**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	\$1,528.56	\$0.00	\$0.00	\$1,528.56
INST 3	1/3/2022	2021	\$1,528.55	\$0.00	\$0.00	\$1,528.55
INST 4	3/7/2022	2021	\$1,528.55	\$0.00	\$0.00	\$1,528.55
<b>Total Due:</b>			<b>\$4,585.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,585.66</b>

**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

**Tax Detail**

	Gross Tax	Credit	Net Tax
* Remediation	\$218.53	\$0.00	\$218.53
* State of Nevada	\$401.23	(\$80.45)	\$320.78
* Truckee Meadows Fire Dist	\$1,274.51	(\$255.53)	\$1,018.98
* Washoe County	\$3,284.69	(\$658.57)	\$2,626.12
* Washoe County Sc	\$2,687.09	(\$538.75)	\$2,148.34
* SPANISH SPRINGS WATER BASIN	\$1.97	\$0.00	\$1.97
<b>Total Tax</b>	<b>\$7,868.02</b>	<b>(\$1,533.30)</b>	<b>\$6,334.72</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021269868	B21.48360	\$1,749.06	8/4/2021