

# Master Plan and Regulatory Zone Amendments **The Ridges at Hunter Creek** **Phase II**

Submitted to Washoe County

September 15, 2015

Prepared for

**The Ridges @ Hunter Creek, LLC**

4345 Eagle Valley Circle

Reno, Nevada 89519

Prepared by



**WOOD RODGERS**

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive Tel: 775.823.4068

Reno, NV 89511 Fax: 775.823.4066

## Table of Contents

### Section 1

- ❖ Washoe County Application Forms
  - Application and Supplemental Information for Master Plan Amendment
  - Application and Supplemental Information for Regulatory Zone Amendment
  - Property Owner Affidavit
  - Legal Description
  - Proof of Property Tax Payment

### Section 2

- ❖ Required Findings
  - Master Plan Amendment Findings
  - Findings Required per Southwest Truckee Meadows Area Plan – Plan Maintenance
  - Regulatory Zone Amendment Findings

### Section 3

- ❖ Maps and Supporting Information
  - Vicinity Map
  - Assessor's Parcel Map
  - Existing Master Plan Map
  - Existing Zoning Map
  - Slope Map
  - Proposed Master Plan and Zoning Overlaid on Slope Map
  - Proposed Master Plan Map
  - Proposed Zoning Map

### Section 3

- ❖ Preliminary Geotechnical Summary
- ❖ Utility Feasibility Report

# **Section 1**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: The Ridges at Hunter Creek Phase II			
Project Description: A Master Plan Amendment to revise the existing Rural and Suburban Residential designations on the property to better align with slope opportunities and constraints.			
Project Address: S. of Woodchuck Cir. & Hunters Peak Rd & W.of Hawken Dr.			
Project Area (acres or square feet): 154.99			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): S. of Woodchuck Cir. & Hunters Peak Rd & W.of Hawken Dr. in the SW Truckee Meadows Area Plan			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
041-671-01	55.27	041-662-12	8.19
041-650-02	48.95	041-650-03	42.58
Section(s)/Township/Range: 19 and 30 T19N R19E			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). TM05-013			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: The Ridges @ Hunter Creek, LLC & Ridges Development, Inc.		Name: Wood Rodgers, Inc.	
Address: 4345 Eagle Valley Circle		Address: 5440 Reno Corporate Drive	
Reno, Nevada	Zip: 89519	Reno, Nevada	Zip: 89511
Phone: (775) 746-9600	Fax:	Phone: (775) 823-5251	Fax: 823-4066
Email: ranson@evergreencapitalllc.com		Email: mlindell@woodrogers.com	
Cell:	Other:	Cell: (775) 690-1047	Other:
Contact Person: Ranson Webster		Contact Person: Melissa Lindell	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as above		Name: Bob Allazetta	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone: (775) 530-9280	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Bob Allazetta	
<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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

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
<input type="checkbox"/> A request to add, amend, modify or delete 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 a brief explanation to all questions.

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

<p>A modification to the Southwest Truckee Meadows Area Plan Master Plan Map on a 154.99 acre site to adjust the existing master plan designations as follows:</p> <p>Rural - Existing: 139.92 acres; Proposed: 69.60 acres Rural Residential - Existing: 0 acres; Proposed 59.20 acres Suburban Residential - Existing: 15.07 acres; Proposed: 26.10 acres</p> <p>The modification will will better align with actual slope opportunities and constraints on the site.</p>
---

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?

Since the Master Plan was adopted, Wood Rodgers has been able to obtain more accurate topographic information and run more precise slope maps on the subject project site. The maps reveal that the slopes on the property previously designated Rural include areas that have slopes between 0 and 15% consistent with Suburban Residential designations on the site, as well as on adjacent property to the east and slopes less than 30% which are also suitable for development.

3. Please provide the following specific information.  
 a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

The project site is located South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive within the SW Truckee Meadows Area Plan boundaries. A legal description has been included in this application packet.

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
041-671-01	Rural	40.20	Rural	9.23
041-671-01	Suburban Residential	15.07	Suburban Residential	16.87
041-671-01			Rural Residential	29.14
041-662-12	Rural	8.19	Rural	3.03
041-662-12	Rural		Rural Residential	2.09
041-662-12	Rural		Suburban Residential	3.08
041-650-02	Rural	48.95	Rural	41.66
041-650-02	Rural		Rural Residential	6.67
041-650-02	Rural		Suburban Residential	0.60
041-650-03	Rural	42.58	Rural	15.73
041-650-03	Rural		Rural Residential	21.30
041-650-03	Rural		Suburban Residential	5.53

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

North	Suburban Residential and Rural
South	Rural and Open Space
East	Suburban Residential
West	Open Space

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

A portion of the property was approved in the past as part of a 53 lot common open space subdivision. (TM05-013 Hunter Creek Development). Thirty lots in the development were recorded while the remaining 23 lots expired. No homes, however, have been constructed in the recorded portions of the subdivision although roads are paved and utilities and common landscaping are in place. Improvements on the expired portion of the property include a graded road network (Hunter Falls Circle and Hunters Peak Road), retaining walls, drainage culverts and basin areas as well as other graded pad and turnout areas. An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. The current project site includes 154.99 acres property part of which was included in the previous tentative map (63.46 acres) and part of which was not (91.53 acres). A water tank was constructed near the southwesterly corner of APN 041-650-02 to serve the development.

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.

Hunter Creek borders the northwesterly portion of the site where no development is proposed. A drainageway also runs through the central portion of the site and culverts and basin area improvements have already been installed. The topography of the site is varied and includes steep, moderate and flat terrain. The site is characterized by native vegetation (primarily native shrubs, sagebrush and grasses punctuated by juniper and pinion trees) and includes evidence of grading, trails and dirt road use. The Washoe County Michael D. Thompson trailhead is located on the property near the northwesterly portion of the site and includes parking and restroom facilities. Washoe County maps from the Conservation Element show this property to be within Black Bear and Mule Deer habitat.

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, please 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 Department of Public Works.)

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

Explanation:

There is no mapped FEMA Flood Zone along Hunter Creek or anywhere on the property.
--

- b. Does property contain wetlands? (If yes, please 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:

Hunter Creek is not identified on the US Fish and Wildlife National Wetlands inventory as containing wetlands. It is a tributary of the Truckee River and would be a Waters of the United States. No development, however, is planned in the vicinity of Hunter Creek.
--

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

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

Explanation:

A slope map is provided in this application packet. There are no significant ridgelines on the property.
--



- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

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

Explanation:

Hunter Creek borders the northwest portion of the property, however, no development is planned in this area. A preliminary geotechnical review summary is included in this submittal packet.
--

- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

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

Explanation:

The property is in an overall general area that is subject to wildfire hazards.
---

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

We are unaware of any known archaeological, historic, cultural or scenic resources on the property at this time. Portions of the property have previously been approved for a residential subdivision and roadway and drainage improvements have been constructed. In addition, a water tank and trailhead improvements have been constructed on the site.
--

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. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

- e. 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):

- f. 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 project site will be served by the Truckee Meadows Water Authority. Water rights to serve the project will be dedicated prior to recordation of each final map.

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

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. 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 and not available, please describe the funding mechanism for ensuring availability of water service:

A TMWA water tank which will serve future development has already been constructed and is in operation on the southwesterly border of the property.
---

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

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. 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 and 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.

Sanitary sewer lines have already been constructed to serve lots in the previous first phase of the project.

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

Access to the regional freeway system (I-80) is via the following streets:

Woodchuck Circle  
 Plateau Road  
 Mayberry Drive  
 W. 4th Street or McCarran Boulevard

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

Yes  No

13. Community Services (provided and nearest facility):

a. Fire Station	Station 14 (TMFPD) Station 5 (City of Reno)
b. Health Care Facility	St. Mary's Hospital
c. Elementary School	Caughlin Ranch
d. Middle School	Swope
e. High School	Reno
f. Parks	Michael D. Thompson Trailhead
g. Library	Northwest Reno Library
h. Citifare Bus Stop	N/A

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:

Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces; Goal Four: Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

Infrastructure to serve the project is in place. The proposed amendment adds 91.53 acres to the project area and will increase the potential for the future development of the property by 32 lots. The additional lots will be able to provide housing for 32 additional families and will help provide housing options to serve anticipated population growth.

b. Conservation Element:

Goal Five: Regulate development in hillside and mountainous areas to mitigate drainage, erosion, siltation and landslide problems.

Goal Six: Regulate development to protect the riparian vegetation associated with the Truckee River and the streams, creeks and wetlands of the region.

Hunter Creek and existing trails and the trailhead will not be affected by future development. Existing steep terrain (30% or greater) will remain in its current master plan designation of Rural.

c. Housing Element:

Goal Seven: Promote Homeownership opportunities

The proposed amendment adds 91.53 acres to the project site and will increase the potential for the future development of the property by 32 single family residential lots. The additional lots will be able to provide housing for 32 additional families and will help provide housing options to serve anticipated population growth.

d. Land Use and Transportation Element:

Goal Five: Development occurs where infrastructure is available; Goal Thirty-two: Washoe County shall recognize the Development Constraints Area (DCA) within the Truckee Meadows Regional Plan; LUT.32.1 The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Development Area; LUT.32.2 The DCA consists of playas, significant water bodies, natural slopes over 30%, publicly owned open space, and properties that are deed restricted to prevent development. Constrained lands less than 1/3 acre in size will not be included in the DCA.

Infrastructure is already available. DCA areas have been designated Rural and can be deed restricted to prevent development.

e. Public Services and Facilities Element:

PSF.8.4 Develop a phased regional trail system with access from major population areas and access to regional parks, special use facilities, and public lands.PSF.1.18 Ensure that sufficient water rights are dedicated to Washoe County when new parcels are created.

The Washoe County Michael D. Thompson trailhead providing access to Hunter Creek trails is located on the property near the northwesterly portion of the site and includes parking and restroom facilities. A TMWA water tank was also constructed near the southwesterly corner of APN 041-650-02 to serve the development. Sanitary sewer is also stubbed to the property.

f. Adopted area plan(s):

The property is located within the West Truckee Meadows Wildland Transition Suburban Character Management Area. Rural, Rural Residential and Suburban Residential land uses are allowed in this area. The proposed modification adds 91.53 acres to the project site and will allow a minor intensification of residential land use which could result in a net potential addition of 32 lots for a total of 50 on this 154.99 acre site. The overall density of the project would be very low at .32 units per acre. Impacts to the scenic values of the Fourth Street/I80/Truckee River corridor as noted in Policy SW.1.12 of the plan are not anticipated.

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.

This amendment is subject to Plan Maintenance as described under Goal Twenty and Policies SW.20.1 - SW.20.5 of the Southwest Truckee Meadows Area Plan. A response to the required findings for the intensification of residential land use (from a potential of 18 lots on 63.46 acres to 50 lots on 154.99 acres for a net potential increase of 32 lots) is included in this application packet.

## 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 are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

The Master Plan designates some of the property for Suburban Residential use and the majority for Rural use. Rural designations are typically found on properties with development constraints such as slopes in excess of 30% while Suburban Residential designations are found on properties with lesser slopes and more development potential. Since the Master Plan was adopted, Wood Rodgers has been able to obtain more accurate topographic information and run more precise slope maps on the subject project site. The maps reveal that the slopes on the property previously designated Rural include areas that have slopes between 0 and 15% consistent with Suburban Residential designations on a portion of the site (as well as on adjacent property to the east) and slopes less than 30% which are also suitable for development. In addition, a portion of the property was approved in the past as part of a 53 lot common open space subdivision. (TM05-013 Hunter Creek Development). Thirty lots in the development were recorded while the remaining 23 lots expired. At this time, no homes have been constructed in the recorded portions of the subdivision although roads are paved and utilities and common landscaping are in place. Improvements on the expired portion of the property include a graded road network (Hunter Falls Circle and Hunters Peak Road), retaining walls, drainage culverts and basin areas as well as other graded pad and turnout areas. An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site.

Despite past approvals and the existence of improvements on the site, per Washoe County staff, the project was approved in error as common open space developments and residential lots are not permitted in areas designated Rural or zoned GR. It is, therefore, not possible to simply resubmit the expired tentative map or process a common open space development with the existing Rural designations on the site. An amendment to the master plan to change the land use designations to be more in line with the slope percentages is therefore required.

The proposed Amendment will allow for the expired portion of the property where roads and improvements are already in place to move forward. In addition, the amendment will address an additional 91.53 acres under the same property ownership that were anticipated for development in a future phase but were not included with the original tentative map. The current project site now includes a total of 154.99 acres. The expanded project site includes land with slopes appropriate for residential development and property where a water tank was constructed near the southwesterly corner of APN 041-650-02 to serve the development. Hunter Creek borders the northwesterly portion of the site where no development is proposed. The Washoe County Michael D. Thompson trailhead is also located near the northwesterly portion of the site and includes parking and restroom facilities.

The proposed Master Plan Amendment would modify the Southwest Truckee Meadows Area Plan Master Plan Map to adjust the existing master plan designations as follows:

Rural - Existing: 139.92 acres; Proposed: 69.60 acres

Rural Residential - Existing: 0 acres; Proposed: 59.20 acres

Suburban Residential - Existing: 15.07 acres; Proposed: 26.10 acres

The proposal would increase the potential number of lots in the project area from 18 lots (on 91.53 acres) to 50 lots (on 154.99 acres) resulting in a net potential increase of 32 lots. The modification will better align with actual slope opportunities and constraints on the site and is consistent with designations and densities on adjacent properties to the north and east. Responses to required Findings under Article 820 of the Washoe County Development Code and Plan Maintenance Findings in the Southwest Truckee Meadows Area Plan are included in Section 2 of this submittal packet.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: The Ridges at Hunter Creek Phase II			
Project Description: A Regulatory Zone Amendment to revise existing GR and LDS designations and add HDR designations to align with proposed Master Plan designations on the property.			
Project Address: S. of Woodchuck Cir. & Hunters Peak Rd & W.of Hawken Dr.			
Project Area (acres or square feet): 154.99			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): S. of Woodchuck Cir. & Hunters Peak Rd & W.of Hawken Dr. in the SW Truckee			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
041-671-01	55.27	041-662-12	8.19
041-650-02	48.95	041-650-03	42.58
Section(s)/Township/Range: 19 and 30 T19N R19E			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s) M05-013			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: The Ridges @ Hunter Creek, LLC & Ridges Development, Inc.		Name: Wood Rodgers, Inc.	
Address: 4345 Eagle Valley Circle		Address: 5440 Reno Corporate Drive	
Reno, Nevada	Zip: 89519	Reno, Nevada	Zip: 89511
Phone: (775) 746-9600	Fax:	Phone: (775) 823-5251	Fax: 823-4066
Email: ranson@evergreencapitalllc.com		Email: mlindell@woodrodgers.com	
Cell:	Other:	Cell: (775) 690-1047	Other:
Contact Person: Ranson Webster		Contact Person: Melissa Lindell	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as above		Name: Bob Allazetta	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone: (775) 530-9280	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Bob Allazetta	
<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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire 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. Please describe the Regulatory Zone amendment request:

A modification to the Zoning on a 154.99 acre site as follows:

GR - Existing: 139.92 acres; Proposed 69.60 acres

HDR - Existing: 0 acres; Proposed 59.20 acres

LDS - Existing: 15.07 acres; Proposed 26.10 acres

The modification is consistent with the proposed Master Plan Amendment designations which better align with actual slope opportunities and constraints on the site.

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

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The project site is located South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive within the SW Truckee Meadows Area Plan boundaries. A legal description has been included in this application packet.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
041-671-01	Rural	GR	40.20	GR	9.23
041-671-01	Suburban Res	LDS	15.07	LDS	16.87
041-671-01				HDS	29.14
041-662-12	Rural	GR	8.19	GR	3.03
041-662-12	Rural	GR		LDS	3.08
041-662-12	Rural	GR		HDS	2.09
041-650-02	Rural	GR	48.95	GR	41.66
041-650-02	Rural	GR		LDS	0.60
041-650-02	Rural	GR		HDS	6.67
041-650-03	Rural	GR	42.58	GR	15.75
041-650-03	Rural	GR		LDS	21.30
041-650-03	Rural	GR		HDS	21.30

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDS and GR	Residential and undeveloped residential
South	GR and OS	Undeveloped
East	LDS	Residential
West	OS	Undeveloped

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

A portion of the property was approved in the past as part of a 53 lot common open space subdivision. (TM05-013 Hunter Creek Development). Thirty lots in the development were recorded while the remaining 23 lots expired. No homes, however, have been constructed in the recorded portions of the subdivision although roads are paved and utilities and common landscaping are in place. Improvements on the expired portion of the property include a graded road network (Hunter Falls Circle and Hunters Peak Road), retaining walls, drainage culverts and basin areas as well as other graded pad and turnout areas. An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. The current project site includes 154.99 acres property part of which was included in the previous tentative map (63.46 acres) and part of which was not (91.53 acres). A water tank was constructed near the southwesterly corner of APN 041-650-02 to serve the development.

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.

Hunter Creek borders the northwesterly portion of the site where no development is proposed. A drainageway also runs through the central portion of the site and culverts and basin area improvements have been installed. The topography of the site is varied and includes steep, moderate and flat terrain. The site is characterized by native vegetation (primarily native shrubs, sagebrush and grasses punctuated by juniper and pinion trees) and includes evidence of grading, trails and dirt road use. The County Michael D. Thompson trailhead is located on the property near the northwesterly portion of the site and includes parking and restroom facilities. County maps from the Conservation Element show this property to be within Black Bear and Mule Deer habitat.

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

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

Explanation:

The property contains slopes in excess of 15% on the site. A slope map is provided in this application packet. Hunter Creek borders the northwest portion of the property, however, no development is planned in this area. A preliminary geotechnical summary review is included in this submittal packet.

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

We are not aware of any known archaeological, historic, cultural or scenic resources on the property at this time. Portions of the property have previously been approved for a residential subdivision and roadway and drainage improvements have been constructed. In addition, a water tank and trailhead improvements have been constructed on the property.

7. 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. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

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

- f. 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 project site will be served by the Truckee Meadows Water Authority. Water rights to serve the project will be dedicated prior to recordation of each final map.

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

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 and not available, please describe the funding mechanism for ensuring availability of water service:

A TMWA water tank which will serve future development has already been constructed and is in operation on the southwesterly border of the property.
---

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 and 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.

Sanitary sewer lines have already been constructed to serve lots in the previous first phase of the project.

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

Access to the regional freeway system (I-80) is via the following streets:

Woodchuck Circle  
 Plateau Road  
 Mayberry Drive  
 W. 4th Street or McCarran Boulevard

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes  No

12. Community Services (provided and nearest facility):

a. Fire Station	Station 14 (TMFPD), Station 5 (City of Reno)
b. Health Care Facility	St. Mary's Hospital
c. Elementary School	Caughlin Ranch
d. Middle School	Swope
e. High School	Reno
f. Parks	Micahel D. Thompson Trailhead
g. Library	Northwest Reno Library
h. Citifare Bus Stop	N/A

## 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 for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

---

## Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

The existing Master Plan and Zoning designates some of the property Suburban Residential/LDS and the majority Rural/GR. Existing Zoning is consistent with existing Master Plan designations. Rural/GR designations are typically found on properties with development constraints such as slopes in excess of 30% while Suburban Residential/LDS designations are found on properties with lesser slopes and more development potential. Since the Master Plan and Zoning designations were adopted, Wood Rodgers has been able to obtain more accurate topographic information and run more precise slope maps on the subject project site. The maps reveal that the slopes on the property previously designated Rural/GR include areas that have slopes between 0 and 15% consistent with Suburban Residential/LDS designations on a portion of the site (as well as on adjacent property to the east) and slopes less than 30% which are also suitable for development. In addition, a portion of the property was approved in the past as part of a 53 lot common open space subdivision. (TM05-013 Hunter Creek Development). Thirty lots in the development were recorded while the remaining 23 lots expired. At this time, no homes have been constructed in the recorded portions of the subdivision although roads are paved and utilities and common landscaping are in place. Improvements on the expired portion of the property include a graded road network (Hunter Falls Circle and Hunters Peak Road), retaining walls, drainage culverts and basin areas as well as other graded pad and turnout areas. An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. Despite past approvals and the existence of improvements on the site, per Washoe County staff, the project was approved in error as common open space developments and residential lots are not permitted in areas designated Rural or zoned GR. It is, therefore, not possible to simply resubmit the expired tentative map or process a common open space development with the existing Rural/GR designations on the site. An amendment to the master plan to change the land use designations to be more in line with the slope percentages is required and has been submitted in conjunction with this Regulatory Zone Amendment Application.

The proposed Amendment will allow for the expired portion of the property where roads and improvements are already in place to move forward. In addition, the amendment will address an additional 91.53 acres under the same property ownership that were anticipated for development in a future phase but were not included with the original tentative map. The current project site now includes a total of 154.99 acres. The expanded project site includes land with slopes appropriate for residential development and property where a water tank was constructed near the southwesterly corner of APN 041-650-02 to serve the development. Hunter Creek borders the northwesterly portion of the site where no development is proposed. The Washoe County Michael D. Thompson trailhead is also located near the northwesterly portion of the site and includes parking and restroom facilities.

The proposed Regulatory Zone Amendment would modify the existing zoning designations as follows:  
GR - Existing: 139.92 acres; Proposed: 69.60 acres  
HDS - Existing: 0 acres; Proposed: 59.20 acres  
LDS - Existing: 15.07 acres; Proposed: 26.10 acres

The proposal is consistent with proposed Master Plan Amendment designations and would increase the potential number of lots in the project area from 18 lots (on 91.53 acres) to 50 lots (on 154.99 acres) resulting in a net potential increase of 32 lots. The modification will better align with actual slope opportunities and constraints on the site and is consistent with designations and densities on adjacent properties to the north and east. Responses to findings for a Regulatory Zone Amendment as required under Article 821 of the Washoe County Development Code are included in Section 2 of this submittal,



Property Owner Affidavit

Applicant Name: Ridges Development, Inc.

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, Ranson Webster  
(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 Development.

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

Assessor Parcel Number(s): 041.671.01

Printed Name Ranson Webster

Signed [Signature]

Address 4345 Eagle Valley Circle  
Reno, NV 89519

Subscribed and sworn to before me this 7 day of August, 2015.

[Signature]  
Notary Public in and for said county and state

My commission expires: August 18, 2015

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Property Owner Affidavit

Applicant Name: The Ridges at Hunter Creek III, 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, Ranson Webster  
(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 Development.

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

Assessor Parcel Number(s): 041.650.03

Printed Name Ranson Webster

Signed [Signature]

Address 4345 Eagle Valley Circle  
Reno, NV 89519

Subscribed and sworn to before me this 7 day of August, 2015.

[Signature]  
Notary Public in and for said county and state

My commission expires: August 18, 2015

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Property Owner Affidavit

Applicant Name: Ridges Development, Inc

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, Ranson Webster  
(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 Development.

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

Assessor Parcel Number(s): 041.4662.12

Printed Name Ranson Webster

Signed [Signature]

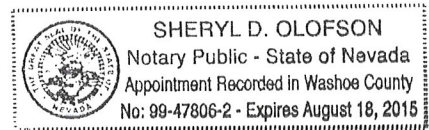
Address 4345 Eagle Valley Circle  
Reno, NV 89519

Subscribed and sworn to before me this 7 day of August, 2015.

(Notary Stamp)

[Signature]  
Notary Public in and for said county and state

My commission expires: August 18 2015



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Property Owner Affidavit

Applicant Name: The Ridges at Hunter Creek III, 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, Ranson Webster  
(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 Development.

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

Assessor Parcel Number(s): 041.650.02

Printed Name Ranson Webster

Signed [Signature]

Address 4345 Eagle Valley Circle  
Reno, NV 89519

Subscribed and sworn to before me this 7 day of August, 2015.

[Signature]  
Notary Public in and for said county and state

My commission expires: August 18, 2015

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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  
FOR  
THE RIDGES AT HUNTER CREEK PHASE 2**

All that certain real property situate within a portion of the South One-Half (S 1/2) of Section Nineteen (19) and within a portion of the North One-Half (N 1/2) of Section Thirty (30), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Washoe, State of Nevada, and being more particularly described as follows:

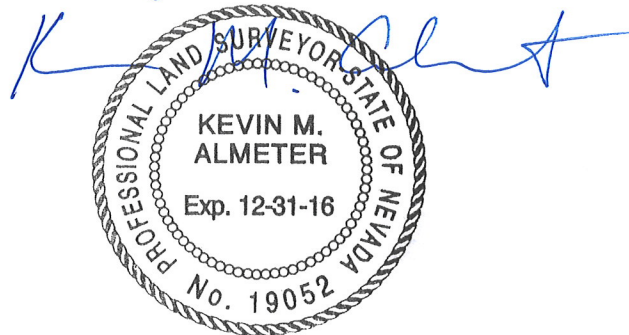
**BEING** Parcel A and Lot 1-10 of the Official Plat of "The Ridges at Hunter Creek Phase 1", recorded as Subdivision Tract Map No. 4833, on November 8, 2007, as File No. 3592599, filed in the Official Records of Washoe County, Nevada;

**TOGETHER WITH** Parcel B-1 and C-1 of the Record of Survey showing a boundary line adjustment for "Ridges Development Inc", recorded as Record of Survey Map No. 4965, on September 18, 2007, as File No. 3576232, filed in the Official Records of Washoe County, Nevada;

Containing 155.01 acres of land, more or less

APNs: 041-662-12, 041-671-01, 041-650-02 & 041-650-03

Prepared by:  
Wood Rodgers, Inc.  
5440 Reno Corporate Dr.  
Reno, NV 89511



Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

9-8-15

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
04167101	Active	9/11/2015 2:12:19 AM
<b>Current Owner:</b> RIDGES DEVELOPMENT INC  4345 EAGLE VALLEY CIR RENO, NV 89519		<b>SITUS:</b> 0 HUNTER FALLS CIR WCTY NV
<b>Taxing District</b> 6005	<b>Geo CD:</b>	
Legal Description		
SubdivisionName RIDGES AT HUNTER CREEK PHASE 1 Lot A Township 19 Range 19		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,472.20	\$368.29	\$0.00	\$0.00	\$1,103.91
2014	\$1,426.52	\$1,426.52	\$0.00	\$0.00	\$0.00
2013	\$1,426.52	\$1,440.78	\$0.00	\$0.00	\$0.00
2012	\$1,426.42	\$1,426.42	\$0.00	\$0.00	\$0.00
2011	\$2,180.94	\$2,180.94	\$0.00	\$0.00	\$0.00
Total					\$1,103.91

**Important Payment Information**

- 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 Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$1,103.91  
 Oldest Due \$367.97  
 Partial

[ADD TO CART](#)

**\$0.00**


**Pay By Check**


**AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED**

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
04165002	Active	9/11/2015 2:12:19 AM
<b>Current Owner:</b> RIDGES AT HUNTER CREEK III LLC 4345 EAGLE VALLEY CIR RENO, NV 89519		<b>SITUS:</b> 4705 WOODCHUCK CIR WCTY NV
<b>Taxing District</b> 6000	<b>Geo CD:</b>	
Legal Description Range 19 SubdivisionName _UNSPECIFIED Lot B-1 Township 19		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2015</a>	\$1,358.41	\$346.69	\$0.00	\$0.00	\$1,011.72
<a href="#">2014</a>	\$1,358.28	\$1,358.28	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$1,504.10	\$1,519.09	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$6,234.26	\$6,234.26	\$0.00	\$0.00	\$0.00
<a href="#">2011</a>	\$7,288.60	\$7,288.60	\$0.00	\$0.00	\$0.00
Total					\$1,011.72

**Important Payment Information**

- 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 Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$1,011.72
- Oldest Due \$337.24
- Partial

[ADD TO CART](#)

**\$0.00**

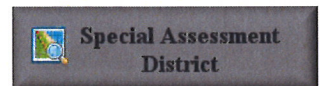
**Pay By Check**

**AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED**

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 Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04166212	Active	9/11/2015 2:12:19 AM
<b>Current Owner:</b> RIDGES DEVELOPMENT INC  4345 EAGLE VALLEY CIR RENO, NV 89519		<b>SITUS:</b> 1005 HUNTER FALLS CIR WCTY NV
<b>Taxing District</b> 6005	<b>Geo CD:</b>	
Legal Description		
SubdivisionName RIDGES AT HUNTER CREEK PHASE 1 Lot 1 10 Township 19 Range 19		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2015</a>	\$1,426.69	\$356.90	\$0.00	\$0.00	\$1,069.79
<a href="#">2014</a>	\$1,382.42	\$1,382.42	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$1,382.42	\$1,396.24	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$1,382.32	\$1,382.32	\$0.00	\$0.00	\$0.00
<a href="#">2011</a>	\$2,113.54	\$2,113.54	\$0.00	\$0.00	\$0.00
Total					\$1,069.79

**Important Payment Information**

- 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 Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$1,069.79  
 Oldest Due \$356.60  
 Partial

[ADD TO CART](#)

**\$0.00**

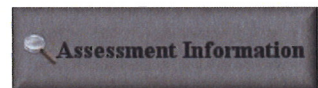
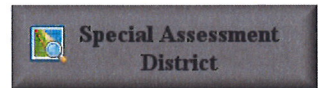
**Pay By Check**

**AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED**

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 Search Results](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
04165003	Active	9/11/2015 2:12:19 AM
<b>Current Owner:</b> RIDGES AT HUNTER CREEK III LLC  4345 EAGLE VALLEY CIR RENO, NV 89519		<b>SITUS:</b> 0 UNSPECIFIED WCTY NV
<b>Taxing District:</b> 6000	<b>Geo CD:</b>	
Legal Description		
Lot C-1 SubdivisionName _UNSPECIFIED Range 19 Township 19		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2015</a>	\$760.69	\$190.29	\$0.00	\$0.00	\$570.40
<a href="#">2014</a>	\$760.68	\$760.68	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$760.56	\$768.17	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$760.54	\$760.54	\$0.00	\$0.00	\$0.00
<a href="#">2011</a>	\$1,175.76	\$1,175.76	\$0.00	\$0.00	\$0.00
Total					\$570.40

**Important Payment Information**

- 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 Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$570.40
- Oldest Due \$190.14
- Partial

[ADD TO CART](#)

**\$0.00**

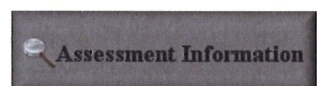
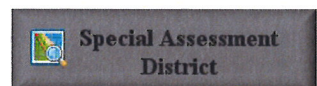
**Pay By Check**

**AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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



# **Section 2**

## MASTER PLAN AMENDMENT FINDINGS

Findings. When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

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

***RESPONSE: The proposed amendment is in substantial compliance with designations on adjacent and nearby properties, as well as various policies and action programs in the Master Plan including the Population, Conservation, Housing, Land Use and Transportation and Public Services and Facilities Elements. The amendment allows for a modest increase in the number of single family residential lots (up to 32) that could be developed in this area to serve population growth and housing needs. Existing steep terrain (30% or greater) is recognized as constrained and will remain in its current master plan designation of Rural. The amendment is consistent with policies that encourage development where infrastructure already exists and is located with the TMSA and within the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area 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: The amendment provides for land uses (Suburban Residential) compatible with existing and approved but not built low density residential development to the north and west, as well as master plan land use designations to the north and west. The proposed land uses are consistent with designations on adjacent lands with similar topographic development opportunities (Suburban Residential and Rural Residential) and constraints (Rural).***

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

***RESPONSE: A portion of the property was approved in the past as part of a 53 lot common open space development. Twenty –three of the originally approved lots, however, expired after significant roadway and utility improvements were made. A changed condition exists as County staff has determined that the original project cannot move forward under the same common open space procedures without approval of a Master Plan Amendment. Additionally, Wood Rodgers has been able to obtain more accurate topographic information and run more precise slope maps and studies on the property. The maps reveal that slopes on the property, previously designated Rural, have slope areas less than 30% which are suitable for development and land utilization.***

- (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:** *The property is located in the Washoe County TMSA in an area where services and utilities are already available. According to the Washoe County School District, schools serving this property have capacity for the additional students that could be generated by the intensification. There is a TMWA water tank on the property. Access is available from Woodchuck Circle via Plateau Road. Sanitary sewer, electric, gas and water, as well as a paved roadway (Hunters Peak Road) are stubbed to the property. Graded roadways (Hunters Peak Road and Hunter Falls Circle) additionally have been constructed on the property and provide emergency access to Caughlin Parkway. Recreation opportunities in the area include trails and the Washoe County Michael D. Thompson Trailhead which is actually located on the project site.*

- (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:** *This project is located in the Washoe County TMSA which is an area designated for development. The site was previously deemed appropriate for development as was approved in the past as part of a 53 lot common open space subdivision. Thirty lots in the area were recorded; however, 23 lots (18 on this project site) expired. Utilities are stubbed to the property and roads have been graded on portions of the site. In addition, a water tank was constructed to provide service to this project area. The inclusion of an additional 91.53 acres to the project site which could accommodate only up to 32 additional lots is a logical extension of the previously approved and partially constructed subdivision. The low density potential for additional development would also continue to protect steep slopes and natural resources as 69.60 acres (45% of the property) would remain in the Rural land use designation with limited development potential.*

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

**RESPONSE:** *N/A. The property that is the subject of the amendment is not located in close proximity to a military installation.*

**SOUTHWEST TRUCKEE MEADOWS AREA PLAN  
PLAN MAINTENANCE INFORMATION AND FINDINGS**

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

**Policies**

**SW.20.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.

***RESPONSE:*** *The primary Vision of the SWTM is to maintain, preserve and facilitate the planning area's desired character. A portion of the project site has previously been approved for development and roadway and site grading, as well as drainage improvements have been constructed. A TMWA water tank has been constructed to serve this area. The proposed intensification is minor and would allow up to 32 additional single family lots. The proposed amendment serves to manage growth and development in a manner that in accordance with the SWTM Vision:*

- *Respects private property rights (the 154.99 acre site is under private ownership);*
- *Provides a range of housing opportunities (up to 32 low density lots would be available for custom home development)*
- *Provides ample open space and recreational opportunities (69.60 acres would remain in the Rural designation with GR zoning and would result in low density (with a total of 50 lots (18 potential existing and 32 proposed the density would be .32 units per acre) and ample open space. In addition, the Hunter Creek trails and the Washoe County Michael D. Thompson trailhead is located on the project site)*
- *Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character (The property is located in the Washoe County TMSA in an area where services and utilities are already available. According to the Washoe County School District, schools serving this property have capacity for the additional students that could be generated by the intensification. There is a TMWA water tank on the property. Access is available from Woodchuck Circle via Plateau Road. Sanitary sewer, electric, gas and water, as well as a paved roadway (Hunters Peak Road) are stubbed to the property. Graded roadways (Hunters Peak Road and Hunter Falls Circle) additionally have been constructed on the property and provide emergency access to Caughlin Parkway. Recreation opportunities in the area include trails and the Washoe County Michael D. Thompson Trailhead which is actually located on the project site).*
- *Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans (The property is located in the Washoe County TMSA in an area where services and utilities are already available. Water rights to*

*support each single family residence will be dedicated and traffic impact fees, residential construction taxes for parks and water and sewer hook-up fees will be paid in the future with each final map and/or building permit).*

*The amendment is additionally in conformance with the SWTM Character Statement. The amendment maintains Rural designations on 45% of the property to support the wildland interface and transition zone and preserve the scenic value of the area, especially along Hunter Creek and the boundaries of the property. The Michael D. Thompson trailhead (located on this project site) will remain as a focal point for public recreational access to the Hunter Creek trails. The amendment respects slopes and the scenic character of the area while manages and allows limited growth with the Rural Residential and Suburban Residential designations. This will allow for the low density character of the area to remain and result in the blending of new development with existing and planned development as outlined in the Character Statement.*

- b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

**RESPONSE:** *The amendment conforms to the applicable policies of the SWTM. Per SW.1.3, Regulatory Zones that are permitted in the West Truckee Meadows Wildland Transition Suburban Character Management Plan include General Rural, High Density Rural and Low Density Suburban. Per SW.1.12, the property is not located in an area where potential impacts to the scenic value of the Fourth Street/I-80/Truckee River corridor would occur.*

*The proposed amendment is in substantial compliance with designations on adjacent and nearby properties, as well as various policies and action programs in the Washoe County Master Plan including the Population, Conservation, Housing, Land Use and Transportation and Public Services and Facilities Elements. The amendment allows for a modest increase in the number of single family residential lots (up to 32) that could be developed in this area to serve population growth and housing needs. Existing steep terrain (30% or greater) is recognized as constrained and will remain in its current master plan designation of Rural. The amendment is consistent with policies that encourage development where infrastructure already exists and is located with the TMSA and within the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area Plan.*

*Finally, the project is located in an area that already has water service and a TMWA water tank has been constructed on the property to serve future development in this area. Water rights necessary for development of the lots will be dedicated in the future with each final map in accordance with Washoe County and Water Management policies.*

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

**RESPONSE:** *The amendment will allow for the potential addition of 32 single family residential lots in an area within the County's TMSA. Existing utilities (water, sanitary sewer, gas and electrical) are already in place and are stubbed to the property. In addition, roadways are existing and/or are already graded on portions of the site and provide emergency access to Caughlin*

***Parkway. The amendment is consistent with designations on adjacent properties and will not conflict with the public's health, safety or welfare.***

**SW.20.2** For any amendment that proposed to:

- Revise the Vision and Character Statement;
- Revise Goal One or its associated policies;

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the appropriate 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. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal must meet all of the applicable policies of the SWTM Area Plan.

***RESPONSE: N/A. This amendment is a change of land use amendment only and does not revise the Vision and Character Statement or Goal One of the Southwest Truckee Meadows Area Plan.***

**SW.20.3** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.

***RESPONSE: The proposed intensification would only allow the possibility for up to 32 additional lots on the property in areas where slopes are less than 30%. In areas where slopes are 30% or greater, the existing Rural designation and GR zoning will remain. This area consists of 69.60 acres and comprises 45% of the project area. The character and conservation of this area is not anticipated to be compromised.***

- b. 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 resources plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

***RESPONSE: A Utility Feasibility Study has been prepared and is included in this submittal packet. A TMWA water tank has been constructed on the property and stormwater improvements have already been constructed. In addition, utilities including water, sanitary sewer, gas and electric are stubbed to the site or are in close proximity and are anticipated to be able to support the addition of up to 32 lots resulting from the proposed intensification.***

- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvement 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.

**RESPONSE: The proposed intensification would allow the possibility for up to 32 additional lots on the property. The number of additional lots does not meet the County's threshold requirement (80 weekday peak hour trips) for the preparation of a traffic impact report.**

- d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.

**RESPONSE: N/A. The request is for an amendment for residential land use intensification. An amendment for new or intensified commercial land use is not proposed.**

- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.

**RESPONSE: There are no specific policy growth level limits in the SWTM. SWTM SW.1.2. states that future amendments to intensify growth opportunities should be limited. This is a limited and very modest intensification. The proposed intensification would only allow the possibility for up to 32 additional lots on the property. All other properties in the vicinity of the project area are either developed, planned for development or constrained so additional requests for intensification will most likely be minor. Sustainable management of the area's natural resources will be retained with the retention of 69.60 acres (45% of the project area) which contain steep slopes in the Rural designation.**

- f. 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 Southwest Truckee Meadows 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 Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

**RESPONSE: The proposed intensification would allow the possibility for up to 32 additional lots on the property and is not anticipated to result in a drop below established policy level of services for any of the adjacent or nearby roadways including Woodchuck Circle or Plateau Road. The number of additional lots does not meet the County's threshold requirement (80 weekday peak hour trips) for the preparation of a traffic impact report.**



- g. 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.

**RESPONSE:** *The proposed intensification would allow the possibility for up to 32 additional lots on the property and is not anticipated to result in a requirement for infrastructure improvements of adjacent or nearby roadways including Woodchuck Circle or Plateau Road. The number of additional lots does not meet the County's threshold requirement (80 weekday peak hour trips) for the preparation of a traffic impact report. Each lot owner will be required to pay traffic impact fees with each building permit.*

- h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.

**RESPONSE:** *Each future residential lot owner will be required to dedicate water rights, pay traffic impact fees, water and sewer hookup fees, and residential construction taxes for parks with each building permit to help with the long range plans for regional facilities.*

- i. If the proposed intensification results in existing public school 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. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.

**RESPONSE:** *Per an email dated September 11, 2015 from the Washoe County School District, the project would generate 5 new elementary students at Caughlin Ranch Elementary, 1 new student at Swope Middle School and 2 new students at Reno High School. All schools are currently under capacity at this time and could absorb the additional enrollment.*

- j. Any existing development in the Southwest Truckee Meadows planning area, the South Valleys planning area, the Forest planning area, or the Southeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in its ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

**RESPONSE:** *N/A. A portion of the proposed project area has been approved for residential development but is expired and undeveloped (with the exception of roadway and site grading and drainage improvements). There are no existing Special Use Permits or conditions associated with the previously approved but expired project.*

**SW.20.4** For proposals to establish or intensify commercial land uses, the applicant shall provide a market analysis, articulating the anticipated trade area, providing convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrating the scale of the intended use to be community serving in nature.

***RESPONSE: N/A. The request is for an amendment for residential land use intensification. An amendment for new or intensified commercial land use is not proposed.***

**SW.20.5** The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 24 months from the date of adoption.

***RESPONSE: N/A. This is the responsibility of the Department of Community Development.***

## REGULATORY ZONE CHANGE FINDINGS

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.

***RESPONSE: The proposed zoning amendment is in substantial compliance with the proposed master plan designations, as well as designations on adjacent and nearby properties, and various policies and action programs in the Master Plan including the Population, Conservation, Housing, Land Use and Transportation and Public Services and Facilities Elements. The amendment allows for a modest increase in the number of single family residential lots (up to 32) that could be developed in this area to serve population growth and housing needs. Existing steep terrain (30% or greater) is recognized as constrained and will remain in its current master plan designation of Rural and zoning of GR. The amendment to HDS and LDS is consistent with the proposed master plan designations of Rural Residential and Suburban Residential and policies that encourage development where infrastructure already exists. The property is further located with the TMSA and within the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area 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: The amendment provides for land uses (Suburban Residential) compatible with existing and approved but not built low density residential development to the north and west, as well as master plan land use designations to the north and west. The proposed land uses are consistent with designations on adjacent lands with similar topographic development opportunities (Suburban Residential and Rural Residential) and constraints (Rural).***

- (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: A portion of the property was approved in the past as part of a 53 lot common open space development. Twenty –three of the originally approved lots, however, expired after significant roadway and utility improvements were made. A changed condition exists as County staff has determined that the original project cannot move forward under the same common open space procedures without approval of a Master Plan Amendment. Additionally, Wood Rodgers has been able to obtain more accurate topographic information and run more precise slope maps and studies on the property. The maps reveal that slopes on the property, previously designated Rural, have slope areas less than 30% which are suitable for development and land utilization.***

- (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:** *The property is located in the Washoe County TMSA in an area where services and utilities are already available. According to the Washoe County School District, schools serving this property have capacity for the additional students that could be generated by the intensification. There is a TMWA water tank on the property. Access is available from Woodchuck Circle via Plateau Road. Sanitary sewer, electric, gas and water, as well as a paved roadway (Hunters Peak Road) are stubbed to the property. Graded roadways (Hunters Peak Road and Hunter Falls Circle) additionally have been constructed on the property and provide emergency access to Caughlin Parkway. Recreation opportunities in the area include trails and the Washoe County Michael D. Thompson Trailhead which is actually located on the project site.*

- (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 zoning amendment is in substantial compliance with the proposed master plan designations, as well as designations on adjacent and nearby properties, and various policies and action programs in the Master Plan including the Population, Conservation, Housing, Land Use and Transportation and Public Services and Facilities Elements. The amendment will not adversely affect the implementation of the policies and action programs of the plan. The amendment allows for a modest increase in the number of single family residential lots (up to 32) that could be developed in this area to serve population growth and housing needs. Existing steep terrain (30% or greater) is recognized as constrained and will remain in its current master plan designation of Rural and zoning of GR. The amendment to HDS and LDS is consistent with the proposed master plan designations of Rural Residential and Suburban Residential and policies that encourage development where infrastructure already exists. The property is further located with the TMSA and within the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area Plan.*

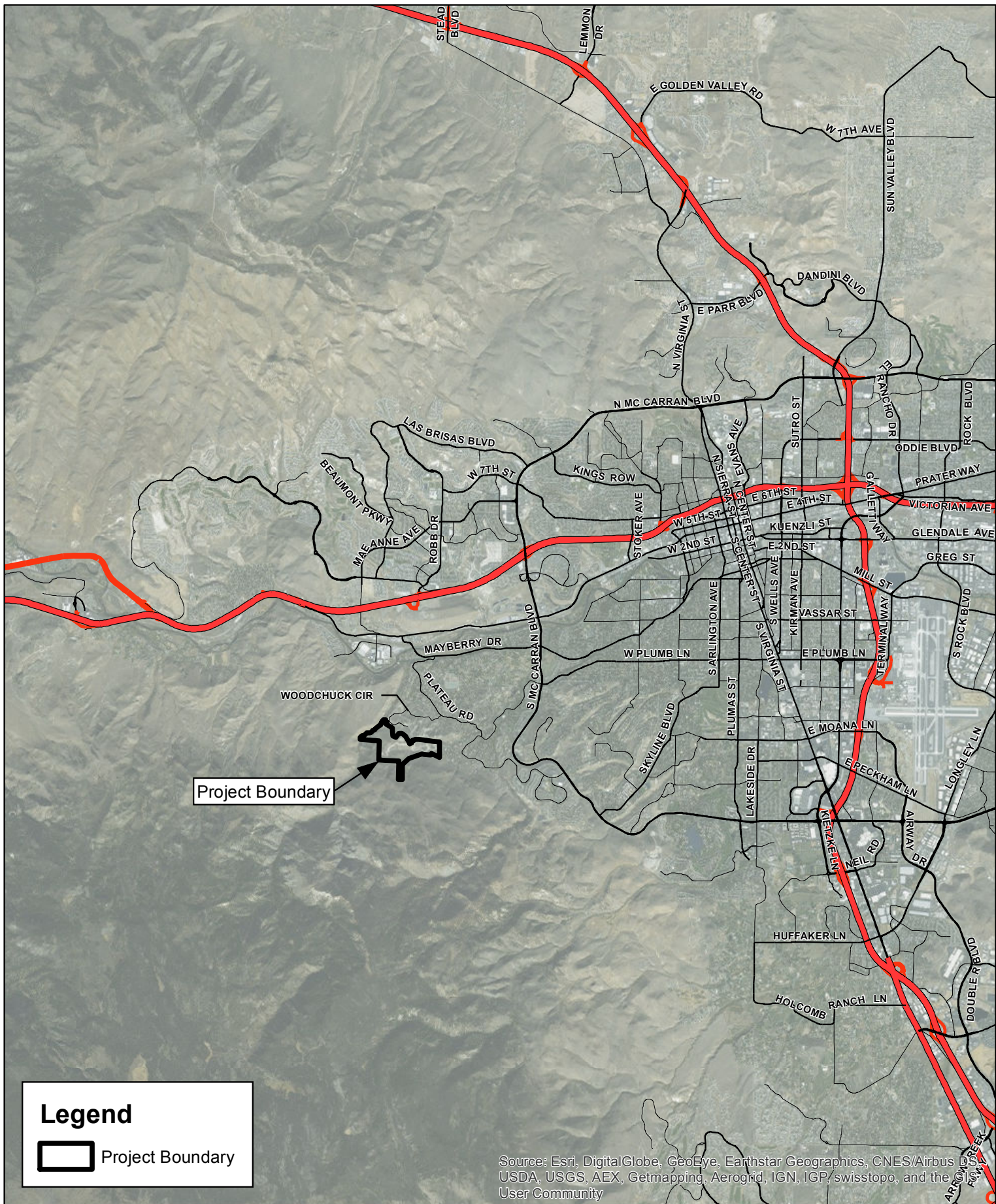
- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds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

**RESPONSE:** *This project is located in the Washoe County TMSA which is an area designated for development. The site was previously deemed appropriate for development as was approved in the past as part of a 53 lot common open space subdivision. Thirty lots in the area were recorded; however, 23 lots (18 on this project site) expired. Utilities are stubbed to the property and roads have been graded on portions of the site. In addition, a water tank was constructed to provide service to this project area. The inclusion of an additional 91.53 acres to the project site which could accommodate only up to 32 additional lots is a logical extension of the previously approved and partially constructed subdivision. The low density potential for additional development would also continue to protect steep slopes and natural resources as 69.60 acres (45% of the property) would remain in the Rural land use designation with limited development potential.*

(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: N/A. The property that is the subject of the amendment is not located in close proximity to a military installation.***

# **Section 3**



Project Boundary

**Legend**

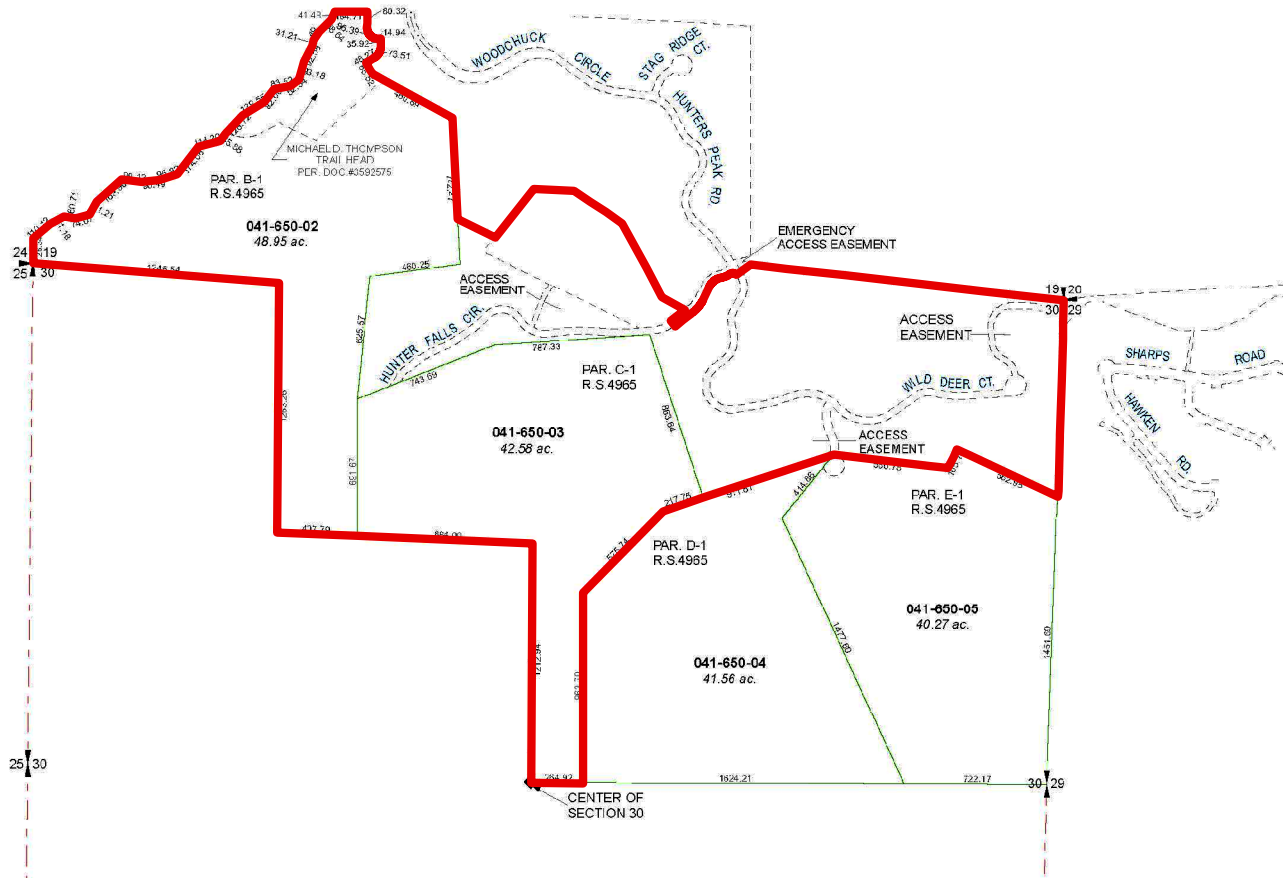
 Project Boundary

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
 USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the  
 User Community



**Vicinity Map**  
**Figure 1**  
 The Ridges at Hunter Creek Phase II  
 Washoe County, NV  
 September, 2015

# PORTIONS OF THE S 1/2 OF SECTION 19 & THE N 1/2 OF SECTION 30, T19N R19E



Project Boundary

Assessor's Map Number

**041-65**

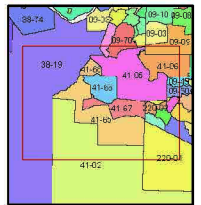
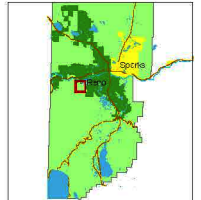
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

7001 East North Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



0 75 150 300 450 600  
Feet

1 inch = 600 feet



created by: CFB 10/28/2009

last updated:

area previously shown on map(s)

041-05

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 of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

0 15000  
FEET



**Assessors Parcel Map 41-65**  
**Figure 2.1**  
The Ridges at Hunter Creek Phase II  
September, 2015

**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
5440 Reno Corporate Drive Tel: 775.823.4068  
Reno, NV 89511 Fax: 775.823.4066





**(# 4833)**  
**THE RIDGES AT HUNTER CREEK PHASE 1**  
 A COMMON INTEREST COMMUNITY  
 A POR. OF THE S ½ OF SEC. 19,  
 AND A POR. OF THE N ½ OF SEC. 30,  
 T19N - R19E

Assessor's Map Number

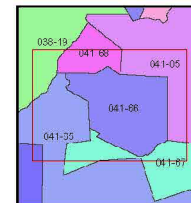
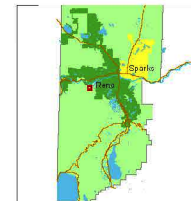
**041-66**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2231



0 50 100 150 200  
 Feet  
 1 inch = 200 feet

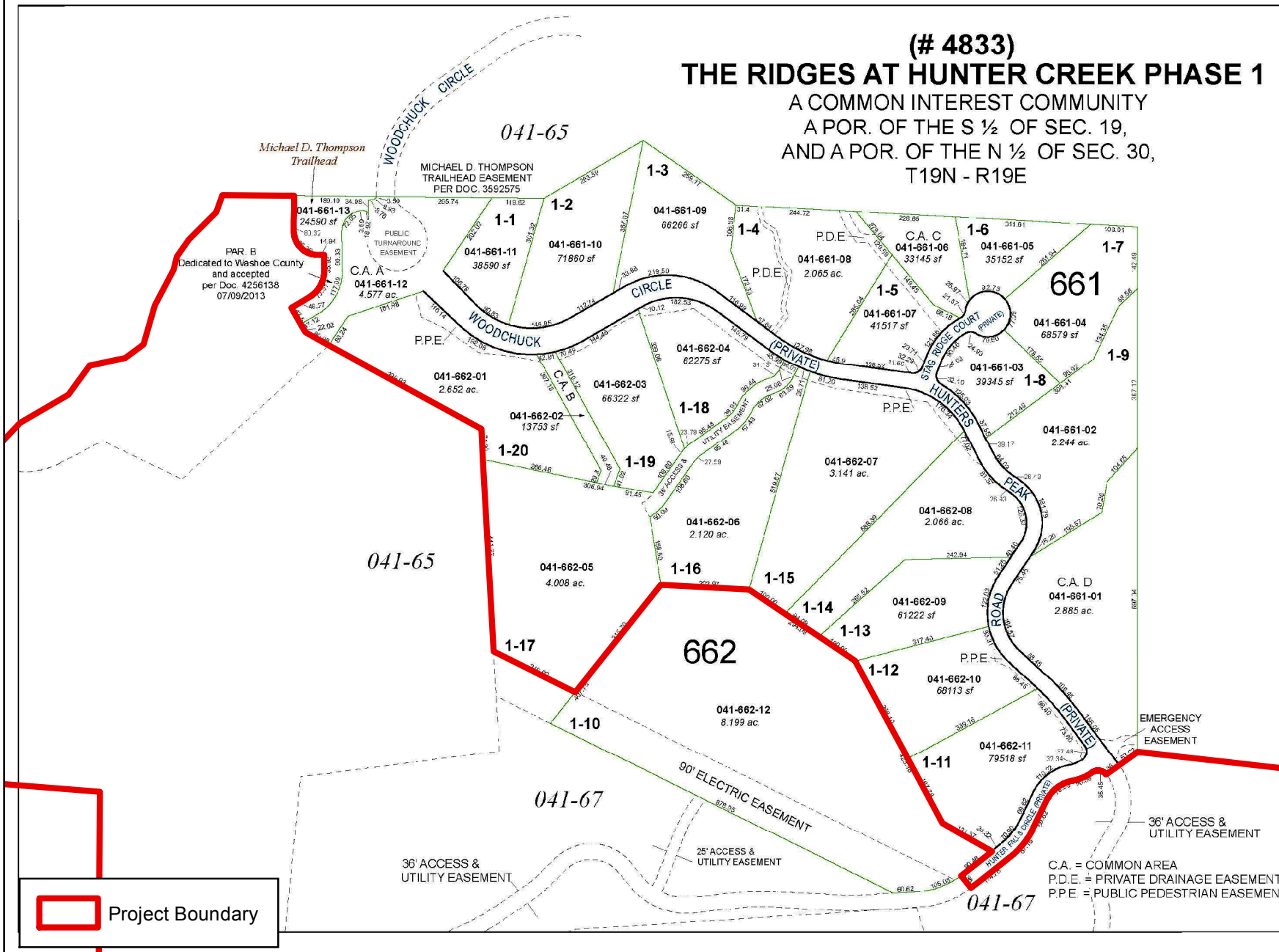


created by: CFB 08/16/2013

last updated:

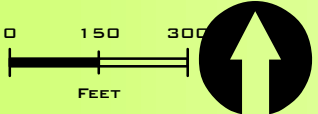
area previously shown on map(s)

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 of the premises. No liability is assumed as to the sufficiency or accuracy of the data defined herein.

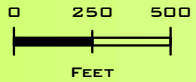
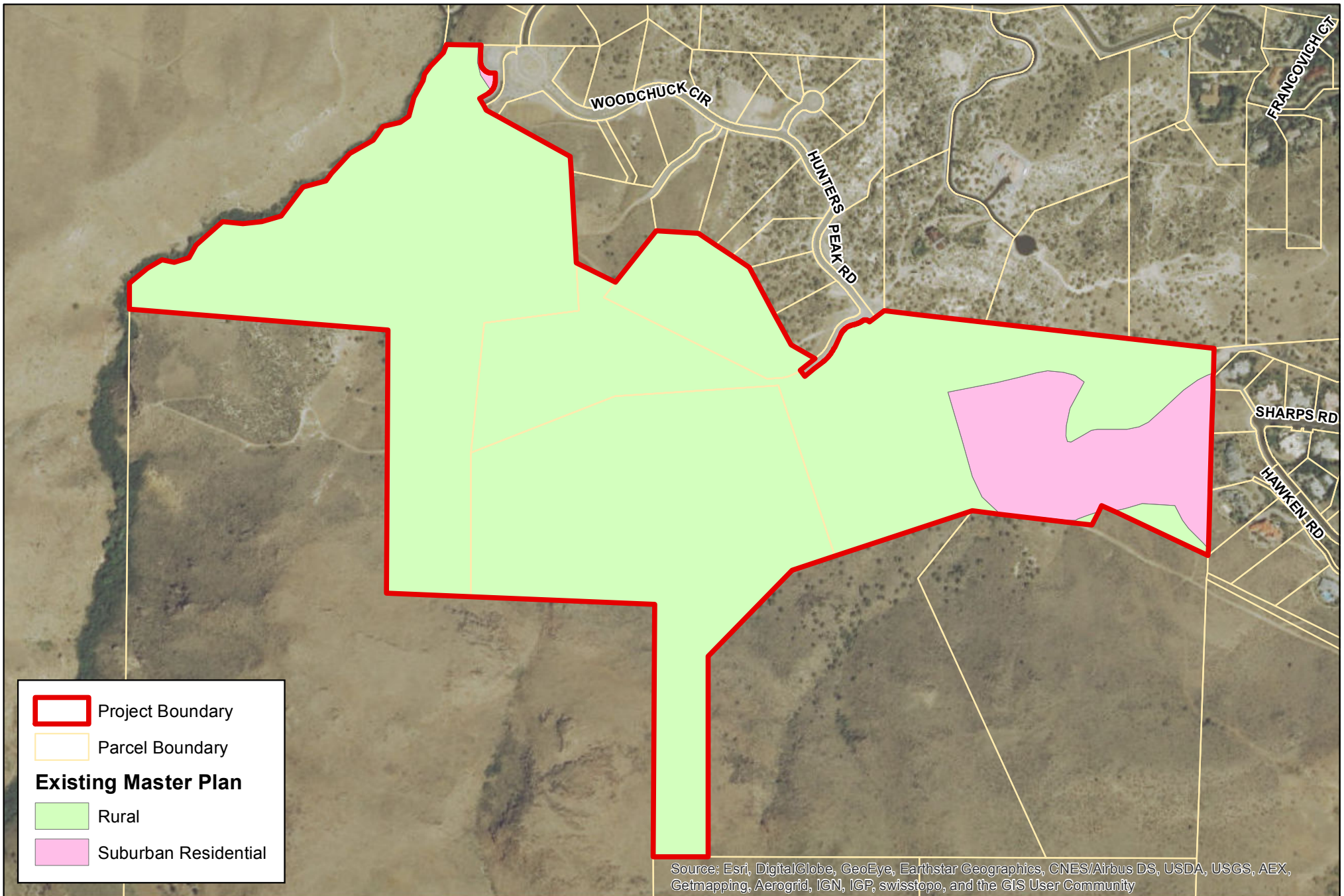


Project Boundary

**Assessors Parcel Map 41-66**  
**Figure 2.3**  
 The Ridges at Hunter Creek Phase II  
 September, 2015



**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 5440 Reno Corporate Drive Tel: 775.823.4068  
 Reno, NV 89511 Fax: 775.823.4066

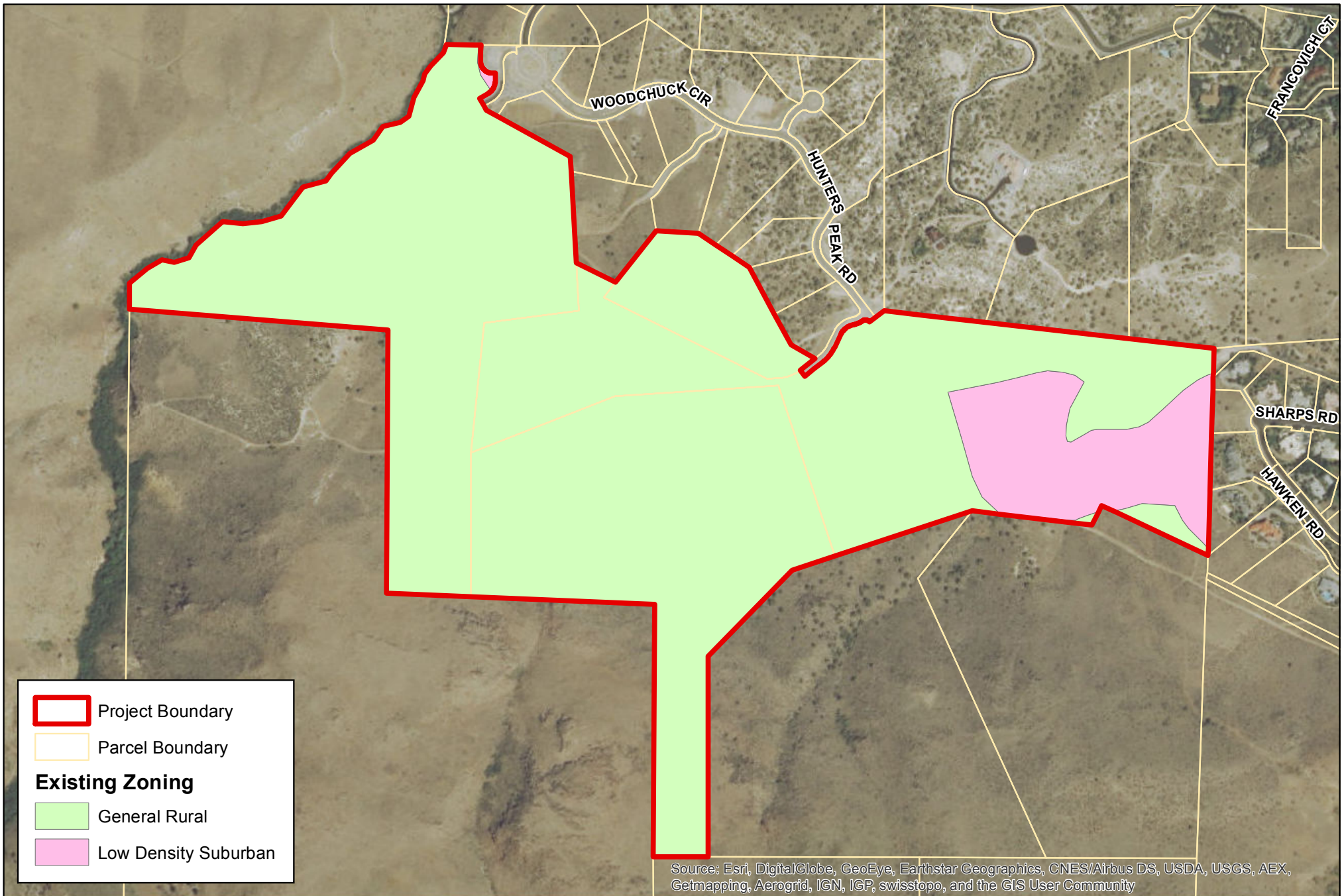


**Existing Master Plan**  
**Figure 3**





The Ridges at Hunter Creek Phase II  
September, 2015

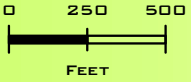



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
5440 Reno Corporate Drive Tel: 775.823.4068  
Reno, NV 89511 Fax: 775.823.4066



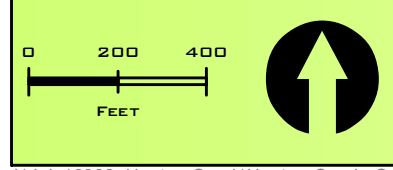
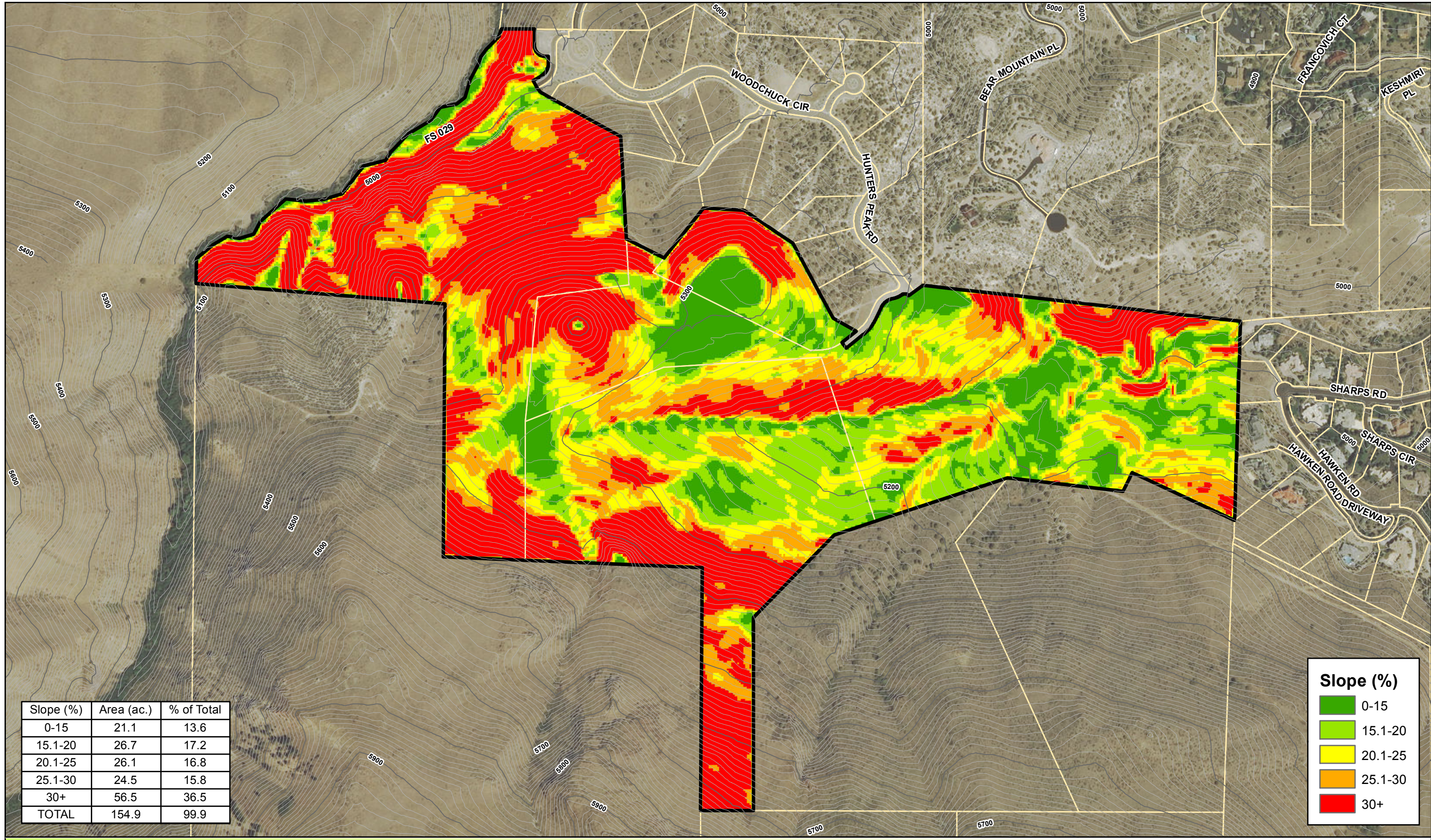
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

 Project Boundary  
 Parcel Boundary  
**Existing Zoning**  
 General Rural  
 Low Density Suburban

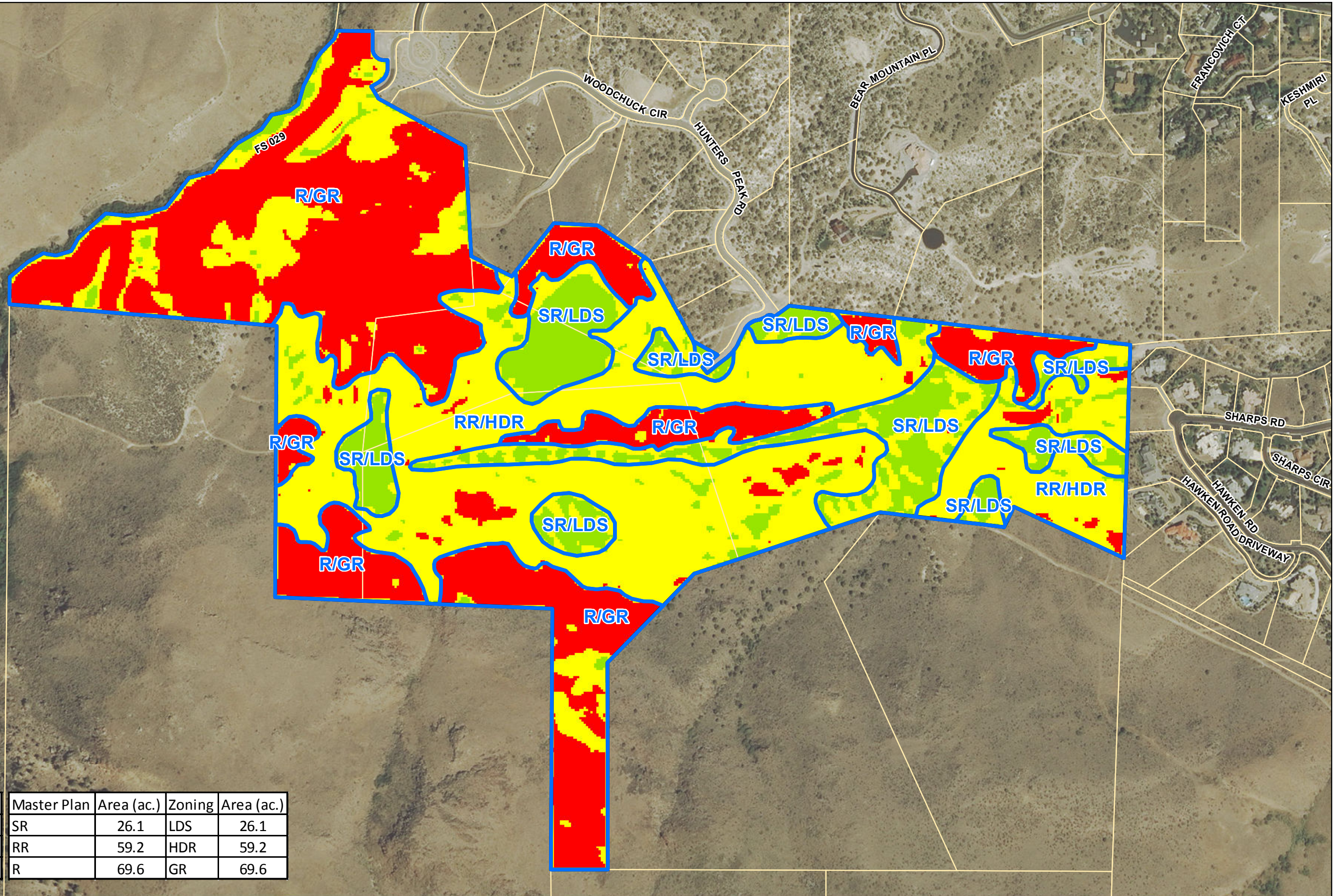
**Existing Zoning**  
**Figure 4**  
 The Ridges at Hunter Creek Phase II  
 September, 2015

  
**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 5440 Reno Corporate Drive Tel: 775.823.4068  
 Reno, NV 89511 Fax: 775.823.4066

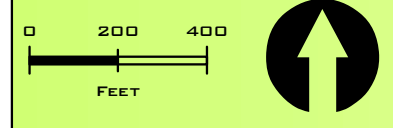


**Slope Map**  
 Figure 5  
 The Ridges at Hunter Creek Phase II  
 September, 2015





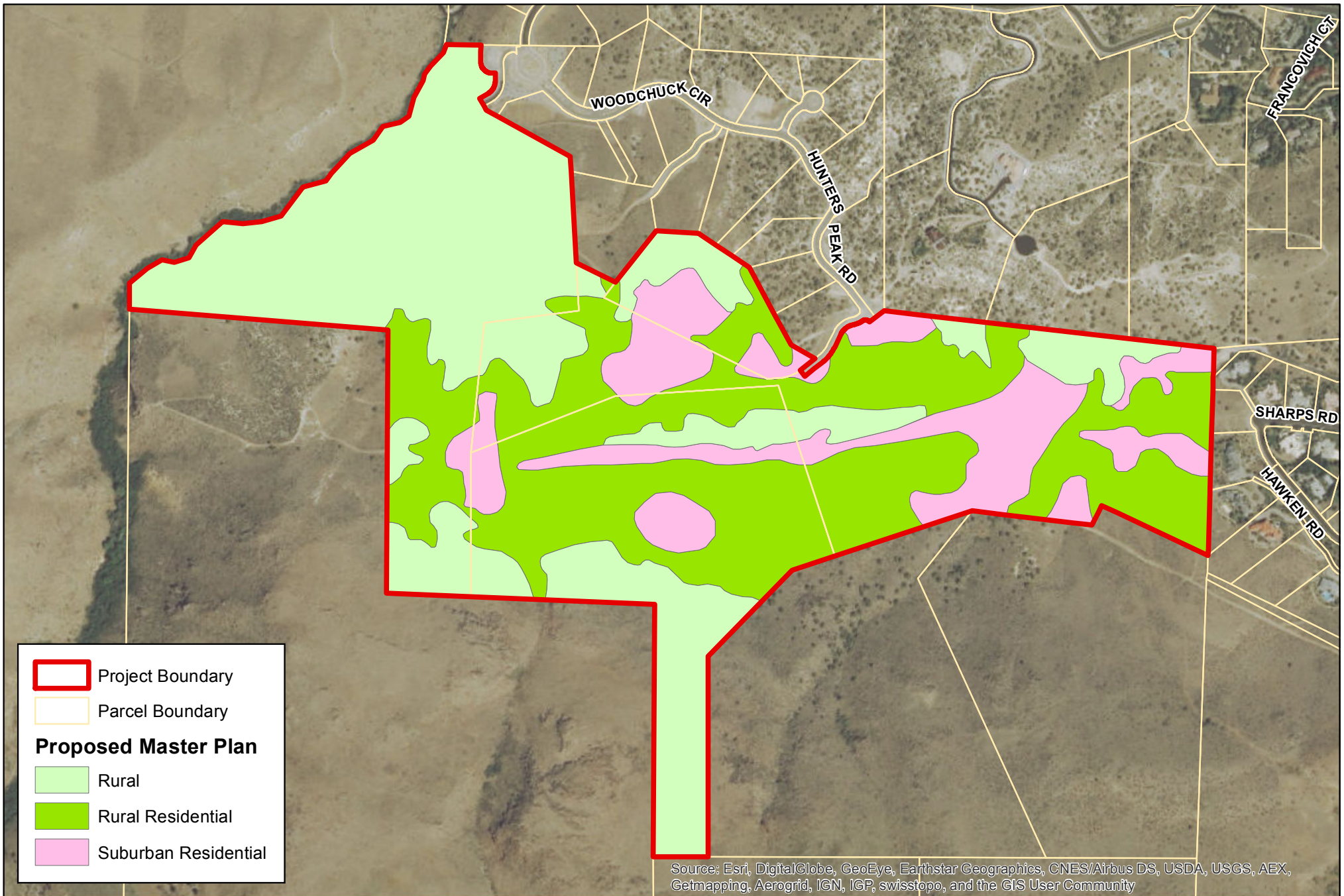
Slope (%)	Area (ac.)	Master Plan	Area (ac.)	Zoning	Area (ac.)
0-15	21.1	SR	26.1	LDS	26.1
15.1-30	77.3	RR	59.2	HDR	59.2
30+	56.5	R	69.6	GR	69.6








**Slope Map with Proposed Master Plan / Zoning**  
**Figure 6**  
 The Ridges at Hunter Creek Phase II  
 September, 2015

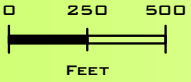

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community





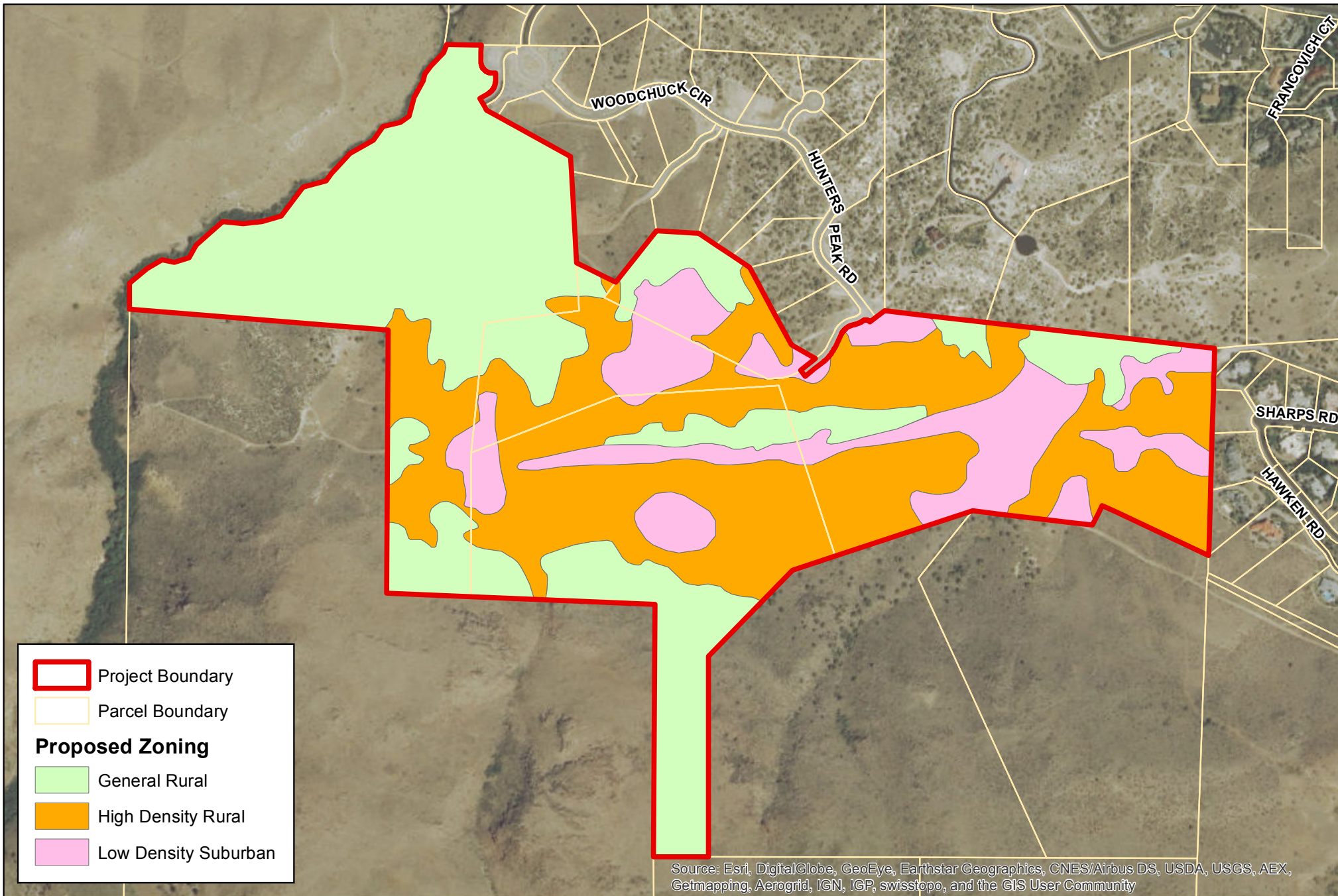
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community






 Project Boundary  
 Parcel Boundary  
**Proposed Master Plan**  
 Rural  
 Rural Residential  
 Suburban Residential

 0 250 500  
 FEET  


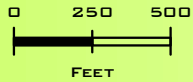
**Proposed Master Plan**  
**Figure 7**  
 The Ridges at Hunter Creek Phase II  
 September, 2015

  
**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 5440 Reno Corporate Drive Tel: 775.823.4068  
 Reno, NV 89511 Fax: 775.823.4066



-  Project Boundary
-  Parcel Boundary
- Proposed Zoning**
-  General Rural
-  High Density Rural
-  Low Density Suburban

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Proposed Zoning**  
**Figure 8**

The Ridges at Hunter Creek Phase II  
September, 2015



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
5440 Reno Corporate Drive Tel: 775.823.4068  
Reno, NV 89511 Fax: 775.823.4066



# **Section 4**

# GEOTECHNICAL SUMMARY

## HUNTER CREEK

The project is located in the foothills of the Sierra Range, along the northern flank of Sunflower Mountain and just south of Hunter Creek. Local topography presents perimeter slopes steeper than 30 percent with interior slopes typically ranging less than 20 percent. Vegetation consists of native shrubs and grasses punctuated by juniper and pinion trees. Property access is via Woodchuck Circle to the east.

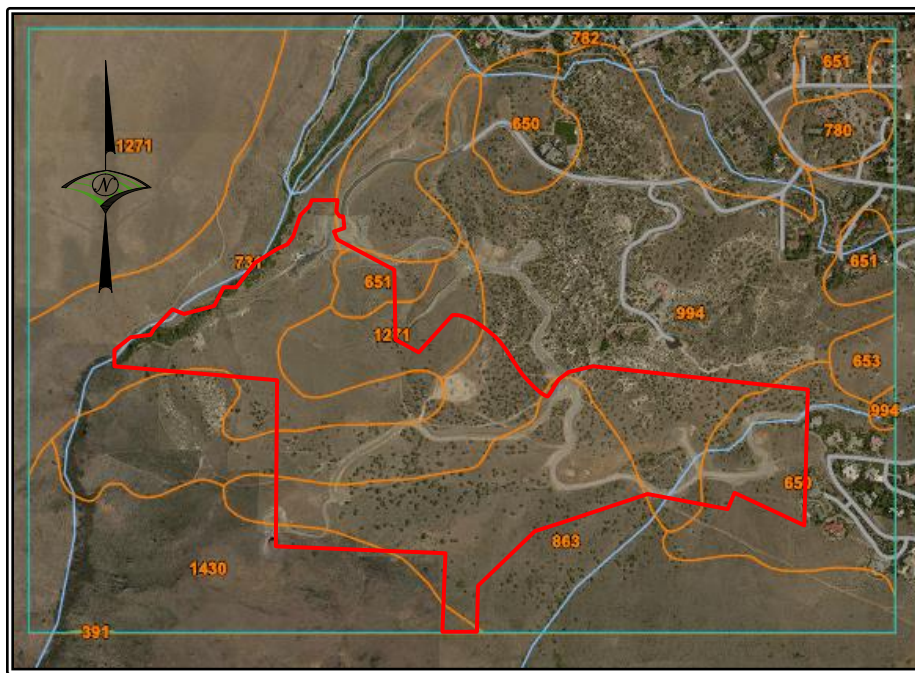


FIGURE 1 – Natural Resources Conservation Service – Soil Survey Map

The project is located in the Mt. Rose NW quadrangle. Geologic mapping has not yet been performed within this area and therefore soil survey maps, by the Natural Resources Conservation Service, have been relied upon to characterize the site conditions (Figure 1). Three primary soil units cover the main development area: the Chalco very stony clay loam (650), the Reywat-Rock outcrop complex (863), and the Badland-Chalco-Verdico complex (994). Geotechnical characteristics for these units have been reviewed for: engineering properties, corrosivity to concrete, corrosivity to steel, and excavatability. These characteristics are summarized in Table 1.

**Table 1 - Summary of NRCS Soil Data**

Soil Unit	Description (Engineering Properties)	Corrosivity to Steel	Corrosivity to Concrete	Excavatability
650	1 ½' Clay (CL-CH) veneer capping bedrock.	High	Low	Soft bedrock at 1 ½'.
863	1 ½' Clayey Sandy Gravel (GC) capping bedrock.	Low	Low	Hard bedrock at 1 ½'.
994	2' Clayey Gravel to Gravelly Clay (GC-CH) capping bedrock.	High	Low	Soft bedrock at 1 ½'.

The soft bedrock likely consists of the Sandstone of the Hunter Creek Formation. This unit is comprised of alternating beds of sandstone, siltstone, claystone and diatomaceous earth. Based on the soil profile offered by the references, they can be developed for single family residential structures. Localized overexcavation will likely have to occur given the presence of the near surface clays. Post-tensioned slabs-on-grade or structural slabs supported by micropiles may also present suitable foundation alternatives.

The USGS interactive fault map was reviewed for the presence of fault structures mapped proximate to the property; the closest fault structure is approximately 1-mile northeast of the development area. Per the 2012 City of Reno amendments to the 2012 International Residential Code, the residential structures can be assigned to Seismic Design Category D2.

Public improvements such as roadways may require a limited zone of overexcavation with replacement with structural fill. The appropriate depth of overexcavation will be examined during development of a geotechnical design report; but the depth will also be established to allow for the City of Reno's minimum structural pavement sections.

# UTILITY FEASIBILITY ANALYSIS

FOR

## THE RIDGES AT HUNTER CREEK, PHASE II

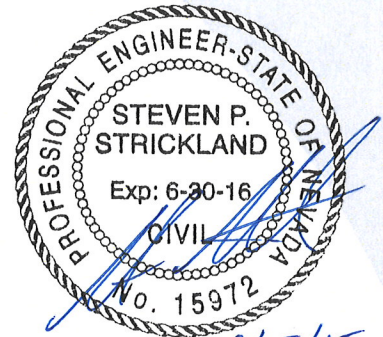
*Prepared for:*

The Ridges @ Hunter Creek, LLC  
4345 Eagle Valley Circle  
Reno, Nevada 89519

September 15, 2015

*Prepared by:*

Wood Rodgers Inc.  
5440 Reno Corporate Drive  
Reno, Nevada 89511  
(775) 823-4068  
Steven Strickland, PE – Vice President



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

The Ridges at Hunter Creek Phase II Master Plan and Zone Change area was part of a tentative map that has since expired. At that time, there were residential 18 lots approved within a portion of the area proposed in this application. This Master Plan and Zone Change Application includes additional residential area and the total number of lots contemplated increases to 50. Significant infrastructure was installed as a part of the Ridges at Hunter Creek Phase 1 including water, sewer and drainage improvements that will be used to serve Phase II. The improvements were constructed from the improvement plans prepared by Jeff Codega Planning and Design in 2008. Pertinent improvements will be described with the specific utility discussion below and are shown on the attached exhibit.

## **WATER**

The project area lies within the Truckee Meadows Water Authority service area. There is an existing 900,000 gallon water tank located on the east end of the property, and water mains currently run through the north portion of the project area from the water tank to Hunters Peak Road. Water mains will need to be extended into the project area. There is an existing water main stub at the current end of Hunters Peak Road, and it is anticipated that a main will be looped from the end of the tank access road to the future extension of Hunter's Peak road. There is approximately 400 feet of elevation difference between the existing tank and the western property boundary. Multiple pressure zones will result and a pressure regulating station is likely to serve the lower elevations on the eastern side of the property.

It is anticipated that the current facilities will be adequate to serve the potential 50 lots possible with this Master Plan and Zone Change application.

## **SEWER**

There is existing gravity sewer in the area to serve this project in two locations. There is an 8" sewer main located on a portion of Hunter Falls Circle that was constructed with Phase 1. This sewer will be extended west on Hunter Falls Circle to serve the northern development area. Another sewer is located just to the east of the project area in open space of Caughlin Ranch. This existing sewer is located on Washoe County property and is located within a few hundred feet of the project boundary. There is existing access from the project site to the termination of the existing sewer. The sewer main would be extended into the site to collect sewer flows from the southern and eastern portions of the site.

Based upon Washoe County Department of Water Resources Gravity Sewer Collection Design Standards and presuming 50 lots are developed, the average daily flow from the future project is estimated at just 13,500 gallons per day. It is anticipated that 15-20 lots would connect to the northern sewer in Hunter Falls Circle, and the remaining lots would sewer to the east. The split sewer flows from this number of lots is very small and it is anticipated that the existing systems will be adequate to serve the Phase II area.

## **STORM DRAINAGE**

Storm water from the project area splits and drain west to Hunter Creek and east to Caughlin Ranch. About a quarter of the area drains to the west and Hunter Creek in primarily a sheet flow pattern. The remainder of the site collects in a ravine that flows from west to east. The majority of this water shed comes from the south offsite. Most of the drainage facilities likely needed for Phase II were constructed with Phase I, including culverts and detention basins.

Development of Phase 1 included a grading of two roadways into the Phase II area. One from the termination of the pavement on Hunter Falls Circle to the water tank , and one from the termination of

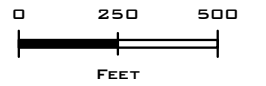
the pavement on Hunters Peak Road to the emergency access roadway located on the eastern end of the project area at Caughlin Ranch. Both roadways were graded in anticipation of being paved in the future. As part of this grading, culverts at all of the natural drainage crossings were installed and a detention basin was constructed at the east end of the project area just prior to the drainage leaving the site.

The storm drainage was designed and installed based upon development in the Phase II area. Ultimately the capacities and functionality of the existing drainage facilities will need to be verified with the final Phase II project. However, it is anticipated that the existing facilities will either be adequate to the serve the area or they can be modified.

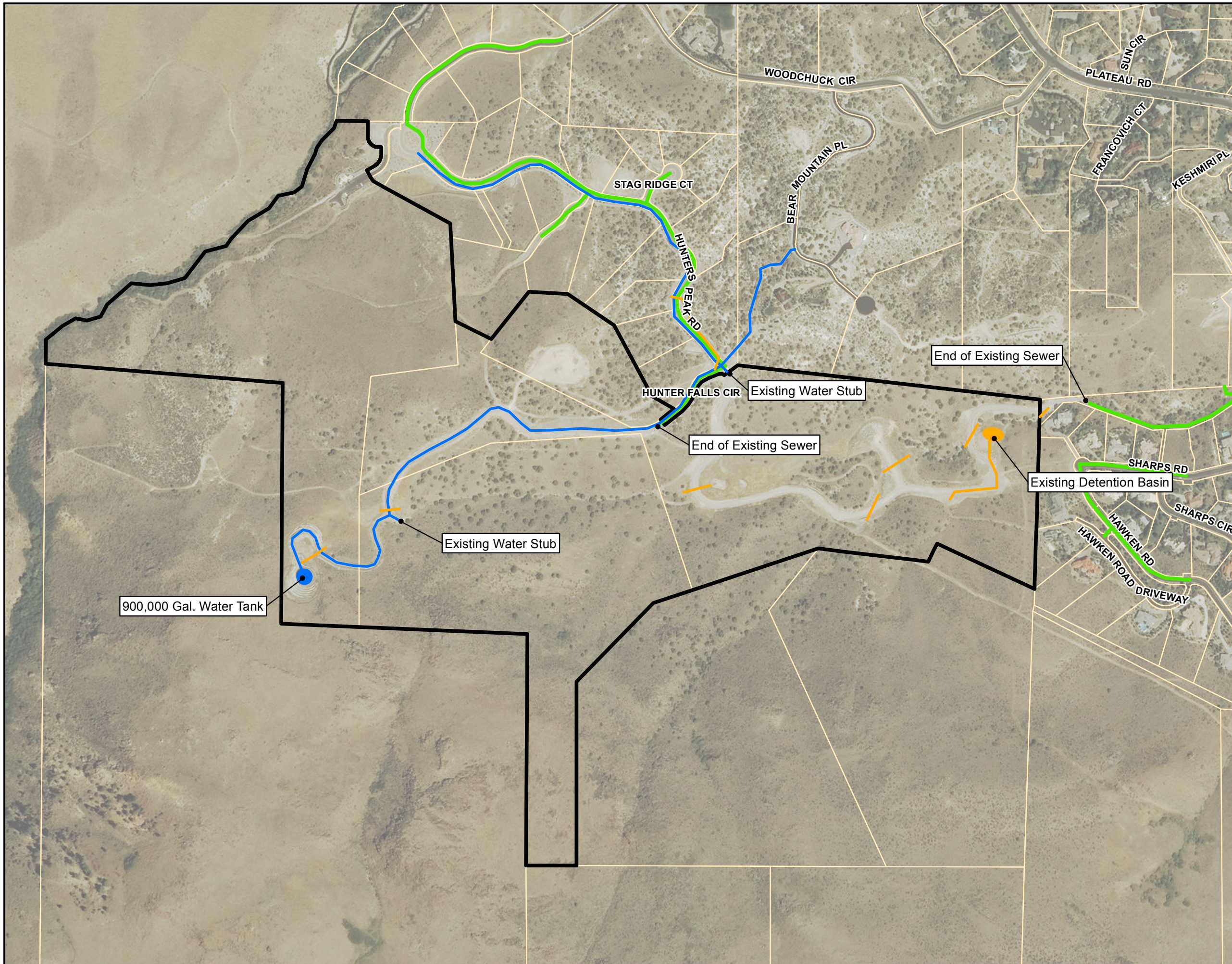
### **CONCLUSION**

Water, sewer and storm drainage facilities are located in or within close proximity to the Ridge at Hunter Creek Phase II project area. The facilities were designed and installed in anticipation of development in the Phase II. The intensification proposed is relatively small and it is expected that the existing facilities will be adequate to serve the site or can be modified to support the proposed intensification.

EXISTING UTILITIES  
 THE RIDGES AT HUNTER CREEK  
 PHASE II  
 RENO, NV  
 SEPTEMBER, 2015



- Existing Sewer
- Existing Water
- Existing Storm Drain
- Project Boundary



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User



WOOD RODGERS