



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: September 25, 2018

**DATE:** Monday, September 10, 2018

**TO:** Board of County Commissioners

**FROM:** Chris Bronczyk, Planner, Community Services Department  
328-3612, [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Dept., 328-3619,  
[mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Master Plan Amendment Case Number WMPA18-0005 and Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road) - Affirm, reverse, or modify the Washoe County Planning Commission's recommendation of approval for this item and, if approved:

- (1) Adopt an amendment to the Washoe County Master Plan, Verdi Area Plan to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories, by swapping the categories (0.49 acres) applicable to two portions of the property; and
- (2) Similarly swap the current regulatory zones of 0.49 acres of Low Density Suburban (LDS) (1 dwelling/acre) to High Density Rural (HDR) (1 dwelling/2.5 acres), and 0.49 acres of property of High Density Rural (HDR) to Low Density Suburban (LDS); and
- (3) Authorize the Chair to sign the two resolutions to adopt the amendments to the Verdi Area Plan Map and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

Wei Yang is the property owner; Rubicon Design Group is the applicant's representative. There are three parcels associated with these amendments, APN: 038-656-08 (4.7 acres); APN: 038-560-29 (2.16 acres); APN: 038-560-28 (4.52 acres). The subject parcels are located off of Erminia Road and Mario Road. They are situated within the Verdi Area Plan, and the West Truckee Meadows/Verdi Township Citizen Advisory Board boundaries. (Commission District 5.)

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### SUMMARY

This is a request to adjust the boundaries on the existing Rural Residential and Suburban Residential master plan categories. The request also seeks to swap the current regulatory

AGENDA ITEM # \_\_\_\_\_

zoning of 0.49 acres of Low Density Suburban to High Density Rural, and to similarly swap 0.49 acres of High Density Rural to Low Density Suburban.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

### **PREVIOUS ACTION**

On August 7, 2018, the Washoe County Planning Commission held a public hearing to review the proposed amendments. On a motion made by Larry Chesney and seconded by Francine Donshick, the Planning Commission adopted the proposed Master Plan Amendment and recommended approval of the Regulatory Zone Amendment. The Planning Commission further recommended that the County Commission adopt both amendments. Both votes carried unanimously with seven in favor, none opposed.

### **BACKGROUND**

There are three parcels involved with the proposed application, two are currently vacant, and one is occupied with a dwelling and associated accessory structures. The property is located on the south side of Mario Road, east of Arentz Court. A Truckee Meadows Water Authority (TMWA) ditch borders the property to the north. There are slopes over 30 percent along the south of the property. APN: 038-656-08 has regulatory zones of Low Density Suburban (82%) and General Rural (18%), with the General Rural portion being on the area with slopes over 30 percent. APN: 038-560-29 is currently zoned High Density Rural. APN: 038-560-28 has a regulatory zone of High Density Rural (98%) and Low Density Suburban (2%). Surrounding these properties are residential properties with regulatory zones of High Density Rural (HDR) to the north and east, and residential properties with regulatory zones of Low Density Suburban (LDS) to the west and south west.

Further details about the proposal are provided in the staff report to the Planning Commission (see Attachment D). The Planning Commission made all relevant findings in accordance with Washoe County Code Sections 110.820.15 and 110.821.15 (see the draft minutes from the August 7, 2018 meeting at Attachment C).

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners affirm the findings of the Planning Commission for WMPA18-0005 and WRZA18-0005, and (1) Adopt an amendment to the Washoe County Master Plan, Verdi Area Plan to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories, by swapping the categories (0.49 acres) applicable to two portions of the property; and (2) Similarly swap the current regulatory zones of 0.49 acres from Low Density Suburban (LDS) to High Density Rural (HDR), and 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and (3) Authorize the Chair to sign the two resolutions to adopt the amendments to the Verdi Area Plan Map

and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to affirm the findings of the Planning Commission for WMPA18-0005 and WRZA18-0005 as outlined in the staff report and (1) Adopt an amendment to the Washoe County Master Plan, Verdi Area Plan to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories, by swapping the categories (0.49 acres) applicable to two portions of the property; and (2) Similarly swap the current regulatory zones of 0.49 acres from Low Density Suburban (LDS) to High Density Rural (HDR), and 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).”

“I further move to authorize the Chair to sign the two resolutions to adopt the amendments to the Verdi Area Plan Map and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.”

Attachments:

- A. Master Plan Amendment Resolution
- B. Regulatory Zone Amendment Resolution
- C. Planning Commission Draft Minutes for August 7, 2018 meeting
- D. Planning Commission Staff Report and original attachments

Applicant/Owner: Wei Yang, 14920 Chateau Avenue, Reno, NV, 89511

Consultant: Rubicon Design Group, LLC, Attn: Derek Wilson, 100 California Ave., Suite 202, Reno, NV 89509

R18-048



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
P.O. Box 11130  
Reno, Nevada 89520  
(775) 328-2005

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, VERDI  
MASTER PLAN MAP (WMPA18-0005)**

WHEREAS, Rubicon Design applied to the Washoe County Planning Commission on behalf of Wei Yang (owner) to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories in the Verdi Area Plan;

WHEREAS, on August 7, 2018, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA18-0005, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on September 25, 2018, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
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.  
And;

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the Verdi Area Master Plan Map (Case No. WMPA18-0005), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

Master Plan Amendment  
WMPA18-0005 Mario Road  
Page 2 of 3

**R18-048**

ADOPTED this 25th day of September 2018, to be effective only as stated above.

WASHOE COUNTY COMMISSION

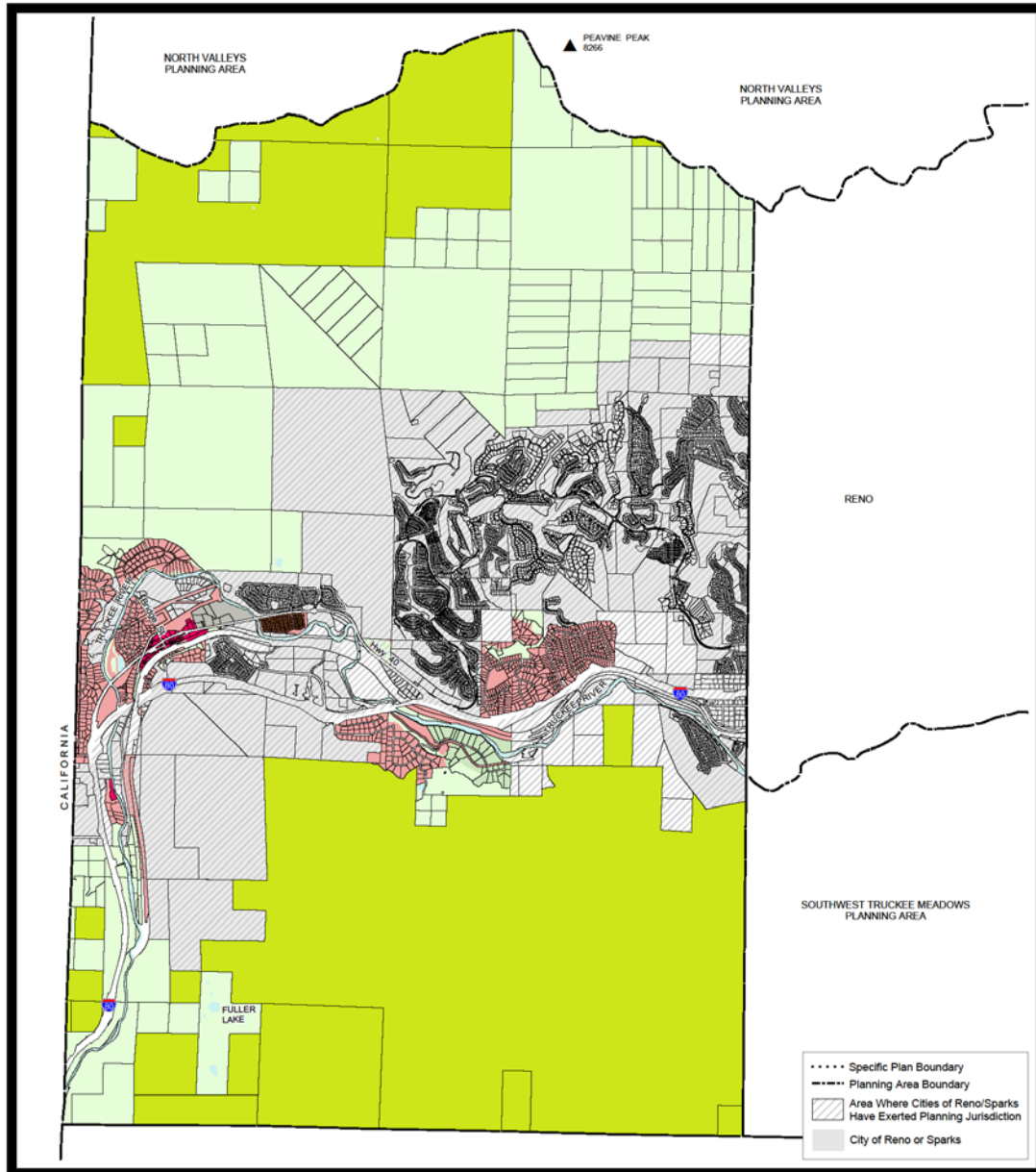
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Marsha Berkbigler, Chair

ATTEST:

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Nancy Parent, County Clerk



### VERDI MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

Planning and Building Division

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CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

PC Date: August 7, 2018  
BCC Date: September 25, 2018  
RPC Adoption Date:

R18-049



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
P.O. Box 11130  
Reno, Nevada 89520  
(775) 328-2005

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE VERDI  
REGULATORY ZONE MAP (WRZA18-0005)**

WHEREAS, Rubicon Design Group applied to the Washoe County Planning Commission on behalf of Wei Yang (owner) to amend the regulatory zones on three parcels (APN: 038-656-08, 038-560-29 & 038-560-28) of 0.49 acres from Low Density Suburban (LDS) to High Density Rural (HDR) and of 0.49 acres of High Density Rural (HDR) to Low Density Suburban (LDS) in the Verdi Area Plan;

WHEREAS, On August 7, 2018, the Washoe County Planning Commission held a public hearing on the proposed amendment and recommended that the Washoe County Board of County Commissioners adopt Regulatory Zone Amendment Case No. WRZA18-0005;

WHEREAS, Upon holding a subsequent public hearing on September 25, 2018, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.35:

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

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA18-0005 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

Regulatory Zone Amendment  
WRZA18-0005 Mario Road  
Page 2 of 3

**R18-049**

That this Board does hereby ADOPT the amendment to the Truckee Canyon Regulatory Zone Map (Case No. WRZA18-0005), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA18-0005 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 25th day of September 2018, to be effective only as stated above.

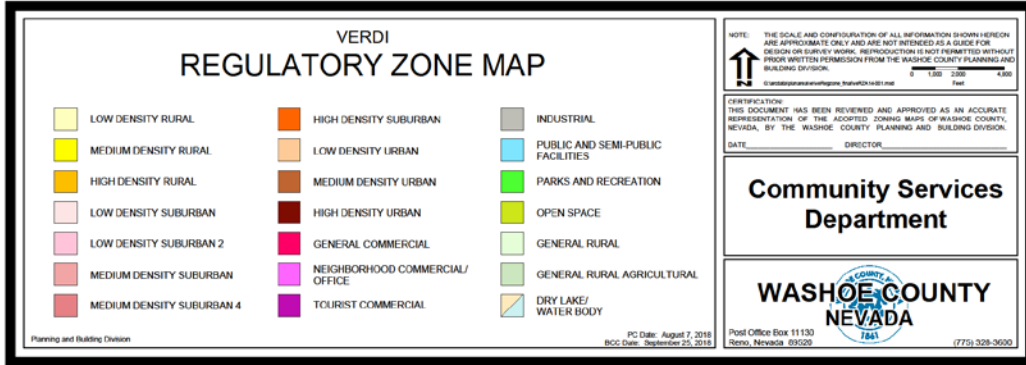
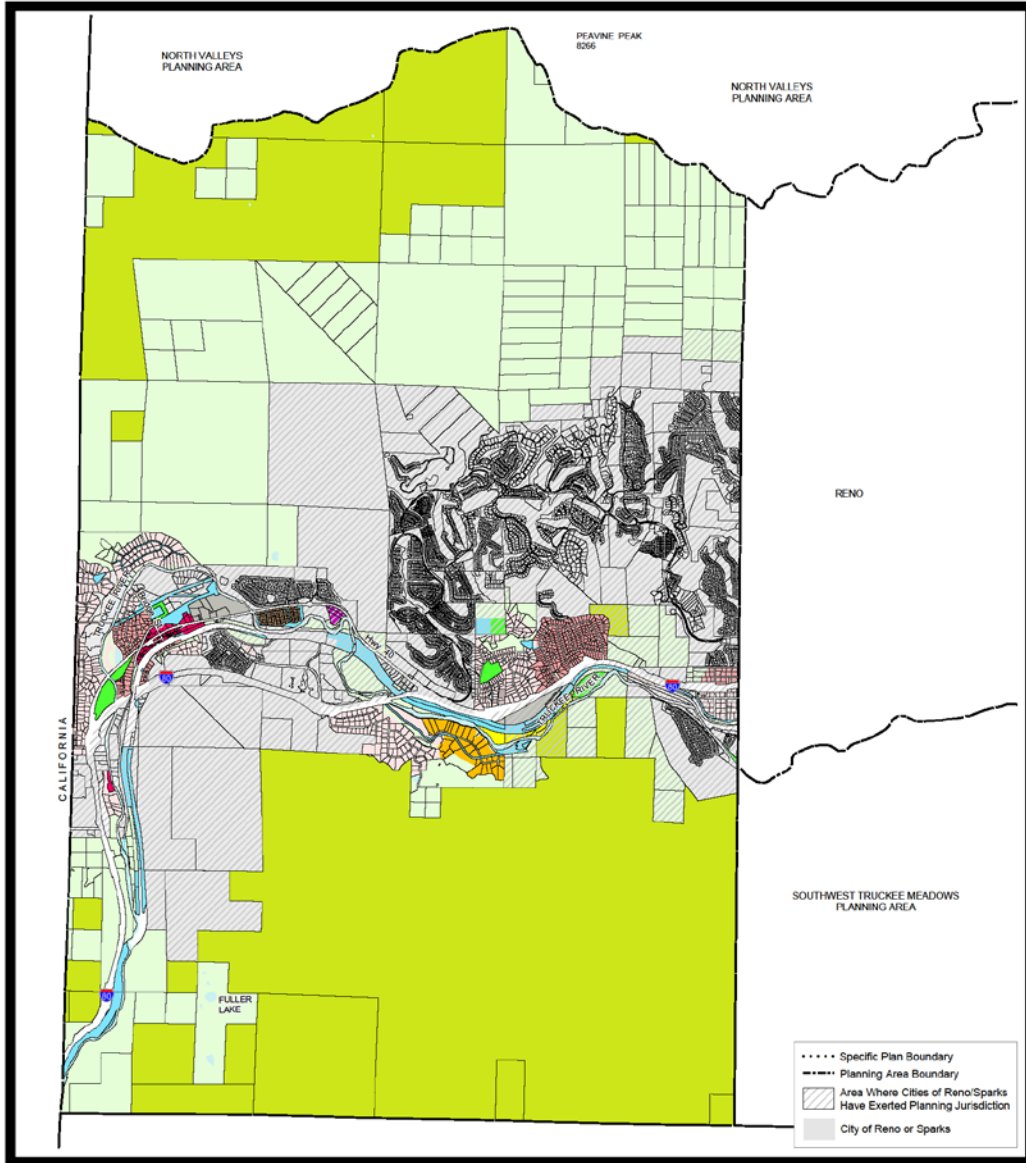
WASHOE COUNTY COMMISSION

\_\_\_\_\_  
Marsha Berkbigler, Chair

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk







# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Sarah Chvilicek, Chair  
Larry Chesney, Vice Chair  
James Barnes  
Thomas B. Bruce  
Francine Donshick  
Philip Horan  
Michael W. Lawson  
Trevor Lloyd, Secretary

Tuesday, August 7, 2018  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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The Washoe County Planning Commission met in a scheduled session on **Tuesday, August 7, 2018**, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

## 1. \*Determination of Quorum

Chair Chvilicek called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Chair  
Larry Chesney, Vice Chair  
James Barnes  
Thomas B. Bruce  
Francine Donshick  
Philip Horan  
Michael W. Lawson

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Roger D. Pelham, MPA, Senior Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building  
Kathy Emerson, Administrative Secretary Supervisor, Planning and Building

## 2. \*Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

## 3. \*Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

## 4. \*Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

## 5. \*Public Comment

Ron Bell, Sun Valley property owner, said he is hopeful to give a favorable letter to the County Commissioners that agreed with planning staff that they met the requirements 1-4. There are adverse affects that the planners said they originally didn't meet the conditions. He said we meet all the conditions clearly, and are consistent with master plan. He showed a picture on the overhead. He said it not only affects Sun Valley Boulevard, but many homes and lots that have been there since 2010. No one can do anything with their homes and lots. He said he has never seen anything like this. He said he was excited to update a mobile home with manufactured home three years ago. He hopes everyone will get on board. He said people are financially affected by this. It's a terrible housing crunch. No one will put in a strip mall or Walmart in that location.

Katherine Snedigar said there is a problem with containers. Code enforcement comes out and tells them they cannot put them on their property without a house, but what if they want to build a house. A private land owner cannot have it. The Supreme Court has ruled on this type of regulation. It needs to be substantial barring on the public. Stop arbitrary regulation of containers.

Derrick Perkins said he lives in Palomino Valley. He said he was cited for having a container on his property. He said he is building a house and submitted permits for a well, power. All permits were issued. He said the container is a tool shed to build the house. He said his neighbor didn't like it and complained to Code Enforcement. Brian Farmer, enforcement officer, came out and told him to remove it. He said he painted it a neutral color to appease the neighbor, but they made another complaint to have it removed. He said he pays taxes and permits to build his house. He said he received a warning that he will be fined \$100 a day and a lien put on his property for the use of container to store his tools to build his house. He said he needs his tool shed onsite. It's arbitrary to remove it. He said he isn't causing health concerns for others. It's unreasonable. He said he is obeying the laws. It's a rural area.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the August 7, 2018, meeting as written. Commissioner Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

## 7. Possible Action to Approve July 3, 2018 Draft Minutes

Commissioner Donshick moved to approve the minutes for the July 3, 2018, Planning Commission meeting as written. Commissioner Chesney seconded the motion, which passed unanimously with a vote of seven for, none against.

## 8. Public Hearings

***Item 8.A. is continued from the July 3, 2018 Planning Commission Meeting.***

- A. Report on Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** – For possible action, hearing and discussion to report back to the Board of County Commissioners (BCC) on the amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA." The Planning Commission voted to deny the amendment at its April 3, 2018, meeting, and the BCC overturned that denial at the May 22, 2018, BCC meeting. If approved and subsequently found in conformance with the Truckee Meadows Regional Plan by the

regional planning authorities, the Sun Valley Area Plan would no longer prohibit new single family detached residential units in the Sun Valley DCMA.

- Applicant: Washoe County Planning and Building Division
- Location: Downtown Character Management Area (DCMA) of Sun Valley
- Master Plan Category: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 3 and 5, Commissioners Jung and Herman
- Prepared by: Roger D. Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Chair Chvilicek opened the public hearing.

Mr. Lloyd read the agenda item.

There were no disclosures made by the Commissioners.

Roger Pelham, Washoe County Planner, provided a staff presentation.

No questions for staff.

Public Comment:

Kristina Dombovari said she is here to support change. She said she is a local real estate investor. She said she spoke with a lot of people in Sun Valley who are adversely affected. It's not the wealthy part of town. It's their only asset. Their property value is destroyed by not being able to replace their home. We all know the blight. It's not a good reflection on the community. There is an issue with affordable housing. Please reconsider. Improve the land and community.

Jeff Klipp said it's about affordable housing. We have a major problem with affordable housing. This master plan goes against that. The Master Plan wants more commercial in Sun Valley. He showed pictures of the current commercial properties in Sun Valley. There are available commercial buildings. He said they want to get rid of a neighborhood, a block off the main road and make it available for commercial; it doesn't make sense. This moratorium impacts people. He said we want to do our best to help the residents of Sun Valley and promote Sun Valley. Adjust the sentence, not the entire master plan; it doesn't require a re-write. This master plan was a good idea, but it's too aggressive. Please correct this situation and make more affordable housing and improve the appeal.

Steve Hendricks, residential designer in Nevada, said he spoke with Ron about conceptual plan for him. He said we are in need of more houses. He said he receives calls daily asking him why it's so expensive to build. There are many people in favor to make it easier to install a modular home on the site. It's less expensive to put that up instead of building a stick built. Change the master plan to accommodate that. There are commercial buildings that are empty and will fill up. This is a quicker, less expensive way to get housing.

Pamela Pappas said she wanted to reiterate what has been said. She said she manages a mobile home park on Sun Valley Blvd. She said it's been a decade of loss in property value for the owners because they cannot install a new home. There are property rights and needs for housing. Please take that sentence out of the zoning.

Ron Bell showed a few pictures of vacant lots. He said there are illegal vehicles or encroachment on those vacant lots. He said there is an abandoned trailer on his empty lot. He said there have been 4-5 abandoned trailers. He said there are neighborhood blocks that are impacted. He showed a lot with utilities ready to go and another one with a deck ready to be hooked up. He showed a picture of graffiti. The lots just sit. He showed an aerial view of lots affected.

William Eccles said he owns a parcel. He said he would have to install a driveway, parking, handicap parking, and a sidewalk. He said if he had done all of that, there would be hardly any room for a commercial building.

With no more requests for public comment, Chair Chvilicek closed the public comment period.

Commissioner Horan said this Commission heard this application, and BCC saw it another way. He said we should accept it as they see it and move on.

**MOTION: Commissioner Chesney moved that, the Washoe County Planning Commission acknowledge the action of the Board of County Commissioners to approve Master Plan Amendment Case Number WMPA18-0001, that will allow single-family residential uses (including mobile homes and manufactured homes) within the Sun Valley Downtown Character Management Area (DCMA), subject to approval of a Special Use Permit, and direct staff to report back to the Board of County Commissioners without comment. Commission Donshick seconded the motion to approve Master Plan Amendment Case Number WMPA18-0001. Motion passed with a vote of six for, one against. Commissioner Bruce opposed.**

Chair Chvilicek said three of the Commissioners on this board sit on the Regional Planning board; we will hear this item at commission; it's not appropriate to ask us how we will vote at Regional.

**B. Abandonment Case Number WAB18-0004 (Lupin Drive Abandonment)** – For possible action, hearing, and discussion to approve an abandonment of Washoe County's interest in ±77,484 square feet of right-of-way of unimproved roadway on Lupin Drive between East 4th Avenue and East Gepford Parkway. If approved, the property will be abandoned to the abutting property owners. Also, if approved the eastern half will be designated as common open area in connection with the Valle Vista subdivision (WTM18-003) that was approved on April 3, 2018, immediately to the east of the roadway proposed for abandonment; and the western half of the roadway may also become common open area in the same subdivision, if the abutting property owners on the west side do not accept the abandoned area.

- Applicant: Landbank Development Co., LLC
- Property Owner: Washoe County
- Location: Lupin Drive between East 4th Avenue and East Gepford Parkway
- Assessor's Parcel Numbers: 085-151-49, 085-151-50, 085-151-45, 085-151-46, 085-151-47, 085-151-48, 085-1581-02 & 085-122-03
- Parcel Size: ±77,484 square feet

- Master Plan Category: NA
- Regulatory Zone: NA
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 5 – Commissioner Herman
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Chair Chvilicek opened the public hearing.

Mr. Lloyd read the agenda item.

Julee Olander, Washoe County Planner, provided a staff presentation.

Commissioner Bruce asked about notices to the neighbors. Ms. Olander said for abandonment cases, it's required notice the adjoining parcels. West side has one property owner. There are only two property owners. She said the applicant has to contact the property owners for abandonment to take place with 30 feet on the east side and 30 feet on the west side.

Applicant representative, Dave Snelgrove, CFA, said he agrees with the staff review, legal findings, and conditions as presented. He clarified: they are required to notify adjacent property owners. They have first right of refusal for the first 30 feet; otherwise, 60 feet would go into Valley Vista property as common open space.

Chair Chvilicek asked Mr. Edwards to clarify the notification process. Mr. Edwards explained the process. Notices are sent out 10 days prior to the public hearing to the properties abutting the property. There is a noticing map provided in the staff report. It's the standard noticing that applies. Personal contact is not required. No signature is required.

No public comment was requested.

**MOTION: Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB18-0004 for Landbank Development Co., LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20:**

- 1. Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Sun Valley; and
- 2. No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
- 3. Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

**Commissioner Chesney seconded the motion to approve Abandonment Case Number WAB18-0004, which passed unanimously with a vote of seven for, none against.**

**C. Amendment of Conditions Case Number WAC18-0001 (Falcon Ridge)** – For possible action, hearing, and discussion to approve an amendment to condition of approval number 1e, of approved Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge). Condition 1e requires substantial compliance with plans and documents submitted; the amendment would allow the reservation of two parcels of land as “Remainder” rather than “Common Area,” which would allow for the potential development of those parcels as a residential subdivision (or other type of development) at a later date.

- Applicant/Property Owner: Falcon Ridge by Desert Wind LP
- Location: El Rancho Drive directly east of Maynard Drive
- Assessor’s Parcel Number: 035-660-02
- Parcel Size: ± 25.59 Acres
- Master Plan Category: Suburban Residential (SR) & Falcon Ridge Specific Plan
- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 5 – Commissioner Herman
- Prepared by: Roger D. Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-Mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Chair Chvilicek opened the public hearing.

Mr. Lloyd read the agenda item.

There were no disclosures made by the Commissioners.

Roger Pelham, Washoe County Planner, provided a staff presentation.

Commissioner Lawson asked if it has been semi-developed, then why is this before us without Citizen Advisory Board (CAB) review? Mr. Pelham said infrastructure is in place, but no dwellings have been built. The CAB meets on a particular schedule, and this was not on that cycle. He said no comments were received from CAB members.

Commissioner Horan asked when the first phase was started. Mr. Lloyd said this development has gone through numerous iterations with construction in 2004-2005; it was a victim of recession and that is why it wasn’t completed. There was a request from the applicant to eliminate the map; the lots were recorded and reverted to acreage. The request for intensification was denied.

Applicant representative, Derek Wilson, Rubicon Design Group, said this area was always planned for development; it was reflected in the master plan. The map shows plans for residences. The Specific Plan was absorbed into the Sun Valley Area Plan. Labeling of common

area was sloppy; it should have reflected future development. This is cleanup of current mapping.

Commissioner Chesney said it is common area, not open space. Mr. Wilson confirmed.

Public Comment:

Carmen Ortiz, Sun Valley CAB Chair, said she received a call from a CAB member about concerns with traffic and safety issues.

With no further public comment, Chair Chvilicek closed the public comment period.

**MOTION: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC18-0001 to Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25:**

- 1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;**
- 2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;**
- 3. Type of Development. That the site is physically suited for the type of development proposed;**
- 4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;**
- 5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;**
- 6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;**
- 7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;**
- 8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;**
- 9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and**
- 10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**



**Commissioner Donshick seconded the motion to approve Amendment of Conditions Case Number WAC18-0001 to Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge), which passed unanimously with a vote of seven for, none against.**

**D. Master Plan Amendment Case Number WMPA18-0005 and Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road)** – For possible action, hearing, and discussion to approve a Master Plan Amendment to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan designations on the subject property by swapping the designations applicable to two portions of the property; and to approve a Regulatory Zone Amendment that would similarly swap the current zoning designation on portions of the property by changing 0.49 acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and by changing 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).

- Applicant: Rubicon Design Group
- Property Owner: Wei Yang
- Location: 0 Erminia Road, 0 Mario Road
- Assessor's Parcel Numbers: 038-656-08; 038-560-29; 038-560-28
- Parcel Size: 4.70 Acres; 2.16 Acres; 4.52 Acres (Total: 11.38 Acres)
- Master Plan Categories: Rural Residential (RR)  
Suburban Residential (SR)
- Regulatory Zones: Low Density Suburban (LDS) [Max density: 1 Dwelling per 1 acre]; High Density Residential (HDR)[Max density: 1 dwelling per 2.5 acres]
- Area Plan: Verdi
- Citizen Advisory Board: West Truckee Meadows/Verdi Township
- Development Code: Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Prepared by: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3612
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

Chair Chvilicek opened the public hearing.

Mr. Lloyd read the agenda item.

There were no disclosures made by the Commissioners.

Chris Bronczyk, Washoe County Planner, provided a staff presentation.

Applicant representative, Derek Wilson, Rubicon Design Group, said it's an odd request in a small area. He showed the project area. He said they are requesting swapping SR and RR on master plan and swapping with zoning, not bringing new zoning categories to the area. He showed a map of 11 lots. He said the swap allows the central roadway to serve the lots with regular driveways. He said without the change, it would have a confusing utility lay out and lots facing each other.

Commissioner Bruce asked about the case description – LDS, 1 unit per acre. He said there is a misprint with HDS. He asked how you can get 11 units with HDR zoning on 2.5 acres, and

LDS 1 unit per acre. Mr. Bronczyk said there was a misprint. He said there is potential for this to be common open space. Mr. Wilson said LDS gives 1 unit per acre; he said Hunter Creek Engineering ran the numbers. He said if we don't qualify, we don't qualify and can adjust. Mr. Bronczyk said there is a breakdown of current zoning in the staff report.

Mr. Lloyd said through a process of parcel map review, staff will determine adequate density to allow the unit count. He said the request to changing 0.49 acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and by changing 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).

Mr. Bronczyk showed a map and explained the breakdown of analysis of each property density.

Commissioner Bruce asked how many acres result in HDR total. Mr. Bronczyk said there is no net gain between them; it's a complete swap. Commissioner Bruce said it's supposed to support 11 dwellings in 11.3 acres. If you have one, 2.5-acre dwelling, then it leaves you with 9 acres. He said he is asking where we get 11 units when some of them have to be on 2.5 acres. Mr. Lloyd said the graphic wasn't supplied by staff, and staff wasn't representing that graphic. However, staff will ensure adequate density of what is proposed.

Chair Chvilicek said the intent is not to increase density. Mr. Edwards you are asked to approve master plan and zoning swaps; you are not necessarily approving 11 units. It's not part of the staff presentation. It's not part of the request tonight. There may have been a mistake; they are not asking for a subdivision.

Public Comment:

Randy Bell said his concerns were addressed; it's been confusing. He said he asked why they are changing. He said he lives in the area; adjacent to the property. He wants clarification prior to the vote.

With no further public comment, Chair Chvilicek closed the public comment period.

Mr. Edwards said that document that was not part of the staff report has been presented to the clerks to be available for the public.

Commissioner Horan asked that if amount of acreage in current categories will be replicated. Mr. Bronczyk said it's a complete even swap and both designations already exist.

Mr. Lloyd showed a map to help with clarification.

**MOTION: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of the staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). He further moved to certify the resolution and the proposed Master Plan Amendment in WMPA18-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.**

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

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

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

**4. Availability of Facilities.** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

**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.

And,

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend adoption of the proposed Regulatory Zone Amendment having made all of the following findings in accordance with Washoe County Code Section 110.821.15. He further moved to certify the resolution and the proposed Regulatory Zone Amendments in WRZA18-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on

**the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.**

**Commissioner Donshick seconded the motions, which passed unanimously with a vote of seven for, none against.**

Commissioner Horan said he wanted to confirm for the record that acreage amounts don't change as discussed earlier.

## **9. Planning Items**

- A.** For possible action, discussion and adoption, pursuant to NRS 278.050(2), of the proposed revised Rules, Policies and Procedures (RPPs) for the Planning Commission to clarify (1) when, if ever, meetings may be canceled (e.g., when there are no substantive items of business to discuss or act upon), and (2) if cancellations are to occur, which procedures must be followed.

- Prepared by: Trevor Lloyd, Planning Manager  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3617
- E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

Trevor Lloyd, Washoe County Planning Manager, provided a staff presentation.

Chair Chvilicek asked if it's a public hearing item. Mr. Edwards said it's not a public hearing. It's for action, with opportunity for public comment.

Commissioner Bruce said he requested a number of items be provided to the Commissioners. The only thing close to what was requested is the copies of the rules, policies, and procedures. He said he has others to show, if the Commissioners desire. He said he wants to show Mr. Edwards said there is no legal precedent if we can cancel a meeting. He referenced ordinance number 110902.10 parenthetical i, whereas NRS 'shall' imposes duty to act. It's not strictly interpreted. He said attorneys before the act recommend strict interpretation unless you want to go to court.

Chair Chvilicek said what was requested was an interpretation. We are not taking new or different action than any other commission or council. The BCC regularly cancel meetings. She said we cannot hold a meeting just to hold a meeting. It would be government waste. Commissioner Bruce said he disagreed. A meeting can be rescheduled with provisions to reschedule on a regular basis going forward. He said there is a duty to act, to hold at least one meeting a month, to make an effort. He said after a skipped meeting, the subsequent meeting had a packed full agenda, the day prior to the Independence Day holiday.

Mr. Edwards said he wrote extensive legal analysis in the staff report as well as discussion regarding this item. He said there is a personal tone to the way the legal analysis was addressed in the discussion tonight. He said he isn't pro or against meeting cancellation. He said he doesn't have the power to cancel. He said he has been asked to provide a legal opinion. He said he has practiced with the County for 17 of his 20 years of experience with these types of matters. He said the definition of 0 chapter of NRS is a universally followed statutory. He said in his opinion, the provision in development code don't divert from NRS. Provisions of code are built around NRS that is the guiding principle. He said he provided two different manners of viewing this term, how it's interpreted, and experience on how it's been handled with a dozen

other boards over the years. He said he provided background. He said the board can work into the RPPs about cancelling meetings and hosting a meeting each month.

There were no requests for public comments. Chair Chvilicek closed the public comment period.

Commissioner Horan said with all due respect for Commissioner Bruce, he supports option A. He said if we have no business, we shouldn't hold a meeting. He said it would be difficult to change the current schedule.

Chair Chvilicek said she respects Commissioner Bruce's opinion. She said she serves on a number of boards, and is cognizant of public input and keeping the schedule for the public to know when the meetings are held and not to waste public dollars by convening a meeting just to convene a meeting.

Commissioner Lawson said he was concerned with the cancellation of the June meeting and then faced a large agenda in July. He said he is concerned with cancellation of meetings. He said he respects Commissioner Bruce's opinion. He said he doesn't like the options before us. He said he doesn't necessarily trust the chair to make that decision to cancel a meeting. He said he trusts the current chair, but what about future chairs. He said it was legal and appropriate, but he didn't like it but accepted it. He said he is willing to support any or no motions.

Chair Chvilicek said it's a staff and chair's responsibility to cancel a meeting.

Commissioner Chesney said we need the ability to host two meetings; the July meeting was ridiculous. Some of the agenda items are controversial with long public comment periods. He said we need to look at that in advance. Chair Chvilicek said we have that ability.

Commissioner Bruce said he agrees with the option to have two meetings. He said his issue is cancelling the only meeting of the month. He said he had a proposed amendment to rules, policy, and procedures that addresses not cancelling but rescheduling.

**MOTION: Commissioner Horan moved to adopt the Planning Commission's revised Rules, Policies and Procedures as shown in Exhibit A. Commissioner Donshick seconded the motion, which passed with a vote of six for, one against. Commissioner Bruce was opposed.**

Commissioner Horan said it was a healthy discussion. He said he sits on other boards, and too much structure is not efficient. This allows us to do business of the people on a good use of time.

## 10. Chair and Commission Items

### \*A. Future agenda items –

Chair Chvilicek said she met with Commissioner Berkbigler on joint meetings with the BCC and Planning Commission to improve communication. She said for future possible topics, she appreciates any feedback at the next meeting.

### \*B. Requests for information from staff –

Chair Chvilicek asked for information about containers.

Commissioner Chesney said he wants clarification on takings. Mr. Edwards said he can send an email with a summary and explained the different types of takings.

Commissioner Chesney said he wants more information regarding the County Commission meeting regarding cargo containers discussed in October, 2016. People are being tagged by Code Enforcement.

Commissioner Lawson requested a staff presentation regarding the process on technical reports for tentative map applications. He asked when an application makes a claim and study has been done, how staff handles it based on science in those reports. He wants to know if there can be improvements to the process. Chair Chvilicek said she has requested workshops for this Commission to work with planning staff to understand those types of things and help us improve.

## **11. Director's and Legal Counsel's Items**

### **\*A. Report on previous Planning Commission items –**

Mr. Lloyd said we would like to schedule different topics of discussion for that meeting.

Mr. Lloyd said an item was heard before this Joint meeting two months ago, and then was heard before the Joint County Commission and City Council. Two items were heard. One was regarding the United Federal Credit Union request for master plan amendment. It was unanimously approved. And for the second item, Echeverria, the joint BCC and City Council agreed to remove it from the joint plan, and it went through.

### **\*B Legal information and updates –**

Mr. Edwards said a few months ago at a meeting, there was an item about subdivision in Lemmon Valley with a lot of public comment. Danny Cleous filed an open meeting law complaint against the Planning Commission for a glitch with the timer during the public comment. The Attorney General's Office found there were no violations.

## **12. \*General Public Comment**

Katherine Snediger said she said she is tired of Washoe County and code enforcement coming out to Palomino Valley to issue zoning violations. She said we are not a residential area. This board tricked us. Staff tricked us. Zoning was changed back to agriculture and it was taken away. Containers wouldn't be an issue. She said we were renamed from GR to GRA. She said we worked for 3 years to get zoning back which was taken away by staff. There were no administrative steps. Bob Webb came out and announced it. Now we have residential regulations. We have 40 acres. She said she is tired of our property rights being taken away. She said we get no services from the County. She said they took away the volunteer fire fighters. She said we get a lot of harassment. She said the board doesn't know what it's like to live in Palomino Valley.

Derrick Perkins said the board doesn't live in rural agricultural areas. He said we are getting fined for trying to make a better life. He said he paid for taxes, container, and permits. He said they are working hard every day to make life better for their families, but is being fined \$100 a day.

With no further requests for public comment, Chair Chvilicek closed the public comment period.

## **13. Adjournment – The meeting adjourned at 8:29 p.m.**

Respectfully submitted,

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Katy Stark, Recording Secretary

Approved by Commission in session on September 4, 2018.

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Trevor Lloyd  
Secretary to the Planning Commission



# Planning Commission Staff Report

Meeting Date: August 7, 2018

Agenda Item: 8D

MASTER PLAN AMENDMENT CASE NUMBER: WMPA18-0005  
REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA18-0005

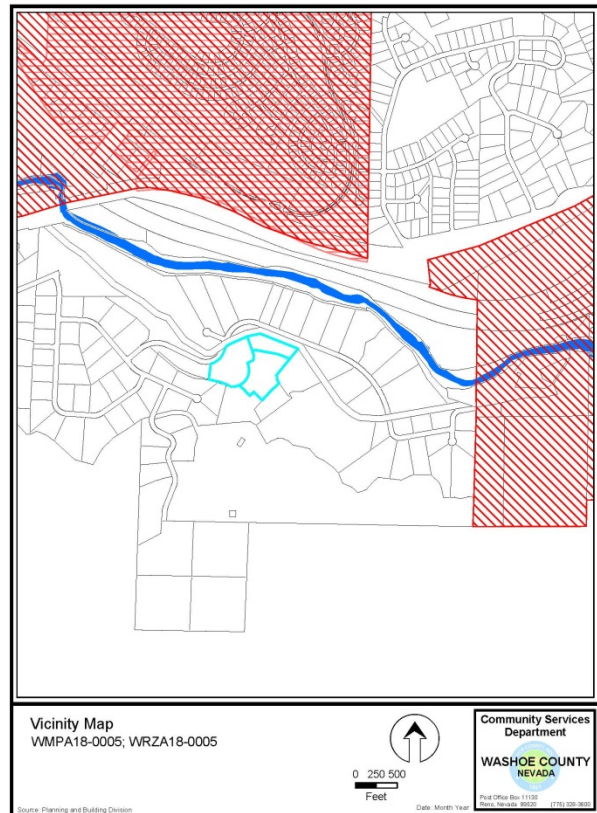
BRIEF SUMMARY OF REQUEST: For possible action, hearing, and discussion approve a Master Plan Amendment and Regulatory Zone Amendment.

STAFF PLANNER: Planner's Name: Chris Bronczyk  
Phone Number: 775.328.3612  
E-mail: [Cbronczyk@washoecounty.us](mailto:Cbronczyk@washoecounty.us)

## CASE DESCRIPTION

For possible action, hearing, and discussion to approve a Master Plan Amendment to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan designations on the subject property by swapping the designations applicable to two portions of the property; and to approve a Regulatory Zone Amendment that would similarly swap the current zoning designation on portions of the property by changing 0.49 acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and by changing 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).

Applicant: Rubicon Design Group  
Property Owner: Wei Yang  
Location: 0 Erminia Road, 0 Mario Road  
APN: 038-656-08; 038-560-29; 038-560-28  
Parcel Size: 4.70 Acres; 2.16 Acres; 4.52 Acres (Total: 11.38 Acres)  
Master Plan: Rural Residential (RR)  
Suburban Residential (SR)  
Regulatory Zone: Low Density Suburban (LDS)  
[Max density: 1 Dwelling per 1 acre]; High Density Residential (HDR)[Max density: 1 dwelling per 2.5 acres]  
Area Plan: Verdi  
Citizen Advisory Board: West Truckee Meadows/Verdi Township  
Development Code: Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone  
Commission District: 5 – Commissioner Herman





**STAFF RECOMMENDATION**

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTION FOR MASTER PLAN AMENDMENT**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA18-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motion with Findings on Page 17)*

**STAFF RECOMMENDATION**

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTION FOR REGULATORY ZONE AMENDMENT**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommends adoption of the proposed Regulatory Zone Amendment having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendments in WRZA18-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motion with Findings on Pages 17 and 18)*

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**Exhibit Contents**

MPA Resolution .....Exhibit A  
RZA Resolution.....Exhibit B  
CAB Minutes ..... Exhibit C  
Applicant Verdi Policy Memo..... Exhibit D  
Engineering Policy Memo V.28.3 .....Exhibit E  
Water Rights Policy Memo V.28.3 ..... Exhibit F  
Applicant Statement for MPA/RZA ..... Exhibit G  
Application ..... Exhibit H

**Explanation of a Master Plan Amendment**

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.

- Public Services and Facilities Element. Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- Housing Element. Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- Open Space and Natural Resource Management Plan Element. Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When adopting a Master Plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

If approved by the Planning Commission, it will then need to be approved by the Washoe County Board of County Commissioners. After which it will then require conformance review with Truckee Meadows Regional Planning Commission.

### **Explanation and Processing of a Regulatory Zone Amendment**

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

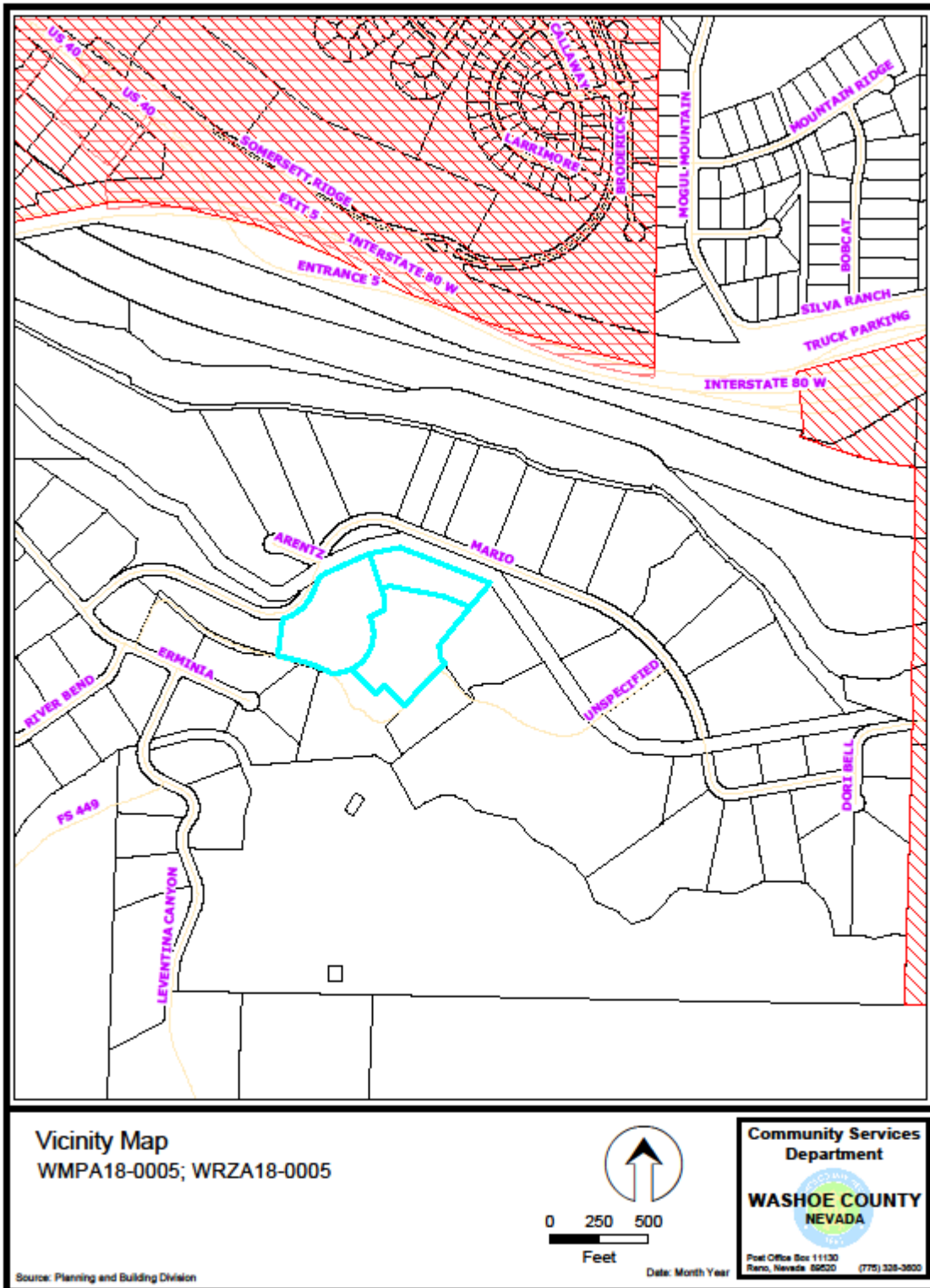
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable

area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Washoe County Code Chapter 110, Article 821, *Amendment of Regulatory Zone*, and any findings as set forth in the appropriate Area Plan.

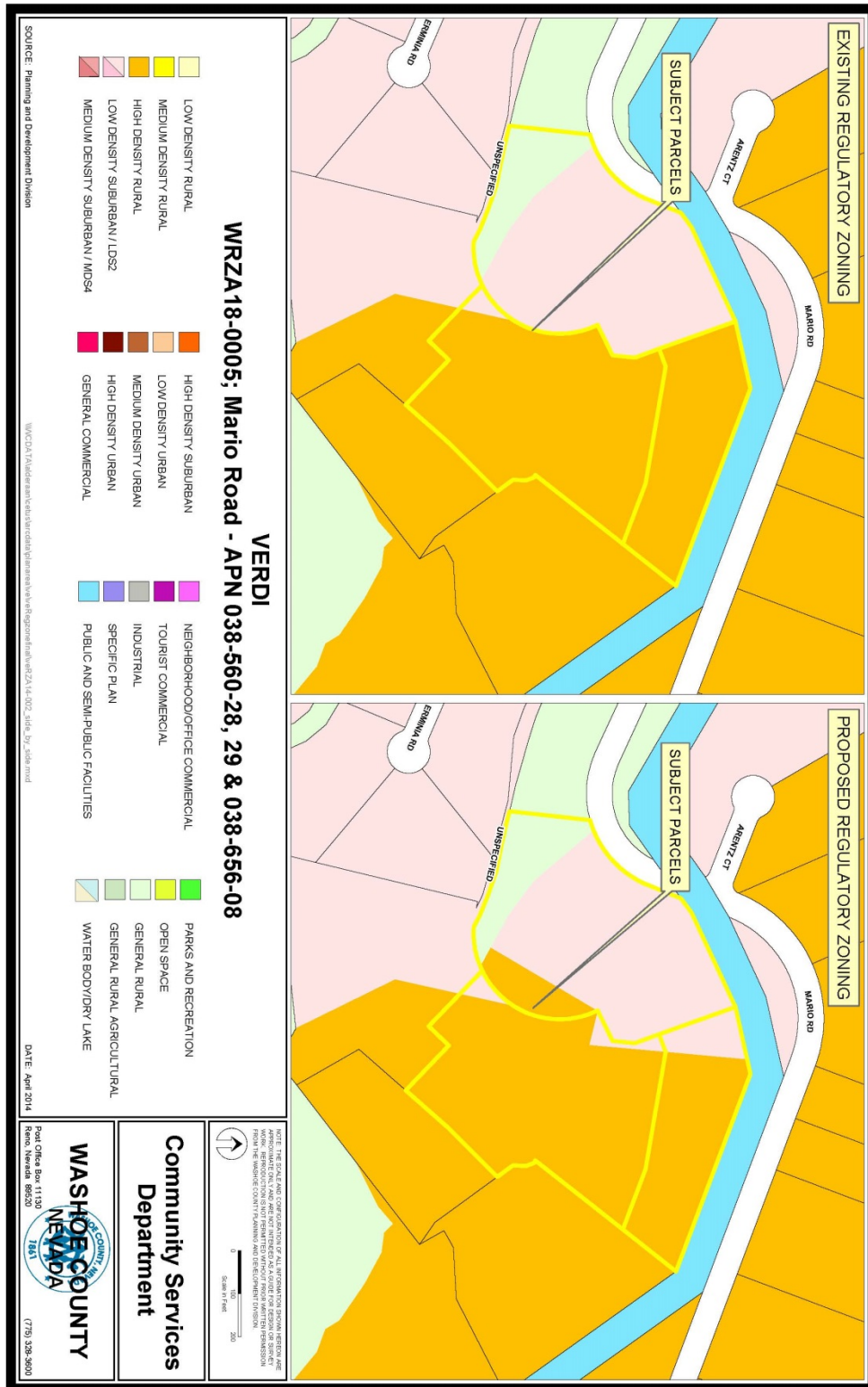
Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, *Amendment of Regulatory Zone*. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires affirmative action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Washoe County Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board is required to hold a public hearing which must be noticed pursuant to Washoe County Code Section 110.821.20. Final action is taken by the Board who may adopt, adopt with modifications, or deny the proposed amendment.

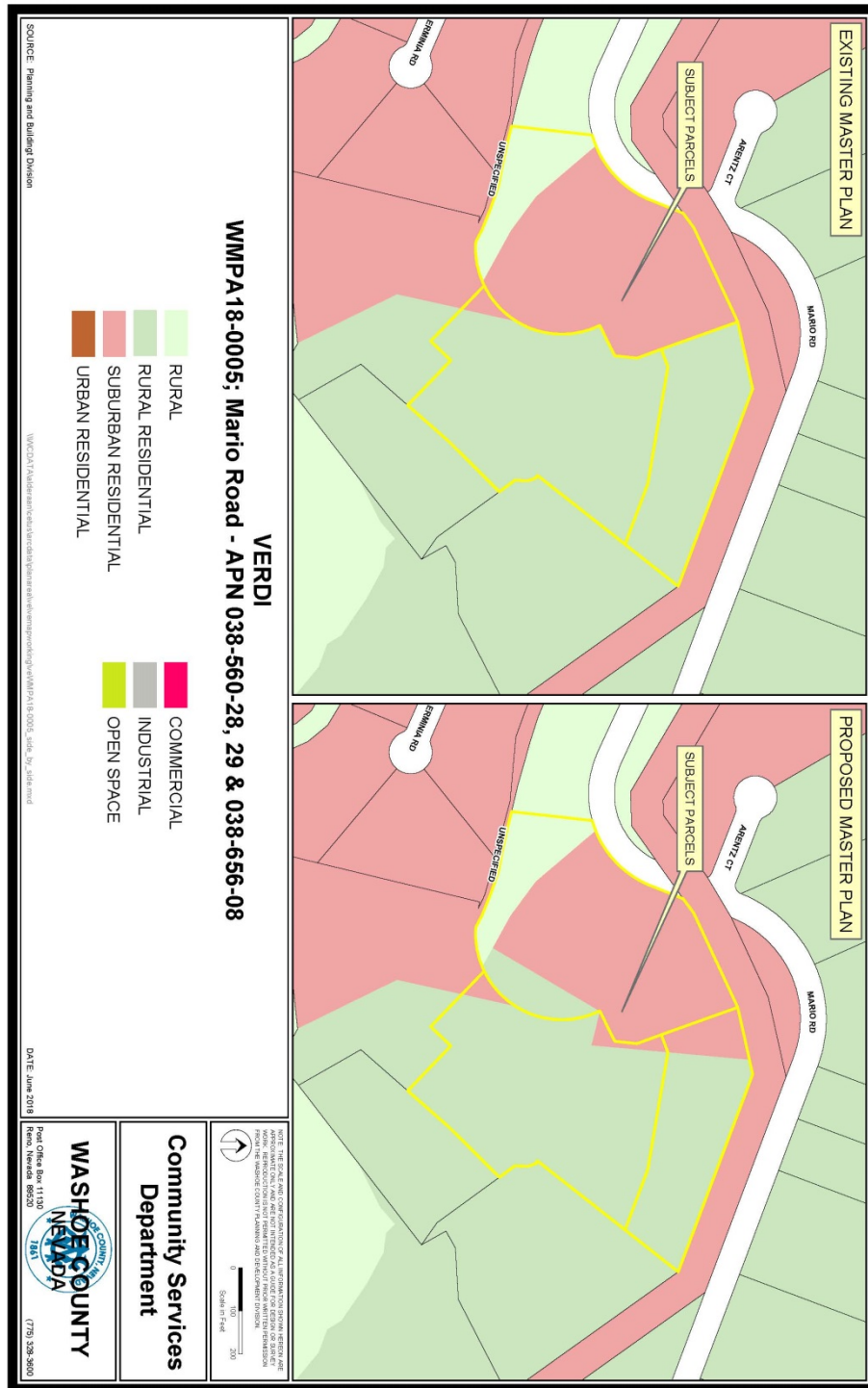
If approved by the Planning Commission, it will then need to be approved by the Washoe County Board of County Commissioners. After which it will then require conformance review with Truckee Meadows Regional Planning Commission.



**Vicinity Map**



**Existing and Proposed Regulatory Zone Maps**



**Side by Side Comparison  
Proposed Master Plan Map & Existing Master Plan Map**

**Analysis**

**Background and Current Conditions**

There are three parcels involved with the proposed application, two are currently vacant, and one is occupied with a dwelling and associated accessory structures. The property is located on the south side of Mario Road, east of Arentz Court. A Truckee Meadows Water Authority (TMWA) ditch borders the property to the north. There are slopes over 30 percent along the south of the property. APN: 038-656-08 has regulatory zones of Low Density Suburban (82%) and General Rural (18%), with the General Rural portion being on the area with slopes over 30 percent. APN: 038-560-29 is currently zoned High Density Rural. APN: 038-560-28 has a regulatory zone of High Density Rural (98%) and Low Density Suburban (2%). Surrounding these properties are residential properties with regulatory zones of High Density Rural (HDR) to the north and east, and residential properties with regulatory zones of Low Density Suburban (LDS) to the west and south west.

All Master Plan categories for this amendment application are already present in the area; it does not alter the allowed uses. Additionally, the Regulatory Zone Amendment does not introduce any new regulatory zones to the area, the requested regulatory zones already exist, and the amendment is only requesting the swapping of two similarly sized areas. The applicant claims that the primary reason for the application is to allow for a more rational, sensible lot layout. The justification that is being made regarding a rational and sensible lot layout is that without the amendment, the layout is more complicated and irregular; resulting in oddly shaped lots, utility layouts, and increased road and driveway lengths. The primary benefit of the change is that it will allow the applicant for regular-shaped smaller lots to be placed at the northwest corner of the site, which in turn allows for larger lots to be placed at the southwest corner.

**Compatible Land Uses**

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

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

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating</b>
High Density Rural (HDR)	Low Density Suburban (LDS)	High
	General Rural (GR)	Medium
Low Density Suburban (LDS)	High Density Rural (HDR)	High
	General Rural (GR)	Medium

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



There will be no need for additional screening or buffering on these properties.

### **Change of Conditions**

The applicant is proposing to do a “swap” of the existing regulatory zones and Master Plan categories; swapping the existing 0.49 acres of Low Density Suburban (LDS) to High Density Rural (HDR) regulatory zone, and swapping the existing Rural Residential (RR) master plan category with the Suburban Residential (SR) category. The site will allow for eleven (11) residential lots and according to the applicant, will not result in any additional density or intensification of the property but will allow for a more logical site layout for future development of the properties. The LDS regulatory zone allows for one (1) dwelling unit per acre, and the HDR regulatory zone allows for one (1) dwelling unit per 2.5 acres.

### **Consistency with Master Plan and Regulatory Zone Map**

Master Plan Amendments and Regulatory Zone Amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan goals and policies are applicable to the proposed amendment requests.

The proposed Master Plan designations and Regulatory Zones currently exist, they are merely being swapped, 0.49 acres for 0.49 acres.

### **Desired Pattern of Growth**

The proposed amendment promotes the desired pattern for the orderly physical growth of the County by allowing development to take place in a more desirable layout. The surrounding land uses are residential. This amendment will replicate the existing pattern of growth within this area.

### **Availability of Facilities**

No additional facilities are required to provide adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities proposed by this amendment, as the allowable total number of dwelling units is not proposed to increase. All lots will be on domestic well and septic at the time of development. Washoe County Health District did not provide details or conditions regarding well and septic at this time.

### **Verdi Area Plan Assessment**

Master Plan Amendments and Regulatory Zone Amendments are required to be reviewed for compliance with applicable goals and policies of the Verdi Area Plan, which is a part of the Washoe County Master Plan. The proposed Master Plan Amendment and Regulatory Zone Amendment are in keeping with the Verdi Area Plan,

**Goal Eleven:** The pattern of land use designations in the Verdi Area Plan will implement and preserve the community character described in the Character Statement.

**V.11.6** Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.

**Staff Comment:** The Master Plan designations and regulatory zones currently exist in this area, and exist on these parcels. The findings outlined by the Master Plan refer to Policy V.28.3 and the six (6) findings associated with that policy. These findings, with staff comment, can be found on pages 15-16 of the staff report.

**Goal Twenty-eight:** Amendments to the Verdi Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Verdi Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds (V.28.1 and V.28.3) that are measures of the impact on, or progress toward, the Vision and Character Statement.

**V.28.1** In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Verdi Area Plan, the following findings must be made:

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

Staff Comment: The amendment is consistent with the Master Plan, and the Character of Verdi. A number of agencies have reviewed the application with no recommendation of denial. Staff has not received any comments back based on health, safety, or welfare. The findings outlined by the Master Plan, with staff comment can be found on page 15 of the staff report.

**V.28.3** 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. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Verdi planning area, as determined by the Washoe County Department of Water Resources and Community Development staff;
- b. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts;
- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Verdi planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination;
- d. If the proposed change will result in a drop below the established policy level of service (as established by Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5- year) Regional Transportation Improvement Program (TIP);
- e. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP); and,

- f. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

Staff Comment: Washoe County Development Code Section 110.106.10 Master Plan Categories describes the Rural Residential (RR) category as being intended for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce. While the Suburban Residential (SR) category is intended primarily for residential uses of low to medium densities. The findings outlined by the Master Plan, with staff comment can be found on page 15-16 of the staff report.

### **Development Suitability within the Verdi Area Plan**

According to the development suitability map in the Verdi Area Plan, the property is identified as most suitable, with the exception of a small area on the largest parcel (APN: 038-656-08) which shows slopes greater than 30% and slopes greater than 15% to the south of the property. These identified areas are currently zoned General Rural (GR).

### **West Truckee Meadows/Verdi Township Citizen Advisory Board (CAB)**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan amendment. The proposed amendment was submitted to the West Truckee Meadows/Verdi Township Citizen Advisory Board (CAB) and was discussed during the June 18, 2018 meeting. The minutes of the meeting are attached.

The minutes from the June 18, 2018 CAB meeting reflect the following comments and concerns:

- If the Master Plan Amendment and Regulatory Zone Amendment are an effort to increase density.
- Road and utility layouts, as well as lot layouts.
- Meeting notice
- Further discretionary review at time of subdivision.

Additionally, the Verdi Area Plan requires the following:

**V.27.3** Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Staff Comment: The applicant provided the required memo which is included as Exhibit D.

### **Agency Comments**

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

- Washoe County Community Services Department
  - Planning and Building
  - GIS
  - Parks and Open Space
  - Water Rights Manager
  - Engineering and Capital Projects
  - Land Development

- Sewer
- Street Naming
- Traffic
  
- Washoe County Sheriff's Department
- Truckee Meadows Fire Protection
- Washoe County Health District
  - Air Quality Division
  - Environmental Health Division
  - Emergency Medical Services Program
- Regional Transportation Commission
- Washoe-Storey Conservation District

Staff received no comments or concerns from any of the reviewing agencies regarding the proposed Master Plan Amendment and Regulatory Zone Amendment.

#### **Public Notice for Master Plan Amendment**

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for July 27, 2018.

#### **Public Notice for Regulatory Zone Amendment**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended, and WCC Section 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of WCC Section 110.821.20.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: Thirty Five (35) property owners within 900 feet of the subject parcel(s) were noticed by mail not less than 10 days before the public hearing.

#### **Staff Comment on Required Master Plan Amendment Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

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

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

Staff Comment: The proposed amendment reconfigures the lines of the Master Plan designations, but does not result in a shift from the existing designation, or an increase in designations. The proposed amendment will not result in a conflict with the public's health, safety or welfare.

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.

Staff Comment: The proposed amendment responds to changed conditions, the applicant is requesting these amendments to allow for a central roadway for lots to access instead of accessing Mario road directly.

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.

Staff Comment: There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan Designation.

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.

Staff Comment: The proposed amendment promotes the desired pattern for the orderly physical growth of the County by allowing development to take place on more suitable areas.

Further, the Verdi Area Plan includes the following applicable policy:

**V.28.1** - In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Verdi Area Plan, the following findings must be made:

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

Staff Comment: The amendment is providing a swap of designations on 0.49 acres. There is no increased density, and the proposal is allowing for development of the north side of the properties, allowing for development to leave the existing open space to the south undisturbed.

- b. The amendment conforms to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.

Staff Comment: The proposed application conforms to the Verdi Area Plan and Washoe County Master Plan.

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

Staff Comment: The proposed amendment does not conflict with the public's health, safety, or welfare.

**V.28.3** 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:

Staff Comment: Washoe County Development Code Section 110.106.10 Master Plan Categories describes the Rural Residential (RR) category as being intended for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce. While the Suburban Residential (SR) category is intended primarily for residential uses of low to medium densities. Engineering and Capital Projects and the Washoe County Water Rights Manager have addressed the following findings. (Exhibit E)

a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Verdi planning area, as determined by the Washoe County Department of Water Resources and Community Development staff;

Staff Comment: The Washoe County Water Rights Manager reviewed these findings and concluded that the proposed amendments do not increase or intensify water resource demand to said parcel.

b. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts;

Staff Comment: The Washoe County Water Rights Manager has reviewed these findings and determined that this finding can be waived. (Exhibit F)

c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Verdi planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination;

Staff Comment: There is no increase in development potential or density, and will be no additional traffic impacts beyond the existing zoning. Washoe County traffic is waiving the traffic analysis.

d. If the proposed change will result in a drop below the established policy level of service (as established by Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5- year) Regional Transportation Improvement Program (TIP);

Staff Comment: The amendments proposed do not impact the adopted level of service in the for the existing transportation facilities in Verdi planning area.

e. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP); and,

Staff Comment: The amendments proposed do not impact the adopted level of service in the Verdi planning area beyond what the existing zoning allows.

f. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

Staff Comment: No commercial land uses are being proposed.

### **Staff Comment on Required Regulatory Zone Amendment Findings**

WCC Section 110.821.15 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: After a thorough review, the proposed amendment is in compliance with the policies and action programs of the Master Plan.

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

Staff Comment: The proposed amendment creates a regulatory zone that is compatible with adjacent regulatory zones and existing uses. The proposed amendment will not result in a conflict with the public's health, safety or welfare.

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

Staff Comment: The proposed amendment responds to changed conditions, the applicant is requesting these amendments to allow for a central roadway for lots to access instead of accessing Mario road directly.

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: The number of dwellings allowed by the proposed Master Plan and Zoning Amendments will not increase the number that is currently allowed.

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

Staff Comment: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan.

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

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by placing access on a centralized road.

### **Staff Recommendation for Master Plan Amendment**

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0005. It is further recommended that the Planning Commission forward the Master Plan Amendments to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Motion for Master Plan Amendment**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendment in WMPA18-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
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.

### **Staff Recommendation for Regulatory Zone Amendment**

Those agencies which reviewed the application provided no comments on the proposed amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

### **Motion for Regulatory Zone Amendment**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommends adoption of the proposed Regulatory Zone Amendment having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendments in WRZA18-0005 as set forth in this staff report for submission to the Washoe County Board of County



Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant/Consultant: Rubicon Design Group  
1610 Montclair Avenue  
Reno, NV 89523

Property Owner: Wei Yang  
14920 Chateau Avenue  
Reno, NV 89511



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, VERDI AREA PLAN, MASTER PLAN MAP (WMPA18-0005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 18-19

Whereas, Master Plan Amendment Case Number WMPA18-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on August 7, 2018; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA18-0005, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
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.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA18-0005, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on August 7, 2018

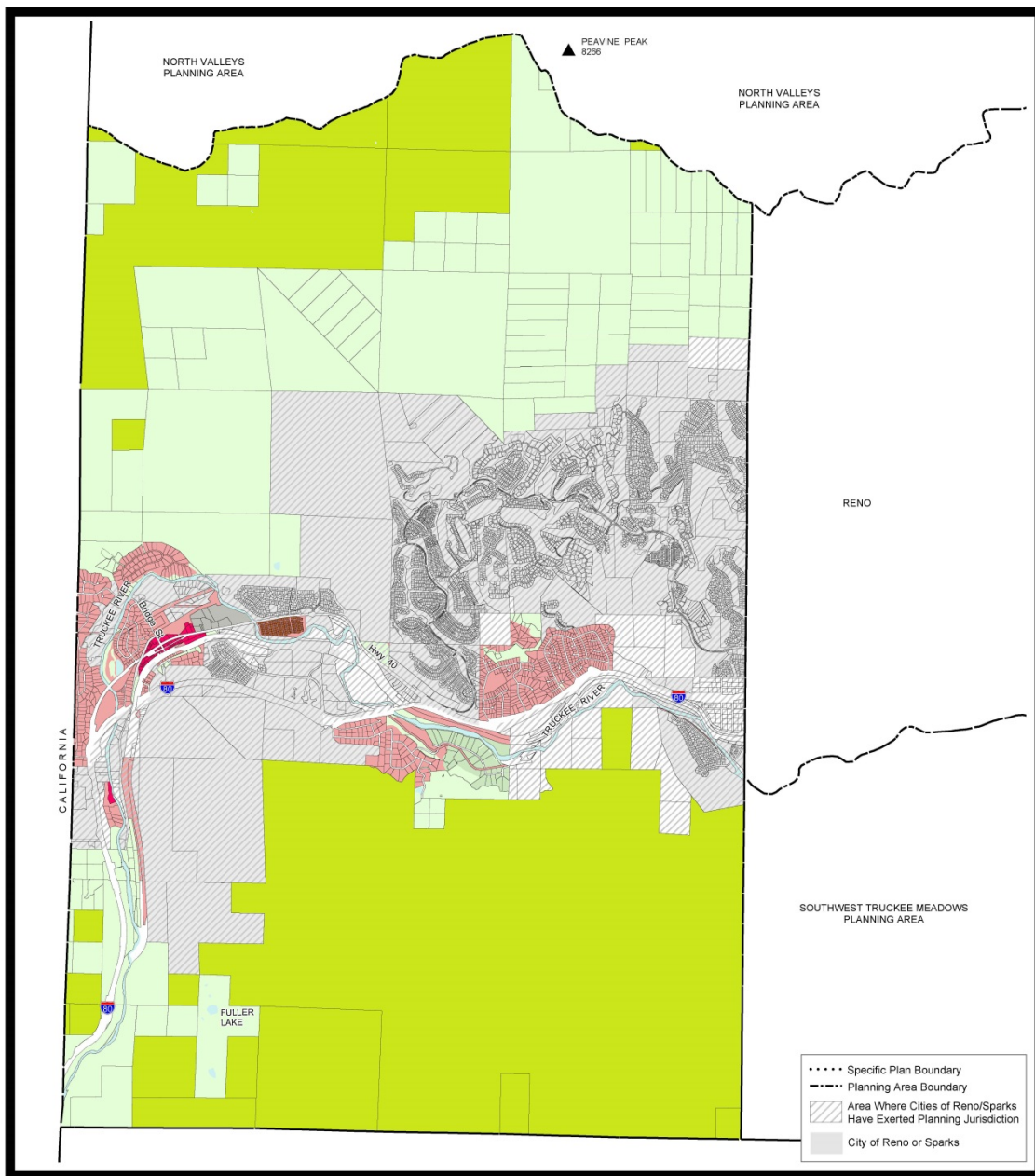
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Sarah Chvilicek, Chair

Attachment: Exhibit A – Verdi Area Plan Master Plan Map



<b>VERDI MASTER PLAN MAP</b>		<p><b>NOTE:</b> THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.</p> <p><small>© Washoe County, NV 2018</small></p> <p>0 1,000 2,000 4,000 Feet</p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px;"></span> RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> SUBURBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e06666; border: 1px solid black; margin-right: 5px;"></span> URBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e69138; border: 1px solid black; margin-right: 5px;"></span> COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> </ul>	<p><b>CERTIFICATION:</b> THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.</p> <p>DATE: _____ DIRECTOR: _____</p>	
<p>Planning and Building Division</p> <p>PC Date: August 2, 2018 GCC Date: RPC Adoption Date:</p>		<p><b>Community Services Department</b></p> <p><b>WASHOE COUNTY NEVADA</b></p> <p>Post Office Box 11130 Reno, Nevada 89520 (775) 328-3600</p>



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA18-0005 AND THE AMENDED VERDI REGULATORY ZONE MAP

Resolution Number 18-20

Whereas Regulatory Zone Amendment Case Number WRZA18-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on August 7, 2018; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA18-0005) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0005 and the amended Verdi Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on August 7, 2018

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

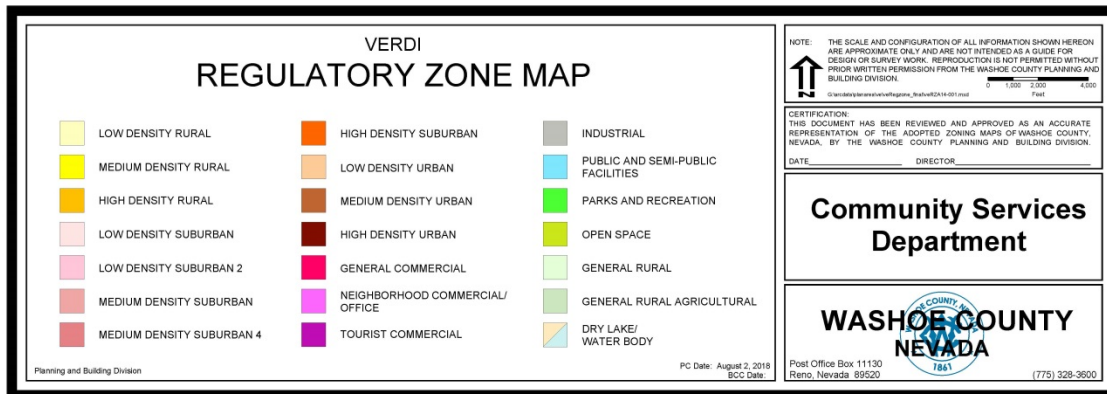
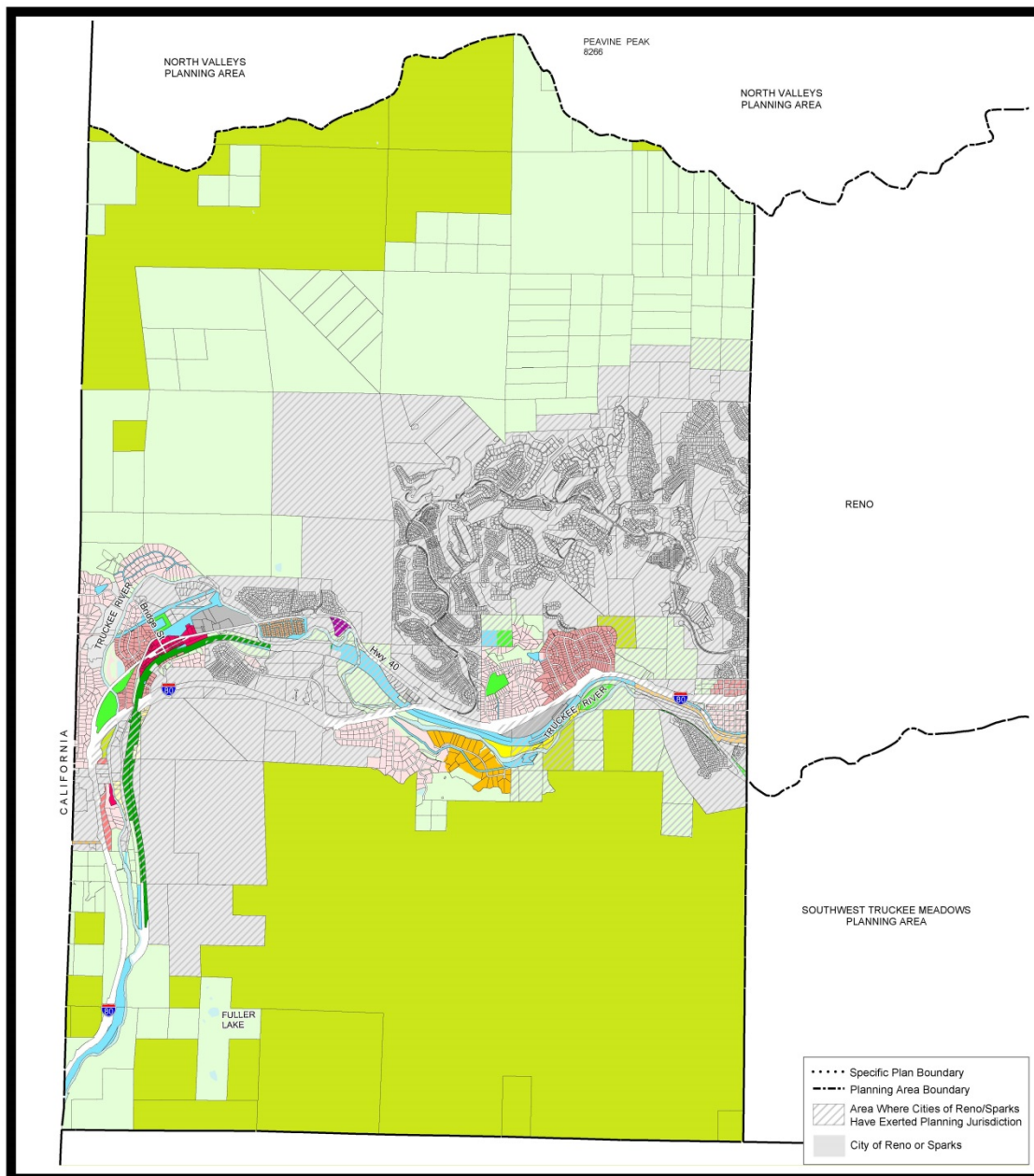
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Trevor Lloyd, Secretary

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Sarah Chvilicek, Chair

Attachment: Exhibit A – Verdi Regulatory Zone Map





## West Truckee Canyon/Verdi Citizens Advisory Board

### MEMORANDUM

**Date:** June 19, 2018  
**To:** Chris Bronczyk, Washoe County Planner  
**Re:** Master Plan Amendment Case Number WMPA18-0005 (Mario Road MPA and RZA) and Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road RZA)  
**From:** Misty Moga, Recording Secretary

The following is an excerpt from the West Truckee Meadows/Verdi Citizen Advisory Board on June 18, 2018.

**7. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application.

**7.A. Master Plan Amendment Case Number WMPA18-0005 (Mario Road MPA and RZA)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to adjustment the boundaries on existing RR and SR designations, and the existing HDR and LDS zones to allow for a more rational housing lot layout. This proposal does not increase the number of potential lots.

AND

**Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road RZA)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a Regulatory Zone Amendment to change 0.49 acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and to designate 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS). This proposal does not increase the number of potential lots.

- Applicant/Property Owner: Rubicon Design Group/Wei Yang
- Location: 0 Erminia Road & 0 Mario Road
- Assessor's Parcel Number: 038-656-08;038-560-29; 038-560-28
- Staff: Chris Bronczyk, Planner; 775-328-3612; [Cbronczyk@washoecounty.us](mailto:Cbronczyk@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018

Chris Bronczyk, Washoe County Planner, introduced himself.

Derek Smith, Rubicon Design Group, provided a project powerpoint presentation and overview:

Acreage per lots – zoning regulation, minimum lot size LDS is 1 acre.

He said they are swapping the zoning from one parcel to another.

- A Master Plan Amendment to redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR).
- A Regulatory Zone Amendment to rezone 0.49± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and to redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR).

Kitty Smith said she is skeptic. She wants to know why they are requesting this. She asked about lot line change. Derek said they want normal lot layout. It will look normal, less paving, fewer driveways.



Carly said she heard this is a re-route utility for better layout.

Gene Gardella asked when and where the meeting was noticed. Kelly Mullen said the courtesy notices were sent to homeowners within 750 foot radius from the proposed project after the application was submitted in June.

Patrick Schickler asked to see a map of existing layout and proposed layouts. Derek said he could email it to him. It hasn't been finalized. It will be part of the tentative map.

Kitty Smith said there is currently one road in. Derek said this proposed change will also help with access.

Daniel said the proposed lot layout is at the end of the application. Derek said he doesn't have two maps to compare. George requested the two maps be presented at the Planning Commission meeting. Derek said he could do that.

Carly asked the best avenue for submitting comments. Chris gave everyone his business card to submit comment.

Daniel asked if it's an exact swap of zoning. No change to density for sake of rational layout. Not creating flags out of zoning. Carly said it's a master plan amendment, if approved by planning commission, you will come back with tentative map. Derek said it depends how the owner wants to go about it. They can only subdivide it once. There is a parcel map committee that meets to review those request. Kelly said 4 lots or less, there is no notice is required. If it's above that, neighbors are noticed.

**MOTION: Daniel Lazzareschi recommended support for the proposed adjustments. Dale Lazzarone seconded. Carly said she will follow this project closely. Motion passed unanimously.**



June 21, 2018

Chris Bronczyk  
Planner  
Washoe County Community Services Department  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512

**Re: WMPA18-0005/WRZA18-0005 Mario Road**

Dear Mr. Bronczyk,

Thank you for your review of the Mario Road project. Below are responses to the Area Plan policies you referenced. I am available to discuss as needed.

*Policy V.27.3 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.*

Response: Community input at the CAB included the following topics, each of which is addressed below: density increase; utility/road layout; lot layout; meeting notice; and further discretionary review.

Density increase - a neighbor asked if this zone change will result in more units. No, it will not. The zone change is a swap of equally-sized zoning areas. No new zoning areas are introduced and there is no net change to the total area of each individual zone. Allowed density now is eleven units and with the change the allowed density is still eleven units. The purpose of the change is to allow for a more rational lot layout.

Utility/road layout and lot layout – a board member asked if this change will allow for reduced road lengths, reduced utility lengths, and an avoidance of flag lots. Yes, these are exactly the reasons for this MPA/ZMA. With this change, driveways, lot layouts, and utility routes can be rationalized. The resulting development of the site can then include a central drive access with regular-shaped lots.

Meeting Notice - a neighbor asked about the noticing process and the noticing boundary. County staff provided detail on the standard noticing process.

Further Discretionary Review – a neighbor asked if the eventual development will be subject to further discretionary review. Yes, it will. If the owner applies for a parcel map, the project will be reviewed by the Washoe County Parcel Map committee. If the owner applies for a tentative map, the project will be reviewed by the Washoe County Planning Commission.

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(775) 425-4800 • [www.rubicondesigngroup.com](http://www.rubicondesigngroup.com)

**WMPA18-0005 & WRZA18-0005  
EXHIBIT D**

*Policy V.27.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.*

The project was subject to community consultation, during the recent neighborhood meeting. Additionally, the project site is subject to additional review as noted in the previous answer.

This proposed amendment is a form of mitigation. The change will allow for new houses to be sited primarily along a central access road with a more predictable utility layout. New paving area and graded areas are therefore reduced with this change.

Also as noted, there is no additional density proposed with this change. Development impacts (in terms of density) are therefore neutral with this project.

Based on my meeting notes, I believe my summary is complete. However, if you feel we need to review any of these items, I'm available any time. Thanks again. I can be reached at: (775) 425-4800 or [dwilson@rubicondesigngroup.com](mailto:dwilson@rubicondesigngroup.com). Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Derek Wilson".

Derek Wilson  
Partner



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

Attachment D  
1001 EAST 9<sup>TH</sup> STREET Page 29  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

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### INTEROFFICE MEMORANDUM

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DATE: July 9, 2018

TO: Chris Bronczyk, Planning and Building Division

FROM: Kristine R. Klein, P.E., Engineering and Capitol Projects Division

cc: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
Clara Lawson, P.E., Engineering and Capital Projects Division  
Dwayne Smith, County Engineer, Engineering and Capital Project Division

**SUBJECT: WMPA18-0005 and WRZA18-0005  
APN 038-656-08, 038-560-28 & 29  
MARIO ROAD MPA & RZA**

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The Engineering and Capital Projects Division has reviewed the referenced master plan and regulatory zone amendments with respect to traffic requirements in the Verdi Area Plan Policies V.28.3.c – e, and we submit the following comments.

The proposed amendments do not result in an increase in development potential or density, thus there will be no additional traffic impacts beyond the existing zoning. The amendments do not impact the adopted level of service in the Verdi planning area. Therefore, the Engineering and Capital Projects Division waives the requirement for a traffic analysis per Verdi Area Plan Policy V.28.3.c. In addition, since there is no increase in development potential or density, the proposed change will not affect the level of service for the existing transportation facilities (Verdi Area Plan Policy V.28.3.d) or impact existing roadways (Verdi Area Plan Policy V.28.3.e) beyond what the existing zoning allows.

KRK/kk



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WMPA18-0005 & WRZA18-0005

EXHIBIT E



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

July 12, 2018

TO: Chris Bronczyk, Planner, CSD, Planning & Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: WMPA18-0005 and WRZA18-0005, APN 038-656-08, 038-560-28 & 29,  
MARIO ROAD MPA & RZA

**Project description:**

Amendment involving a change of land use.

*The Community Services Department (CSD) recommends approval of this project with the following comments and Water Rights conditions:*

***Comments:***

- 1) The Community Services Department, functioning as the Washoe County Department of Water Resources, has reviewed the referenced master plan and regulatory zone amendments with respect to infrastructure and resource capacity requirements in the Verdi Area Plan Policies V.28.3, and we submit the following condition.

***Conditions:***

The proposed amendments do not increase or intensify water resource demand to said parcel. The amendments do not impact the infrastructure and resource capacity requirements in the Verdi planning area. Therefore, the Community Services Department, functioning as the Washoe County Department of Water Resources, waives the requirement for infrastructure and resource capacity in the Verdi Area Plan Policies V.28.3.

**WMPA18-0005 & WRZA18-0005**  
**EXHIBIT F**



July 10, 2018

Chris Bronczyk  
Planner  
Washoe County Community Services Department  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512

**Re: WMPA18-0005/WRZA18-0005 Mario Road – project rationale**

Dear Mr. Bronczyk,

I understand you need an explanation of the proposed Mario Road Master Plan amendment and zone change project. As we discussed previously, the proposed change allows for a standard suburban lot layout, without increasing the overall density of the site. Without the change, the lot layout is more complicated and irregular, resulting in convoluted utility layouts and increased road and driveway lengths.

To help explain this rationale, I have included a lot layout for the area showing 11 housing lots. Important features of this layout are: a central roadway serving 9 of the lots; driving access from both the east and west; consistent setbacks/building placement; consistent siting of primary and backup septic fields.

More specifically, the primary layout benefit of the change is that it allows for regular-shaped smaller lots to be placed at the northwest corner of the site. In turn, this allows for regular-shaped larger lots to be placed at the southwest corner, resulting in the more standard layout referenced above.

Please see the attached site plan, showing the lot layout that is being developed for the site. If further discussion is needed, I'm available any time. Thanks again for your efforts. I can be reached at: (775) 425-4800 or [dwilson@rubicondesigngroup.com](mailto:dwilson@rubicondesigngroup.com). Thank you.

Sincerely,

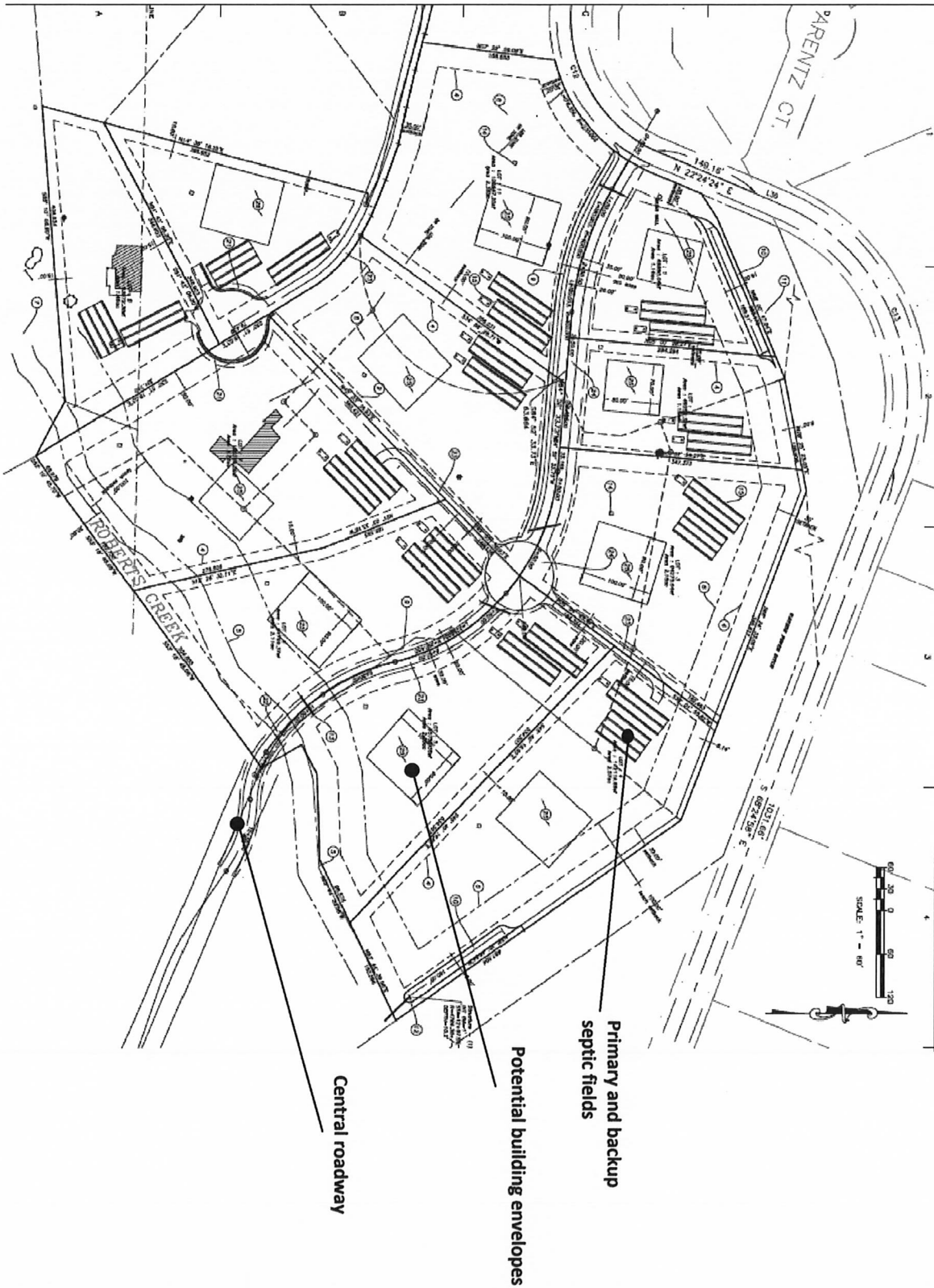
A handwritten signature in blue ink that reads "Derek Wilson". The signature is written in a cursive style.

Derek Wilson  
Partner

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**WMPA18-0005 & WRZA18-0005  
EXHIBIT G**

MARIO ROAD - PROPOSED LOT LAYOUT



# Mario Road

## Master Plan Amendment and Regulatory Zone Amendment



Prepared by:



May 15, 2018



# **Mario Road Master Plan Amendment and Regulatory Zone Amendment**

**Prepared for:**

Wei Yang

14920 Chateau Avenue

Reno, NV 89511

**Prepared by:**

Rubicon Design Group, LLC

1610 Montclair Avenue, Suite B

Reno, Nevada 89509

(775) 425-4800

**May 15, 2018**

## Mario Road Master Plan Amendment and Zone Change

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Washoe County Development Application  
MPA Application  
RZA Application  
Owner Affidavit  
Preliminary Title Report  
Proof of Property Tax Payment

## Mario Road Master Plan Amendment and Zone Change

### Introduction

This application includes the following requests:

- A **Master Plan Amendment** to redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR)
- A **Regulatory Zone Amendment** to rezone 0.49± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and to redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR).

This request therefore amounts to a swap of land use designations on similarly-sized land areas. No additional density is associated with this request.

### Project Location

The Mario Road site (portions of APNs 038-560-28; 038-560-29; 038-656-08) consists of 0.99± acres located on the south side of Mario Road, east of Arentz Court. Figure 1 (below) depicts the project location.

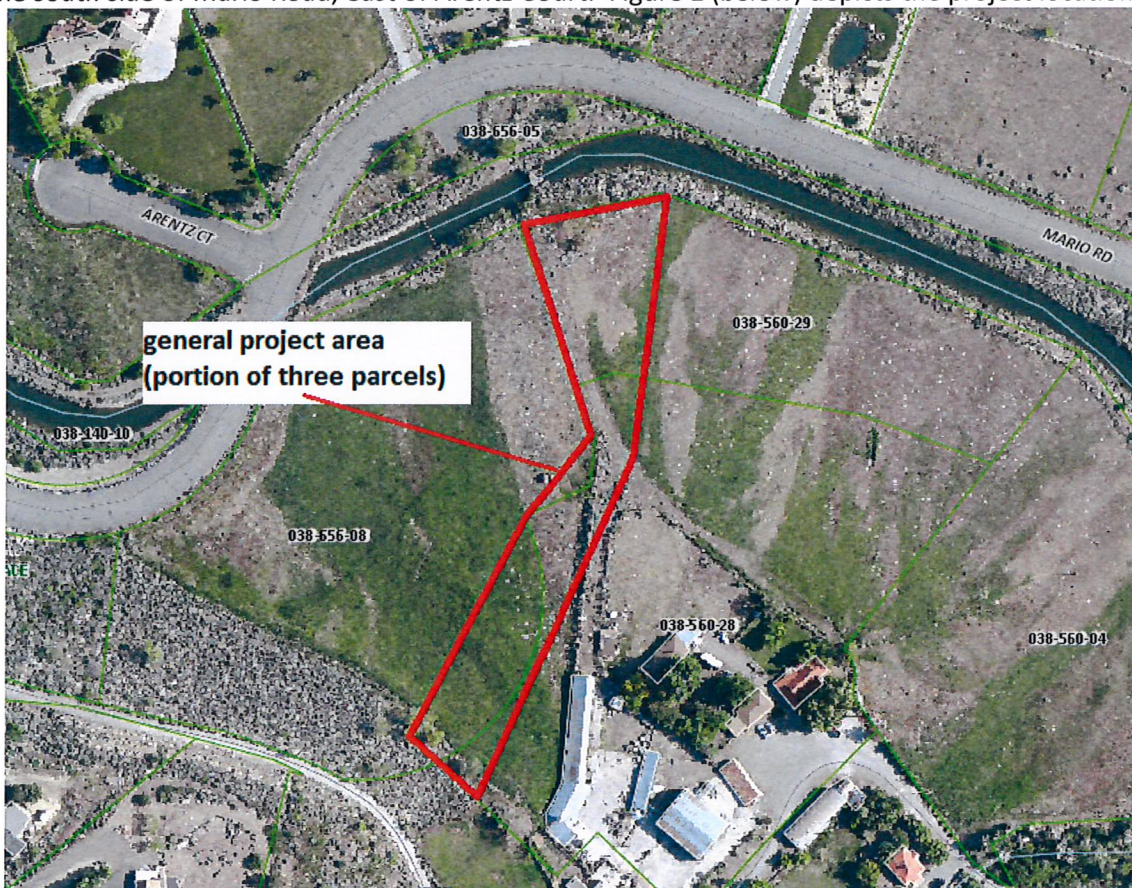


Figure 1 – Vicinity Map

## Mario Road Master Plan Amendment and Zone Change

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### Existing Conditions

The project area itself is vacant. Of the three affected parcels, one is occupied with a dwelling and associated buildings. The other two parcels are fully vacant. Surrounding land uses are residential, although the project area is also bordered by a TMWA ditch. Interstate 80 and the railroad track pass to the north of the site. The site is accessed via Mario Road, which connects to the neighborhood to the west.

In general, the site slopes down from south to north. The project area includes only moderate grades but the overall area exhibits considerable topography. The surrounding area is developed to a suburban density and includes a suburban-style road network. Figure 2 (below) contains photographs showing the property.



View of site from Mario Road, looking east

Figure 2 – Existing Conditions

## Mario Road Master Plan Amendment and Zone Change

---



View of site from Mario Road, looking south



Looking southeast across site from Mario Road/Arentz Court intersection

**Figure 2 – Existing Conditions (continued)**

## Mario Road Master Plan Amendment and Zone Change

### Request Summary

This application includes two land use requests: a Master Plan Amendment (MPA) and a Regulatory Zone Amendment (RZA). The request amounts to a swap of land use designations, on two adjacent land areas. There is no net increase in development potential or density with this change. Figure 3 provides a simple graphic showing the net result of the proposed change zoning change. Figures 4 and 5 provide specific detail on existing and proposed designations. Please note the boundaries shown in Figure 3 are approximate. For precise boundaries, refer to the engineering drawing provided with this application.

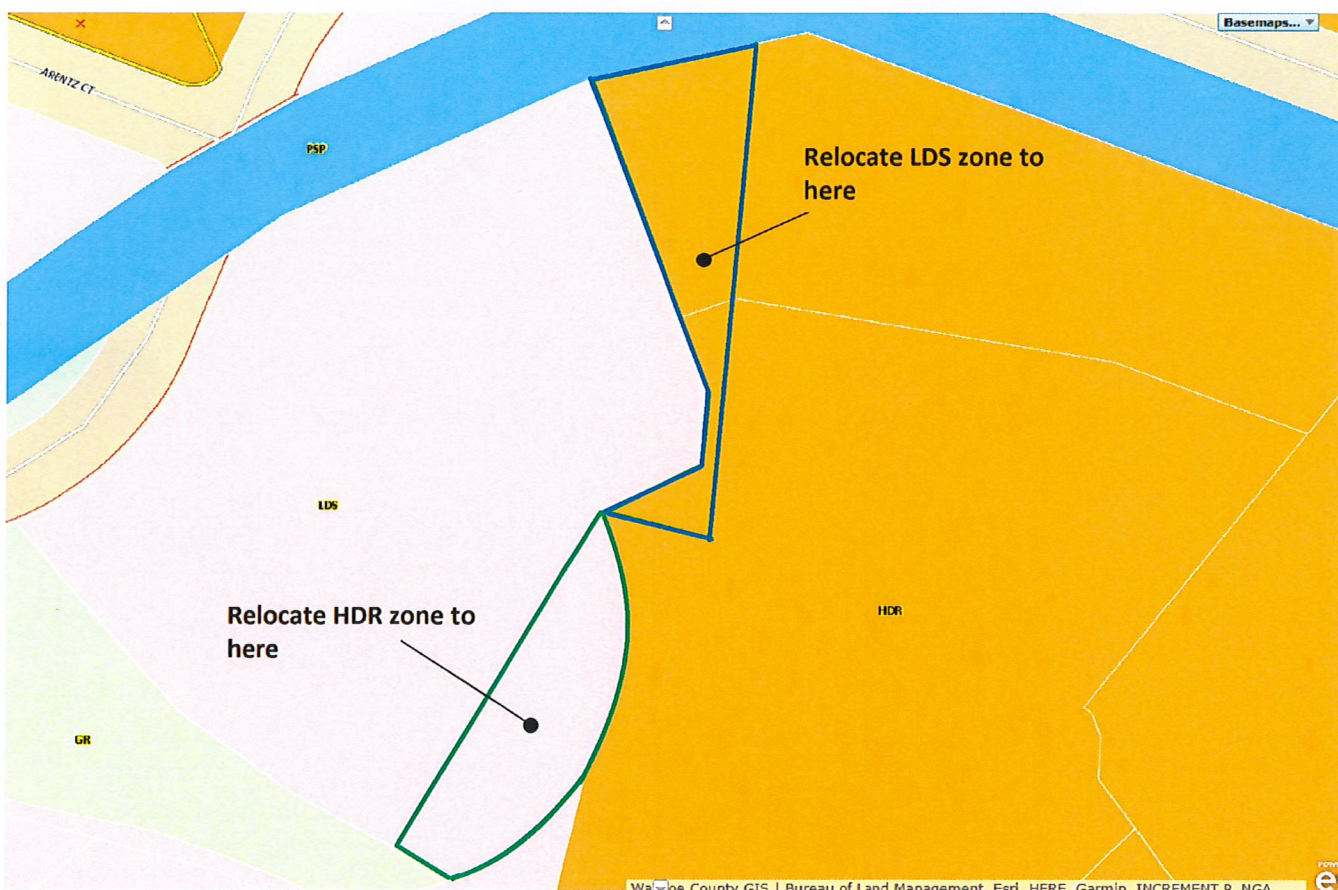


Figure 3 Proposed Mapping Change

## Mario Road Master Plan Amendment and Zone Change

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The purpose of this request is to rationalize the zoning boundaries. The existing boundaries of both the parcels and the zones are highly irregular, making it difficult to design housing lots that adhere to the zoning boundaries. This zone swap will allow for a reasonable and regular lot layout, without changing the development density of the area.

An additional consideration is that the area is not served by a sewer system. All houses in the area will be connected to a septic tank. These tanks require leach fields and associated setbacks. This zone swap will allow for more effective placement of septic systems.

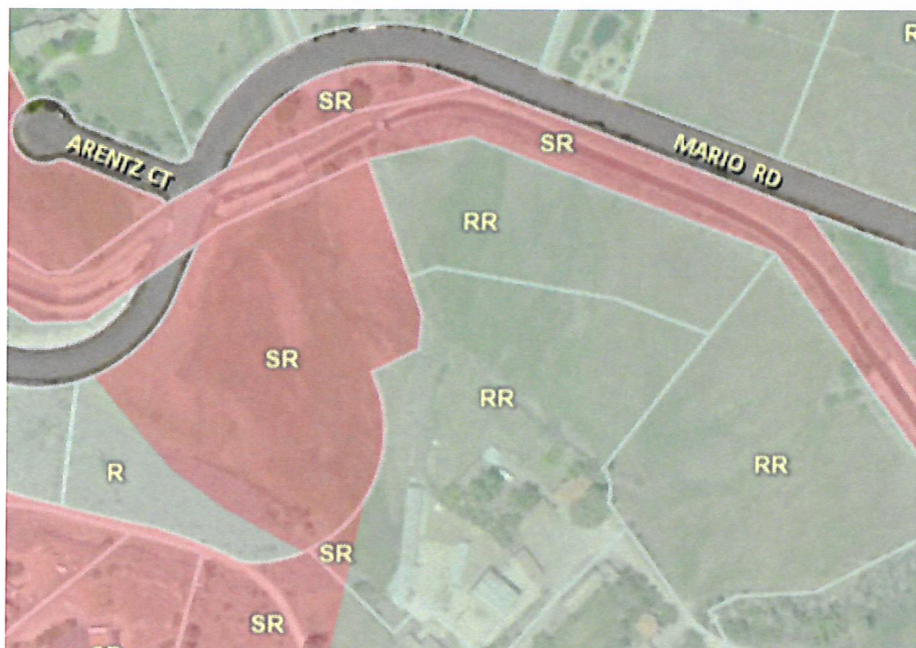
### Master Plan Amendment

It is proposed to redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR). In effect, equal sized parcels of land are trading Master Plan designations. The Master Plan designations for the area therefore retain their overall sizes and intensities.

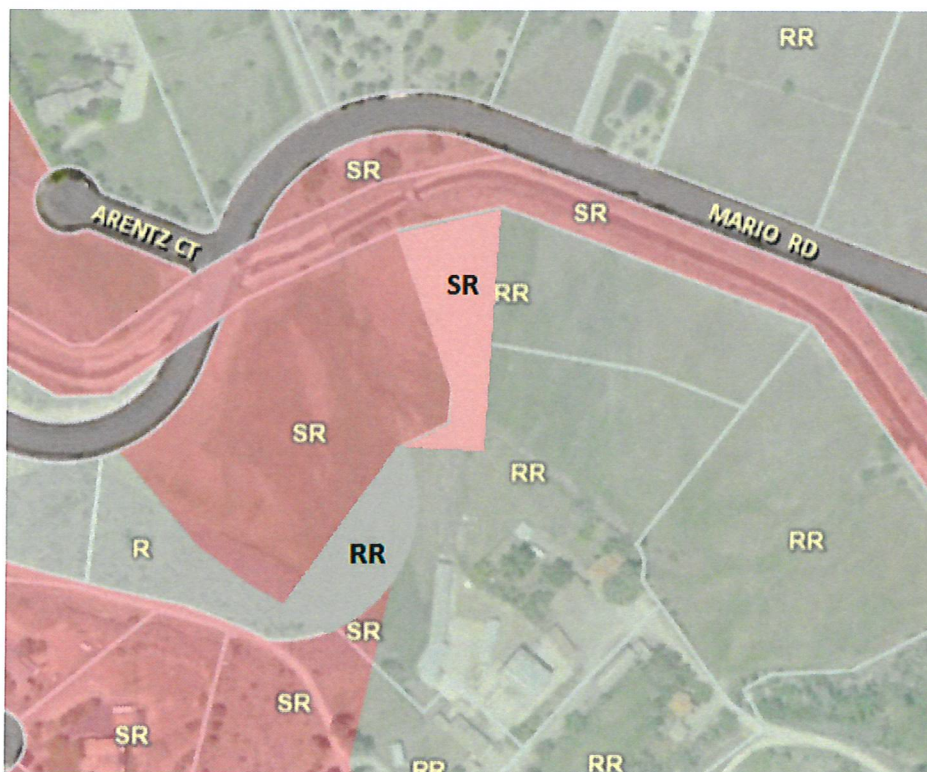
Figure 4, on the following page, shows existing and proposed Master Plan designations. Note that the proposed change does not introduce new designations to the area. It simply rearranges the existing designations in a manner that allows for more rational zoning boundaries and therefore more rational development.

Note also the existing designations do not follow predictable boundaries due to topography and convoluted parcel lines. Amending the boundaries will therefore not disrupt any existing plan or layout.

## Mario Road Master Plan Amendment and Zone Change



Existing Master Plan designations



Proposed Master Plan designations

Figure 4 – Existing/Proposed Master Plan Designations



## Mario Road Master Plan Amendment and Zone Change

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The proposed change will allow the site to be developed in a rational manner that does not result in oddly configured lots, driveways, and utility layouts.

This proposed change does not introduce new uses to the area, nor does it increase the density of development. The site qualifies for the same number of housing units in both the existing and proposed condition.

This request is very modest in size and does not result in a substantial change to the Master Plan. Nonetheless, there are policies in the Washoe County Master Plan that are relevant to the request. These policies are listed and addressed below:

*LUT.2.1 Ensure that existing and proposed land uses are compatible.*

This request does not introduce any new land uses or land use designations to the area. The proposed land use designations are already present in the area. They have already been deemed compatible.

*LUT.3.3 Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.*

This request conforms to this policy. Density is not increased with this request.

*LUT.3.4 Strengthen existing neighborhoods and promote infill development.*

This request promotes infill development by making the area more suitable for standard residential lots.

*LUT.18.1 Design neighborhood circulation to balance the safe and efficient movement of local pedestrian and bicycle traffic with the need to accommodate vehicular traffic.*

This request allows for a more rational layout to residential lots in the area. This will allow for logical driveway and road layouts and permit safe traffic patterns.

### **Verdi Area Plan**

The site is contained within the Verdi Area Plan. This Plan establishes constraints and goals for area development. This request conforms with the Area Plan in the following manner:

*Goal One: The pattern of land use designations in the Verdi Area Plan Rural Character Management Area will implement and preserve the community character described in the Character Statement.*

This request maintains the existing land use pattern for the area.

## Mario Road Master Plan Amendment and Zone Change

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*Goal Eleven: The pattern of land use designations in the Verdi Area Plan will implement and preserve the community character described in the Character Statement.*

This request does not alter the community character. This change is too small to produce any significant changes to the area and it does not increase the development potential for the area.

*Policy V.28.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Verdi Citizen Advisory Board (CAB) shall be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.*

This request does not change either the Vision and Character Statement or Goal 1 of the Area Plan.

*Policy V.28.3 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:*

This request revises the layout of land uses, it does not introduce new density to the area or seek to establish zoning categories that are not already in place in the area. In other words, there is no 'change of land use'. As such, it could be argued that this policy is not directly relevant. However, in the interest of thoroughness, it is addressed here.

*a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Verdi planning area, as determined by the Washoe County Department of Water Resources and Community Development staff;*

The site has had residential zoning for many years. This request seeks to use the existing zoning and density allowance but move zoning boundaries to allow for a more rational site layout. Utility needs for any future development are the same as currently utilized by neighboring lots.

Discussions with County staff indicate the property is suitable for the installation of domestic water and septic systems. It will be the responsibility of the property owner to prove that any future development plans function properly and meet health department regulations. This includes percolation tests, leach field designs, setbacks from wells, etc.

*b. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts;*

Preliminary discussions with County staff, including Water Resources and Health Department personnel, indicate this area is suitable for residential development, consistent with existing development in the area.

This request will be reviewed by all relevant County staff. Any future development will adhere to the requirements.

## Mario Road Master Plan Amendment and Zone Change

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*c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Verdi planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination;*

This request does not increase the site density allowance. Therefore, no additional impacts are generated with this request.

*d. If the proposed change will result in a drop below the established policy level of service (as established by Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP);*

This request does not result in any new impacts, beyond what is already allowed by the existing zoning.

*e. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP); and,*

Roads are generously sized for the limited traffic in the area. This request does not generate new impacts.

*f. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.*

This request does not introduce any commercial uses to the area.

### Regulatory Zone Amendment

The second component of this request is a Regulatory Zone Amendment (RZA). Similar to the MPA, this zoning amendment is a swap of areas. This RZA follows exactly the same boundaries as the MPA described above.

In summary, the RZA seeks to move 0.49 ± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and to redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR).

Figure 5 (following page) depicts the existing zoning and the proposed zoning for the project site.

## Mario Road Master Plan Amendment and Zone Change



Existing Zoning Designation



Proposed Zoning Designation

Figure 5 – Existing and Proposed Zoning

## Mario Road Master Plan Amendment and Zone Change

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### Development Issues

These MPA and RZA requests do not grant an entitlement to any development. Actual development of the site is subject to review by Washoe County for zoning compliance and health department compliance. Site design and housing lot layouts will be designed to the satisfaction of the Planning, Engineering, and Building Departments.

Note that the property owner is concurrently pursuing parcel maps and single-family housing layouts for the property. Applications relating to this are being submitted to Washoe County for review and include 11 parcels. This same unit count of 11 parcels is allowed under the current zoning layout. However, the change requested here allows for a simplified, rational layout.

- **Road Access**

The site is served by existing roads and is adjacent to Mario Road. Mario Road is built to current subdivision standards. Overall traffic generation from the site is well below the threshold for further study, based on Washoe County standards. Eleven houses are estimated to produce 11 peak hour trips, far below the County standard for a traffic study of 80 peak hour trips.

The project site has multiple access points, including from Erminia Road and east and west access points from Mario Road. These multiple access points are more than sufficient to serve the project area.

- **Utilities/Infrastructure**

There are existing well and septic systems on site and throughout the area. These systems will be upgraded where possible, to serve new development. Any systems that do not meet current health and engineering standards will be abandoned. There is no need to extend additional public services to the site.

- **Emergency Services**

The site is already served by REMSA, the Washoe County Sheriff's Office and by area fire stations. The modest size of the property precludes any measurable impacts.

### Request Findings

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

- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan

## **Mario Road Master Plan Amendment and Zone Change**

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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.

**The requested change does not alter the Master Plan designations for the area. All designations included in this request are already present. The proposed amendment is consistent with surrounding uses and designations.**

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

**The amendment preserves all existing uses, at the present density. Current allowed uses are residential and this will not change with this amendment. There are no compatibility issues raised with this amendment.**

- (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.

**This amendment is a more desirable utilization of land in that it allows for a more rational, sensible lot layout. Rather than oddly shaped lots this amendment will allow for a more standardized layout. This in turn allows for a more predictable utility layout, safe driveway configurations, and better spacing between residences.**

**The condition that has changed is that the area has transitioned to suburban-style development over the years. However, this transition occurred through small-scale, uncoordinated development. The result is parcel and zoning boundaries that do not follow a predictable pattern, as a more planned subdivision would. This request is an attempt to rationalize the zoning boundaries for this small project area.**

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

**This change creates no new demand for services beyond what is already allowed by the zoning. There is no density increase associated with this request.**

**The area is well served by existing roads. Discussions with County staff indicate the site can develop on well and septic systems, provided Health Department regulations are adhered to.**

- (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

## **Mario Road Master Plan Amendment and Zone Change**

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population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**The amendment does not alter the growth pattern of the County. The proposed amendment area is very modest in size and this request does not introduce new land use designations.**

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

**Not applicable.**

- **Regulatory Zone Amendment**

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

**Similar to the Master Plan discussion, this Zoning Amendment does not introduce new designations to the area. The requested zones are already in place in the area. The amendment is simply swapping two similarly-sized areas.**

**Because the requested zones are already in place in the area, they have already been found to be compatible with the area. With this zone change, the project site will still match surrounding property in terms of zoning and development potential.**

**No incompatible zoning interactions are created.**

- (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.

**Surrounding land uses are residential. This zone change preserves the residential designation (and density) of the project area. No new uses or densities are introduced.**

- (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.

**This amendment is a more desirable utilization of land in that it allows for a more rational, sensible lot layout. Rather than oddly shaped lots this amendment will allow for a more standardized layout. This in turn allows for a more predictable utility layout, safe driveway configurations, and better spacing between residences.**

**The condition that has changed is that the area has transitioned to suburban-style development over the years. However, this transition occurred through small-scale, uncoordinated development. The result is**

## **Mario Road Master Plan Amendment and Zone Change**

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parcel and zoning boundaries that do not follow a predictable pattern, as a more planned subdivision would. This request is an attempt to rationalize the zoning boundaries for this small project area.

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

**This change creates no new demand for services beyond what is already allowed by the zoning. There is no density increase associated with this request.**

**The area is well served by existing roads. Discussions with County staff indicate the site can develop on well and septic systems, provided Health Department regulations are adhered to.**

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

**As detailed in the *Development Issues* section this report, this amendment, and subsequent development, do not adversely affect the County Master Plan or other property in the area. Partly this is due to the modest size of the project. Also, this amendment does not increase the allowed density of the site. Development of the site at the allowed density is already accounted for in the Master Plan.**

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

**The amendment promotes orderly growth by creating more rational zoning boundaries, and therefore a more rational lot layout.**

**The project does not require additional public expenditure on infrastructure.**

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

**Not applicable.**



**APPENDIX**

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Mario Road MPA and Zone Change</b>			
Project Description: Adjust the boundaries of the existing RR and SR designations and the existing HDR and LDS zones to allow a more rational housing lot layout.			
Project Address: Mario Road, Belli Ranch area			
Project Area (acres or square feet): 0.99 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>East of intersection of Mario Road and Arentz Court.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
portion of 038-656-08	4.70	portion of 038-560-28	4.52
portion of 038-560-29	2.16		
Section(s)/Township/Range: Section 15 T19N R18E			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Wei Yang		Name: Rubicon Design Group	
Address: 14920 Chateau Ave.		Address: 1610 Montclair Avenue	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: 775-324-9925	Fax:	Phone: 775-527-6710	Fax:
Email: weiyang9264@yahoo.com		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-527-6710	Other:
Contact Person: Wei Yang		Contact Person: Derek Wilson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Wei Yang		Name: Hunter Creek Engineering	
Address: 14920 Chateau Ave.		Address: 2216 Dickerson Road	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89503
Phone: 775-324-9925	Fax:	Phone: 775-324-9925	Fax:
Email: weiyang9264@yahoo.com		Email: huntcreek@sbcglobal.net	
Cell:	Other:	Cell: 775-772-4737	Other:
Contact Person: Wei Yang		Contact Person: Michael Burgoyne	
<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?

To redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR).

This amendment does not increase the development potential of the site.

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?

The amendment allows for a more rational lot layout, including more logical siting of utilities, driveways, and buildings. The amendment therefore 'represents a more desirable utilization of land' per Finding 3 of the Master Plan Amendment Required Findings.

The condition that has changed is that the area has transitioned to suburban-style development over the years. However, this transition occurred through small-scale, uncoordinated development. The result is parcel and zoning boundaries that do not follow a predictable pattern as a more planned subdivision would. This request is an attempt to rationalize the zoning boundaries for this small project area.

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 Mario Road site (portions of APNs 038-560-28; 038-560-29; 038-656-08) consists of 0.99± acres located on the south side of Mario Road, directly east of the intersection with Arentz Court.

A legal description of the site is included with the application materials.

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
portion of 038-656-08	mix SR and R	4.70	mix SR, RR, and R	4.70
portion of 038-560-29	RR	2.16	mix RR and SR	2.16
portion of 038-560-28	mix RR and SR	4.52	mix RR and SR	4.52

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

North	SR
South	RR
East	RR
West	SR and R

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

The project area itself is vacant but parcel -28 contains a single family residence and associated out-buildings.

The site is served by existing roads. Please see the attached application report for more detailed information including site photos and engineering exhibits.

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

The project area is surrounded by residential parcels. There is an aquaduct adjacent to the site, owned by TMWA. The requested amendment does not impact the aquaduct in any way and future development will not disturb the aquaduct.

Topography of the project area is gently sloping to the north.

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

a. Is property located in the 100-year floodplain? (If yes, 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 Engineering.)

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

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

Explanation:

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

Explanation:

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

The project site is roughly 660 feet south of the Truckee River.
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- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

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

The site is served by Truckee Meadows FPD and exhibits the same fire characteristics as surrounding residential development.
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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:

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

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

a. Permit #	45176, 21764	acre-feet per year	
b. Certificate #	12056, 5972	acre-feet per year	
c. Surface Claim #	V02995, V02996	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):

A copy of the water rights deed is attached, showing the above information. New residential development at the site will be served through domestic wells.

- 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.

This amendment is not an intensification.



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

a. System Type:

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

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:

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

a. System Type:

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

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.

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

Mario Road, Erminia Road, River Bend Drive, Warrior Lane, Old Town Road, Boomtown Garson Road

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.)

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

13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Stations 35 and 351
b. Health Care Facility	Saint Mary's Northwest Urgent Care
c. Elementary School	Verdi
d. Middle School	Billinghurst
e. High School	McQueen
f. Parks	Mario Road Open Space, Truckee River Greenbelt
g. Library	Verdi Library
h. Citifare Bus Stop	I80/Robb Drive

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:

Master Plan policies are discussed more fully in the attached report.

The project allows for residential development within the TMSA, as called for in the Master Plan.

b. Conservation Element:

The project encourages infill development on residentially-zoned land. The project does not extend the urban-wildland interface.

c. Housing Element:

The project addresses the regional need for housing by making the site more amenable to a functional single family lot layout.

d. Land Use and Transportation Element:

The project site is too small to have a meaningful impact on regional land use and transportation issues. However, by encouraging development in an existing residential area, this project addresses compact development. It does not require the extension of road and utility infrastructure.

e. Public Services and Facilities Element:

The area is already served by public agencies. Facilities needs will be minimal as the developer will be responsible for water and sewer provision.

f. Adopted area plan(s):

The project conforms to the Verdi Area Plan because it maintains the existing development pattern. There is no change of intensity with this project.

The requested land use categories and zones are already present on the property. This request simply rearranges the borders.

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.

[Empty response box for Plan Maintenance criteria]

### **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 820 of the Washoe County Development Code for the list of Findings.)

Please see attached report and engineering exhibits.

## 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:

To redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and to redesignate 0.49± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).

This amendment does not increase the development potential of 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 Mario Road site (portions of APNs 038-560-28; 038-560-29; 038-656-08) consists of 0.99± acres located on the south side of Mario Road, directly east of the intersection with Arentz Court.

A legal description of the site is included with the application materials.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
portion of 038-656-08	mix SR and R	mix LDS and GR	4.70	mix LDS, HDR and GR	4.70
portion of 038-560-29	RR	HDR	2.16	mix HDR and LDS	2.16
portion of 038-560-28	mix RR and SR	mix HDR and LDS	4.52	mix HDR and LDS	4.52

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	strip of PSP, then LDS, HDR	TMWA aquaduct, then residential parcels
South	LDS	residential
East	HDR	residential
West	GR, PSP	open space, residential

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

The project area itself is vacant but parcel -28 contains a single family residence and associated out-buildings.

The site is served by existing roads. Please see the attached application report for more detailed information including site photos and engineering exhibits.

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

The project area is surrounded by residential parcels. There is an aquaduct adjacent to the site, owned by TMWA. The requested amendment does not impact the aquaduct in any way and future development will not disturb the aquaduct.

Topography of the project area is gently sloping to the north.

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

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

Explanation:

The project area is very modest in size and does not contain any exceptional features.

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:



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

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

a. Permit #	45176, 21764	acre-feet per year	
b. Certificate #	12056, 5972	acre-feet per year	
c. Surface Claim #	V02995, V02996	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):

A copy of the water rights deed is attached, showing the above information. New residential development at the site will be served through domestic wells.

- 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.

This amendment is not an intensification.

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

a. System Type:

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

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:

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

a. System Type:

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

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.

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

Mario Road, Erminia Road, River Bend Drive, Warrior Lane, Old Town Road, Boomtown Garson Road

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.)

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

12. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Stations 35 and 351
b. Health Care Facility	Saint Mary's Northwest Urgent Care
c. Elementary School	Verdi
d. Middle School	Billinghurst
e. High School	McQueen
f. Parks	Mario Road Open Space, Truckee River Greenbelt
g. Library	Verdi Library
h. Citifare Bus Stop	I80/Robb Drive

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

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

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

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

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

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

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

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

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

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

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

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

### **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 is satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

Please see attached report and engineering exhibits.

APN#: N/A (water rights)

Recording Requested By:

When Recorded Mail To:

Mogul 1, LLC  
c/o Philip Hannifin  
4274 Mario Road  
Reno, Nevada 89523

AFFIRMATION

Pursuant to NRS 239B.030, the undersigned hereby affirms that this document submitted for recording DOES NOT contain a Social Security number.

**WATER RIGHTS QUITCLAIM DEED**

This WATER RIGHTS QUITCLAIM DEED ("Deed") is made and entered into this 17<sup>th</sup> day of February 2017, between MOGUL 1, LLC, a Nevada limited liability company ("Grantor"), and MINTAGE INVESTMENT, INC., a Nevada corporation ("Grantee").

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, does hereby convey, transfer and quitclaim unto Grantee, all of its right, title and interest in and to the following water rights located in Washoe County, Nevada, to wit:

- A. Proofs of Appropriation of Water for Irrigation V02995 and V02996.
- B. Groundwater Permit 45176, Certificate of Appropriation 12056, and Groundwater Permit 21764, Certificate of Appropriation 5972.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Quitclaim Deed the day and year first above written.

Washoe County Treasurer  
Tammi Davis

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

Account Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
03865608	Active	5/11/2018 2:06:35 AM
<b>Current Owner:</b> MINTAGE INVESTMENT INC  14920 CHATEAU AVE RENO, NV 89511		<b>SITUS:</b> 0 ERMINIA RD WCTY NV
<b>Taxing District</b> 4811		<b>Geo CD:</b>
Legal Description		
Range 18 Lot D SubdivisionName BELLI RANCH ESTATES 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="#">2017</a>	\$1,745.92	\$1,745.92	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$1,701.69	\$1,761.25	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$1,701.11	\$1,701.11	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$1,701.12	\$1,701.12	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$1,701.12	\$1,701.12	\$0.00	\$0.00	\$0.00
Total					\$0.00

**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**

**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

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

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

- Payment Information**
- Special Assessment District**
- Installment Date Information**
- Assessment Information**

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

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

Washoe County Treasurer  
Tammi Davis

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

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
03856028	Active	5/11/2018 2:06:35 AM
<b>Current Owner:</b> MINTAGE INVESTMENT INC  14920 CHATEAU AVE RENO, NV 89511		<b>SITUS:</b> 3278 MARIO RD WCTY NV
<b>Taxing District</b> 4011	<b>Geo CD:</b>	
Legal Description		
Range 18 Lot B SubdivisionName BELLI RANCH ESTATES 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="#">2017</a>	\$2,604.91	\$2,604.91	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$2,538.91	\$2,627.78	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$2,533.26	\$2,533.26	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$2,473.30	\$2,473.30	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$2,438.56	\$2,438.56	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Important Payment Information**

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- 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**


**\$0.00**


**Pay By Check**


Please make checks payable to:  
WASHOE COUNTY TREASURER


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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

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

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Washoe County Treasurer  
Tammi Davis

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
03856029	Active	5/11/2018 2:06:35 AM
<b>Current Owner:</b> MINTAGE INVESTMENT INC  14920 CHATEAU AVE RENO, NV 89511		<b>SITUS:</b> 0 MARIO RD WASHOE COUNTY NV
<b>Taxing District</b> 4011		<b>Geo CD:</b>
Legal Description		
Township 19 Section Lot C Block Range 18 SubdivisionName BELLI RANCH ESTATES		

**Pay Online**

**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

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

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

**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="#">2017</a>	\$1,108.19	\$1,108.19	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$1,080.12	\$1,117.92	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$1,077.39	\$1,077.39	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$1,077.40	\$1,077.40	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$1,077.40	\$1,077.40	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

**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.

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

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

### Property Owner Affidavit

**Applicant Name:** Mintage Investment 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, Wei Yang (please print name)

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

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

Assessor Parcel Number(s): APN 038-671-11, 038-560-28, 038-560-29, 038-656-08, 038-560-30, 038-560-04

Printed Name Wei Yang

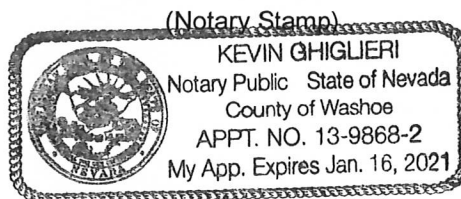
Signed [Signature]

Address 14920 Chateau Ave  
Reno, NV 89511

State of Nevada  
County of Washoe  
Subscribed and sworn to before me this  
7th day of March, 2018.  
By Wei Yang

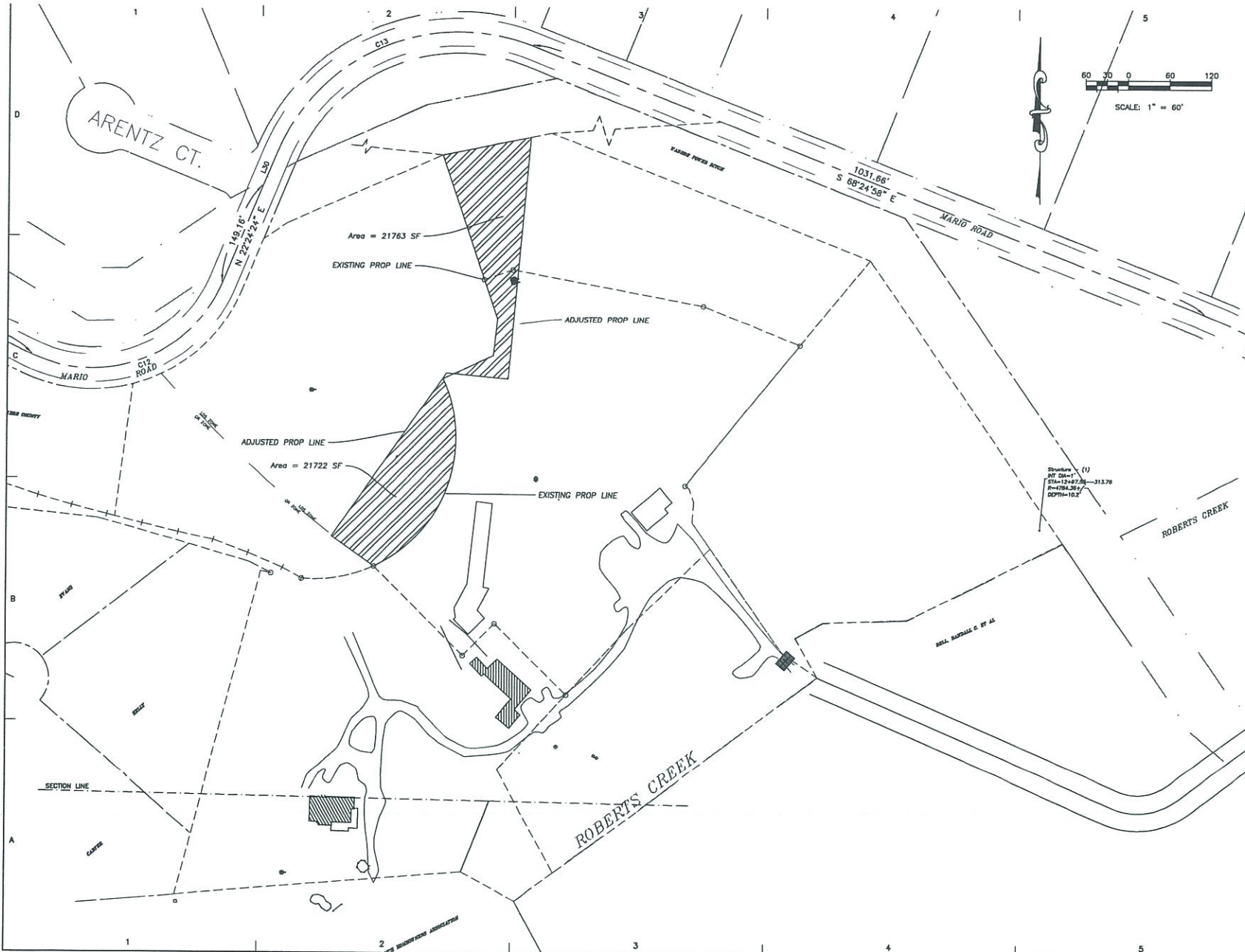
[Signature]  
Notary Public in and for said county and state

My commission expires: 01/16/2021



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

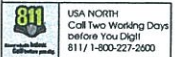
- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document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



**HUNTER CREEK ENGINEERING**

2216 Dickerson Road  
Reno, Nevada 89503  
huntcreek@sbcglobal.net  
775.324.9925

PRINCIPAL DESIGN PROFESSIONAL:



**PROJECT**

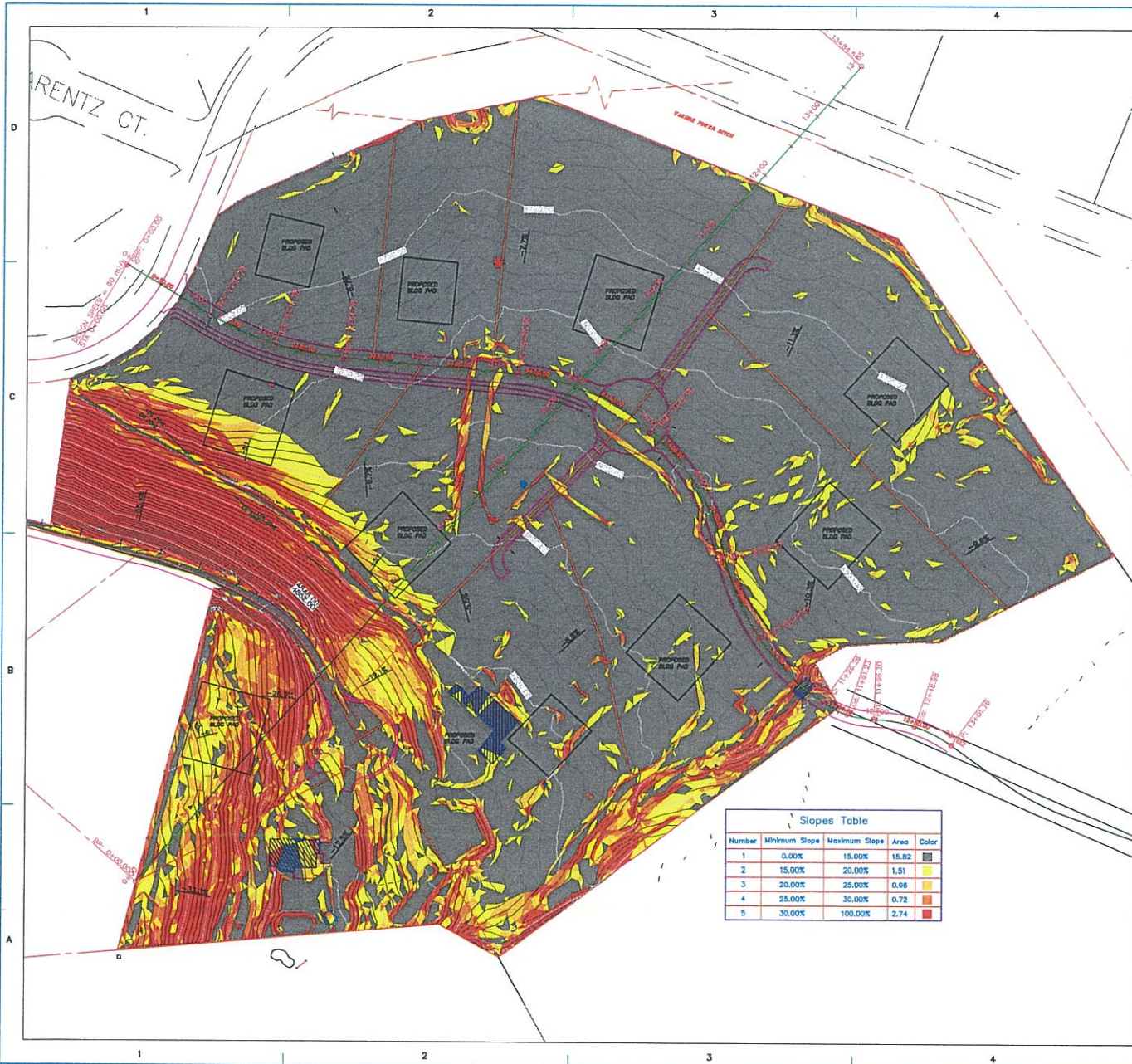
TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523


MARK	DATE	DESCRIPTION
JOB NO:		HCE 1703
PHASE:		
DATE:	April 16, 2018	
ENR:	burcovec	
DRAWN BY:	burcovec	

**SHEET TITLE**

ZONE ADJUSTMENT  
PLAN

C-1 of 1



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	15.82	
2	15.00%	20.00%	1.51	
3	20.00%	25.00%	0.98	
4	25.00%	30.00%	0.72	
5	30.00%	100.00%	2.74	

Range of Slope	Area (AC)	% of Total Site w/ slopes in excess of 15%	% of Total Site
< 15%	15.82	72.7	
15-20%	1.51	6.9	
20-25%	0.98	4.4	
25-30%	0.72	3.3	
>30%	2.74	12.6	
Sum	21.75	100	27.26%

295-Springsmeyer sandy clay loam, 0 to 2 percent slopes  
 Map Unit Rating Method: map unit symbol: LK4; Diameter: 4,800 to 5,500  
 Soil layer: gravel; penetration: 10 to 14 inches  
 Mean annual air temperature: 48 to 50 degrees F  
 Frost-free period: 90 to 110 days  
 Formed classification: Prime farmland if irrigated

Map Unit Composition: Springsmeyer and similar soils: 90 percent  
 Other components: 10 percent  
 Estimates are based on observations, descriptions, and transcripts of the report.

Description of Springsmeyer  
 Setting: Landform: Fan remnants  
 Down-slope shape: Linear  
 Across-slope shape: Convex  
 Parent material: Eased alluvium  
 Profile: H1 - 0 to 13 inches sandy clay loam  
 H2 - 1.3 to 40 inches gravelly sandy clay loam  
 H3 - 40 to 80 inches gravelly heavy sand to very gravelly sandy clay loam

Preparation and quality: Slope: 0 to 2 percent  
 Depth to restrictive feature: More than 80 inches  
 Natural drainage class: Well drained

Custom Soil Resource Report

14  
 Parent class: Medium Capacity of the most limiting layer to transmit water  
 (Quick) Waterway high (0.50 to 0.57 ft/hr)  
 Depth to water table: More than 80 inches  
 Frequency of flooding: None  
 Frequency of ponding: None  
 Calcium carbonate, maximum in profile: 1 percent  
 Salinity, maximum in profile: Non saline to very slightly saline (0.0 to 2.0 cent/mole/cm)  
 Available water storage in profile: Moderate (about 6.4 inches)  
 Interpretive groups  
 Land capability classification (irrigated): 2e  
 Land capability classification (nonirrigated): 2e  
 Ecological site: LDMAY 10-12 P.Z. (R022AY016W)  
 Hydroic soil rating: 2e

Minor Components  
 Hydroic Part of map unit: 4 percent  
 Landform: Alluvial fans  
 Down-slope shape: Linear  
 Across-slope shape: Convex  
 Ecological site: LDMAY 10-12 P.Z. (R022AY016W)  
 Hydroic soil rating: 2e  
 Parent class: Medium Capacity of the most limiting layer to transmit water  
 (Quick) Waterway high (0.50 to 0.57 ft/hr)  
 Depth to water table: More than 80 inches  
 Frequency of flooding: None  
 Frequency of ponding: None  
 Calcium carbonate, maximum in profile: 1 percent  
 Salinity, maximum in profile: Non saline to very slightly saline (0.0 to 2.0 cent/mole/cm)  
 Available water storage in profile: Moderate (about 6.4 inches)  
 Interpretive groups  
 Land capability classification (irrigated): 2e  
 Land capability classification (nonirrigated): 2e  
 Ecological site: WET MEADOW (R022AY016W)  
 Hydroic soil rating: 2e  
 731-Stock water loam, 30 to 50 percent slopes

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**PROJECT**

TENTATIVE  
 PARCEL MAP  
 BELLI RANCH ESTATES  
 3260 - 3724 Mario  
 Road, Reno  
 Washoe County,  
 Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:		HCE 1703
PHASE:		
DATE:	April 16, 2018	
ENGR:	BRIDGEMAN	
DRAWN BY:	burgoyne	

**SHEET TITLE**

SLOPE  
 ANALYSIS



BELLI RANCH  
C3 DEMOLITION KEYNOTES

**EXISTING PROPERTY**  
 1. Refer to parcel map for existing property and easement dimensions and descriptions  
 2. All property currently owned by Mintage Investments, LLC.

**EXISTING STRUCTURES**  
 1. Existing structure/ building to be demolished and removed.  
 2. Existing stone structure to remain.  
 3. Existing residential structure to remain.  
 4. All existing fencing to be removed.

**EXISTING UTILITIES**  
 1. Existing water well to be abandoned and sealed per NDEP requirements.  
 2. Existing sanitary sewer septic system to be abandoned and backfilled per WCHD requirements.  
 3. Existing PCC bridge structure to be removed and replaced.  
 4. Existing above grade SD pipe across Washoe Power Ditch to remain.  
 5. Existing irrigation diversion structure to remain  
 6. Existing irrigation ditch to remain.

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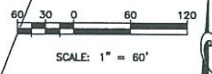
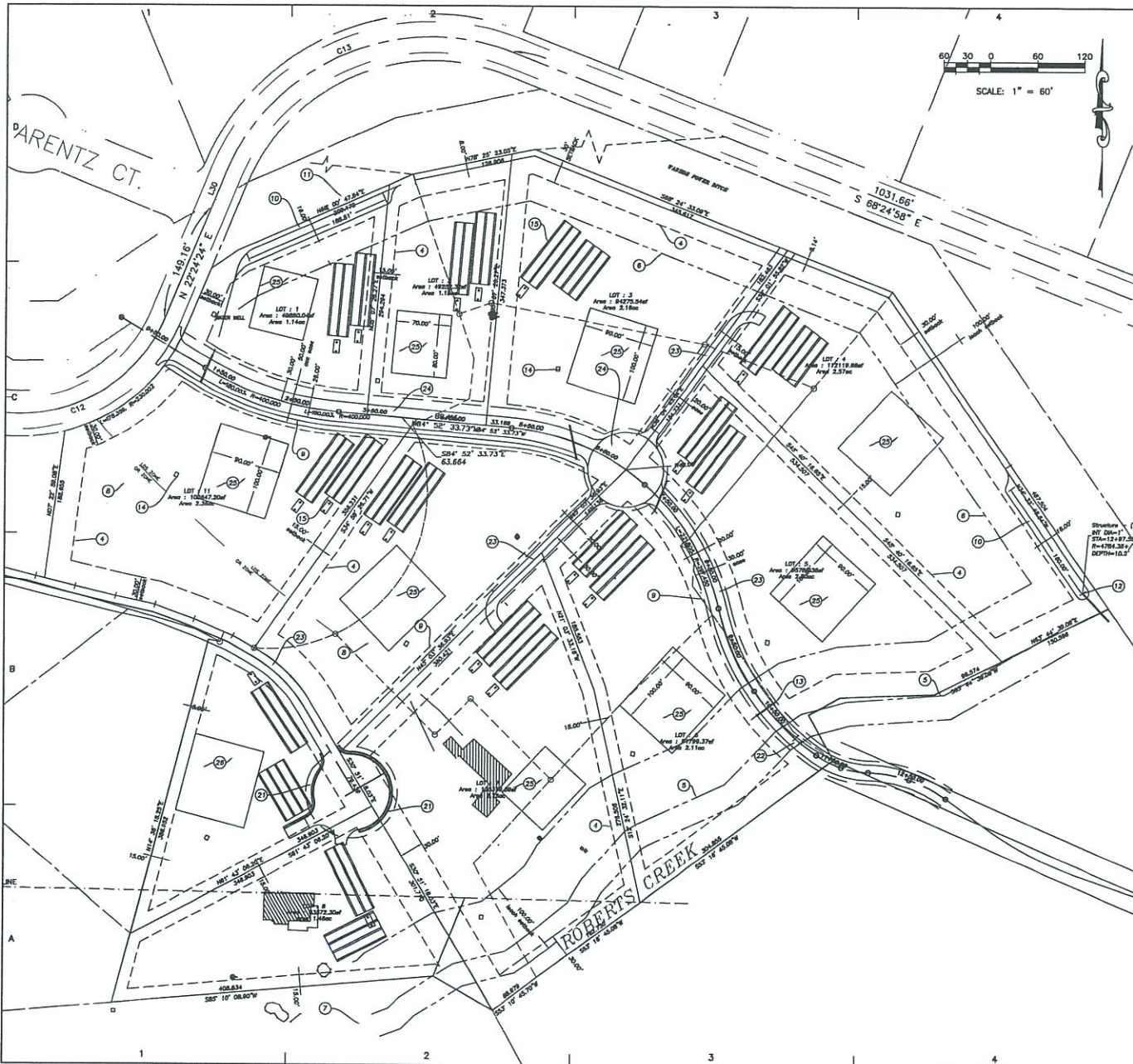
**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	44CE 1203	
PHASE:		
DATE:	April 16, 2018	
ENGINE:	burgome	
DRAWN BY:	burgome	

**SHEET TITLE**

EXISTING SITE &  
DEMOLITION PLAN

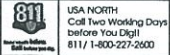


- BELLI RANCH SITE PLAN KEYNOTES**
- BLA**
- Proposed lot configuration to be accomplished by boundary line adjustment and three (3) subsequent parcel maps. Refer to attached survey maps.
- EASEMENTS**
- Existing easements that conflict with the new lot configuration shall be abandoned by parcel map.
  - All new access, storm drain, open space, utility easements shall be established by parcel map.
- SETBACKS**
- Building setback.
  - Critical stream zone setback.
  - Septic system setback.
- IRRIGATION**
- Existing irrigation ditch diversion is to be maintained at current location. Existing intake structure to be cleaned of debris and repaired as required.
  - Existing irrigation ditch system to be maintained. Existing ditch to be cleaned and regraded as required for proposed project.
- STORM WATER COLLECTION**
- Storm drain collection ditches sized for 100 yr storm flow plus irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.
  - Storm water detention basin sized for 100 yr storm event.
    - Strad per TMSWOP, Sedimentation Basin, TC-40.
    - 4:1 side slopes, rock rip rap lined.
    - Vegetated per WC standards.
  - Wast detention pond to discharge to existing above grade
  - East storm drain pipe across Washoe Power Ditch.
  - East detention pond to discharge through metering manhole to Roberts Creek.
  - SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.
- DOMESTIC WATER**
- All lots to be served by private domestic well.
- SAN SEWER**
- Approximate location of primary septic-leach field system.
  - Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.
- COG**
- Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with building services.
- ELECTRIC**
- Provide electrical service from per NV ENERGY plans and specifications.
  - Provide street lighting per electrical plans. Pole base locations are depicted on site plan.
- PRIVATE COMMUNICATION**
- Provide utility pole boxes and conduit for private communications per COMM company requirements.
- RETAIN WALLS**
- Rockery retaining walls, maximum exposed height of 4 ft.
- BRIDGE**
- Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.
- GRAVEL ROAD**
- Provide 4 inch Type II abc road surface on compacted subgrade.
- ACC ROAD**
- Provide 3 inch ACC on 6 inch Type II abc roadway.
- BUILDING PAD**
- Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.
  - Proposed location for building. Existing slopes, greater than 15%. New construction shall include stepped foundation to fit steep slope and minimize existing slope disturbance.
- EROSION CONTROL**
- Temporary construction erosion control measures provided by the contractor per NDEP and Washoe County requirements.
  - Permanent erosion control and revegetation to be provided at the time of completion of work per NDEP and Washoe County requirements.

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PRINCIPAL DESIGN PROFESSIONAL



**PROJECT**

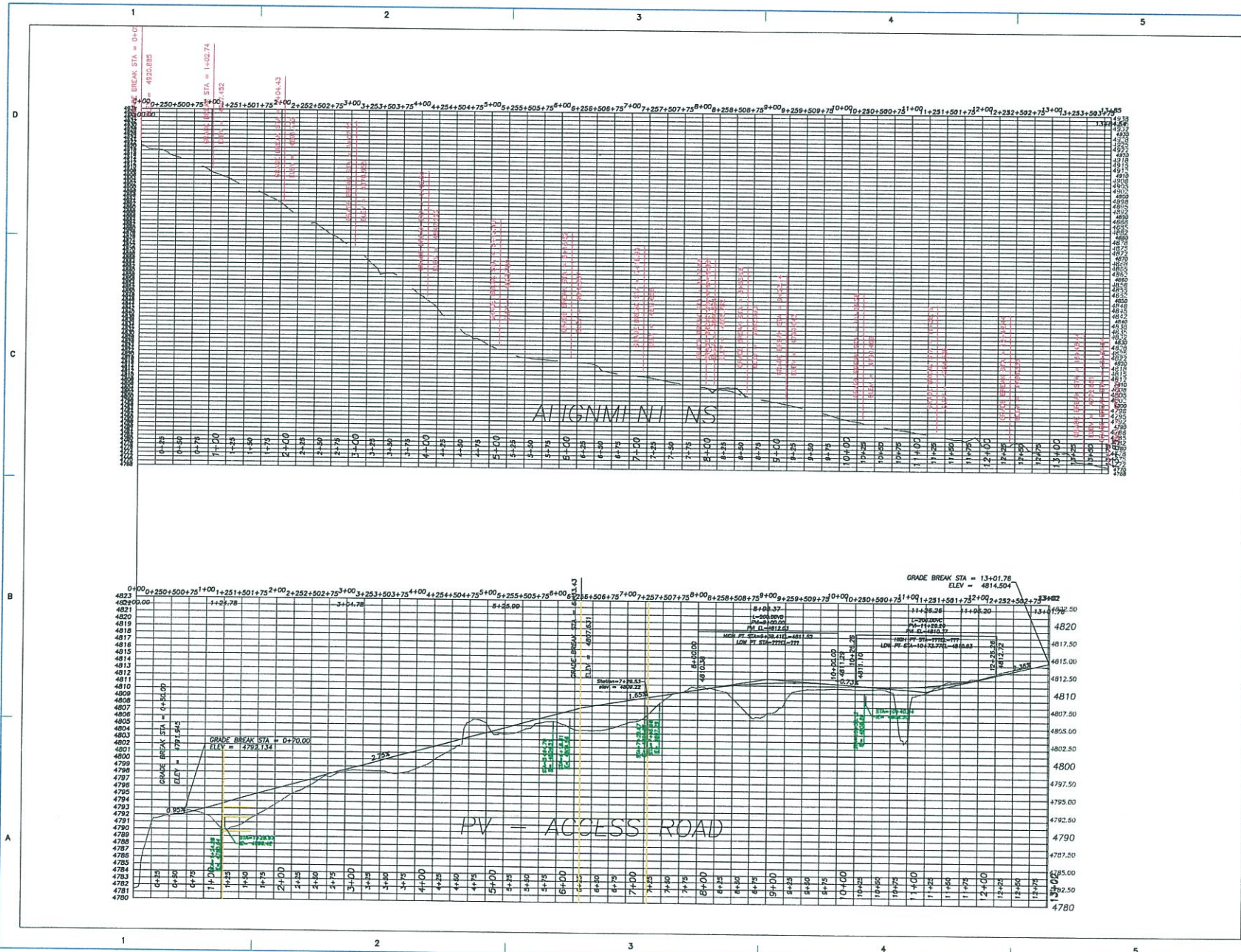
TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

**MARK DATE DESCRIPTION**

JOB NO:	HCE 1703
PHASE:	
DATE:	April 16, 2018
ENGR:	burgoyne
DRAWN BY:	burgoyne

**SHEET TITLE**

OVERALL SITE  
PLAN



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**PROJECT**

TENTATIVE  
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 Nevada 89523

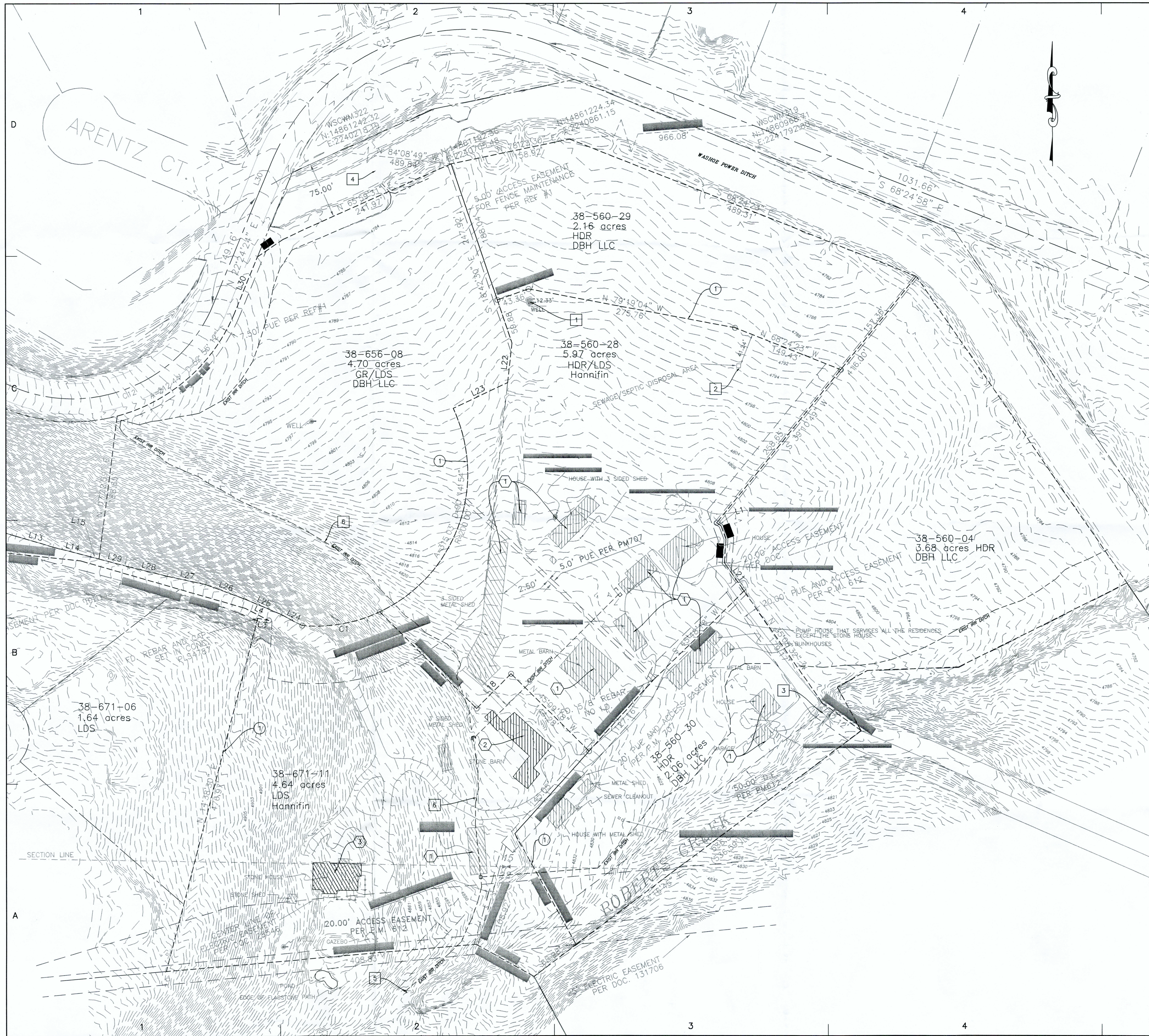
MARK	DATE	DESCRIPTION
JOB NO:		HCE 1203
PHASE:		
DATE:	April 16, 2018	
ENGINEER:	Burgome	
DRAWN BY:	Burgome	

**SHEET TITLE**

SITE  
 CROSS SECTIONS







BELLI RANCH  
C3 DEMOLITION KEYNOTES

**EXISTING PROPERTY**  
 1. Refer to parcel map for existing property and easement dimensions and descriptions  
 2. All property currently owned by Mintage Investments, LLC.

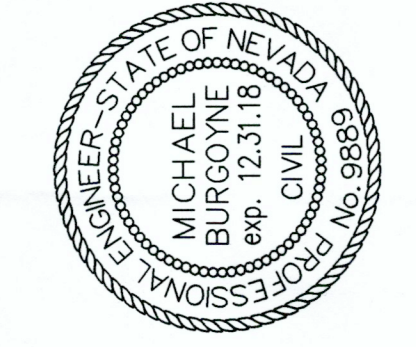
**EXISTING STRUCTURES**  
 1. Existing structure/ building to be demolished and removed.  
 2. Existing stone structure to remain.  
 3. Existing residential structure to remain.  
 4. All existing fencing to be removed.

**EXISTING UTILITIES**  
 1. Existing water well to be abandoned and sealed per NDEP requirements.  
 2. Existing sanitary sewer septic system to be abandoned and backfilled per WCHD requirements.  
 3. Existing PCC bridge structure to be removed and replaced.  
 4. Existing above grade SD pipe across Washoe Power Ditch to remain.  
 5. Existing irrigation diversion structure to remain  
 6. Existing irrigation ditch to remain.

# HUNTER CREEK ENGINEERING

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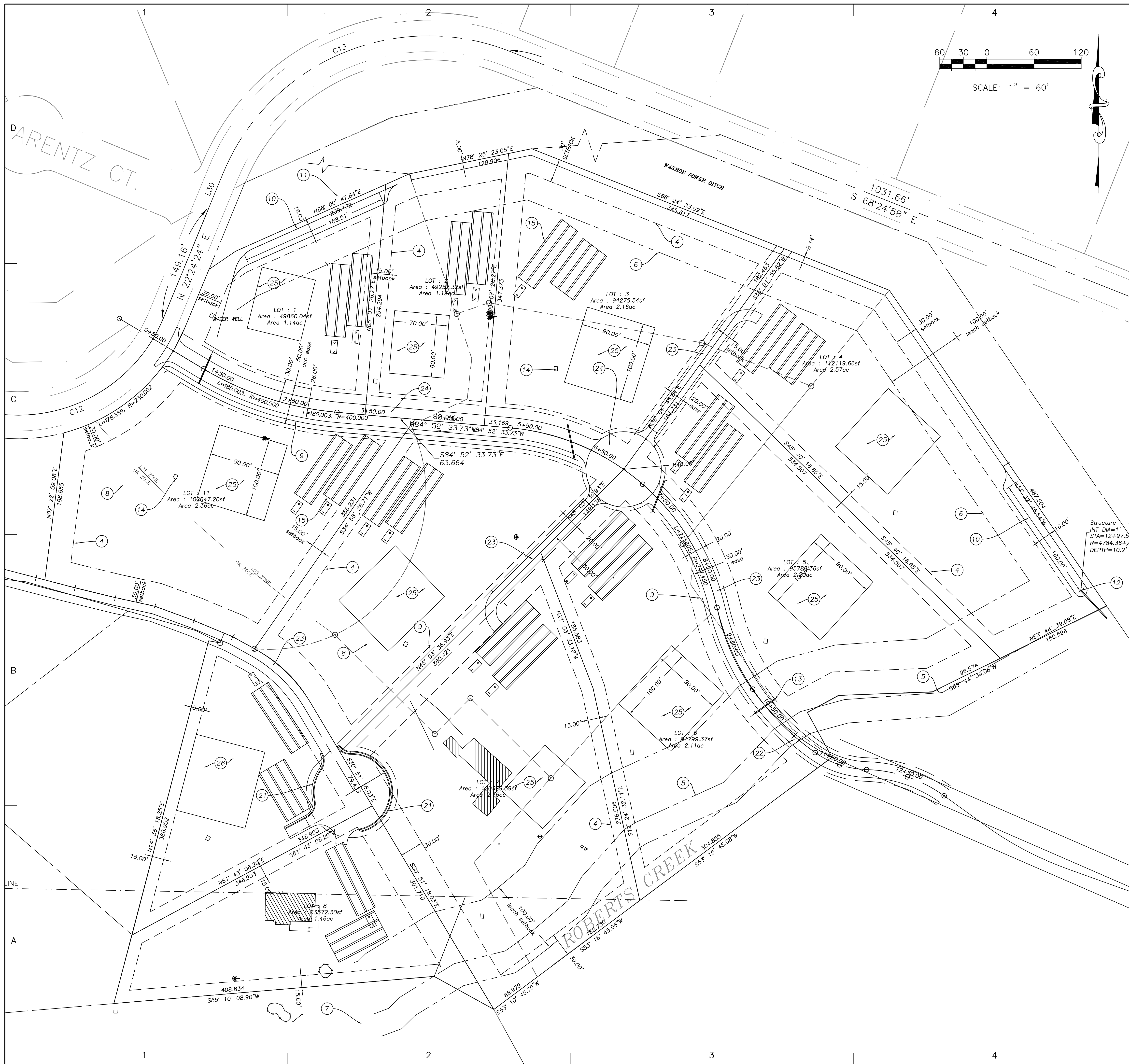
**811** USA NORTH  
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**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario Road, Reno  
Washoe County,  
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 16, 2018	
ENGR:	burgovne	
DRAWN BY:	burgovne	

**SHEET TITLE**  
EXISTING SITE &  
DEMOLITION PLAN



**BELLI RANCH  
SITE PLAN KEYNOTES**

- BLA**  
1. Proposed lot configuration to be accomplished by Boundary line adjustment and three (3) subsequent parcel maps. Refer to attached survey maps.
- EASEMENTS**  
2. Existing easements that conflict with the new lot configuration shall be abandoned by parcel map.  
3. All new access, storm drain, open space, utility easements shall be established by parcel map.
- SETBACKS**  
4. Building setback.  
5. Critical stream zone setback.  
6. Septic system setback.
- IRRIGATION**  
7. Existing irrigation ditch diversion is to be maintained at current location. Existing intake structure to be cleaned of debris and repaired as required.  
8. Existing irrigation ditch system to be maintained. Existing ditch to be cleaned and regraded as required for proposed project.

- STORM WATER COLLECTION**  
9. Storm drain collection ditches sized for 100 yr storm flow plus irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.  
10. Storm water detention basin sized for 100 yr storm event.  
a. Sized per TMRSWQP, Sedimentation Basin, TC-40.  
b. 4:1 side slopes, rock rip rap lined.  
c. Vegetated per WC standards.  
11. West detention pond to discharge to existing above grade 12 inch storm drain pipe across Washoe Power Ditch.  
12. East detention pond to discharge through metering manhole to Roberts Creek.  
13. SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.

- DOMESTIC WATER**  
14. All lots to be served by private domestic well.

- SAN SEWER**  
15. Approximate location of primary septic-leach field system.  
16. Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.  
17. Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building services.

- ELECTRIC**  
18. Provide electrical service from per NV ENERGY plans and specifications.  
19. Provide street lighting per electrical plans. Pole base locations are depicted on site plan.

- PRIVATE COMMUNICATION**  
20. Provide utility pull boxes and conduit for private communications per COMM company requirements.

- RETAIN WALLS**  
21. Rockery retaining walls, maximum exposed height of 4 ft.

- BRIDGE**  
22. Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.

- GRAVEL ROAD**  
23. Provide 4 inch Type II abc road surface on compacted subgrade.

- ACC ROAD**  
24. Provide 3 inch ACC on 6 inch Type II abc roadway.

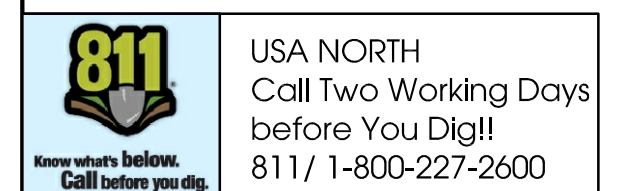
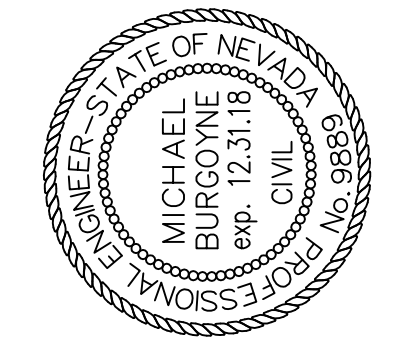
- BUILDING PAD**  
25. Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.  
26. Proposed location for building. Existing slopes, greater than 15%. New construction shall include stepped foundation to fit steep slope and minimize existing slope disturbance.

- EROSION CONTROL**  
27. Temporary construction erosion control measures provided by the contractor per NDEP and Washoe County requirements.  
28. Permanent erosion control and revegetation to be provided at the time of completion of work per NDEP and Washoe County requirements.

**HUNTER CREEK  
ENGINEERING**

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PRINCIPAL DESIGN PROFESSIONAL



**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
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Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 16, 2018	
ENGR:	burgoyne	
DRAWN BY:	burgoyne	

**SHEET TITLE**

OVERALL SITE  
PLAN

# HUNTER CREEK ENGINEERING

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Range of Slope	Area (AC)	% of Total Site w/ slopes in excess of 15%	% of Total Site
< 15%	15.82	72.7	
15-20%	1.51	6.9	
20-25%	0.96	4.4	
25-30%	0.72	3.3	
>30%	2.74	12.6	
<b>Sum</b>	<b>21.75</b>	<b>100</b>	<b>27.26%</b>

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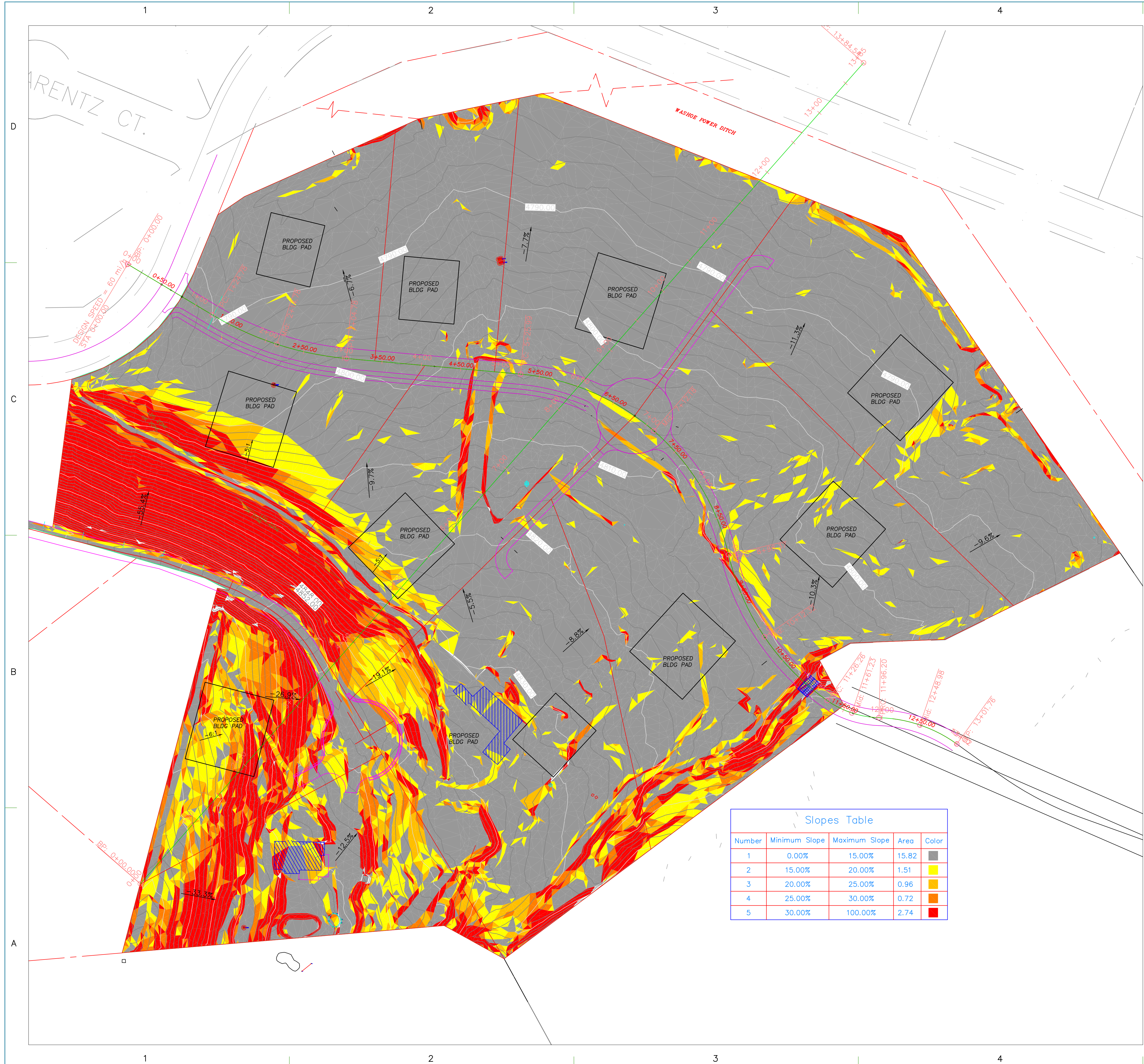
**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
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Nevada 89523

595-Springmeyer sandy clay loam, 0 to 2 percent slopes  
Map Unit Setting National map unit symbol: hxkz Elevation: 4,800 to 5,500 feet Mean annual precipitation: 10 to 14 inches Mean annual air temperature: 48 to 50 degrees F Frost-free period: 90 to 110 days Farmland classification: Prime farmland if irrigated  
Map Unit Composition Springmeyer and similar soils: 90 percent  
Minor components: 10 percent  
Estimates are based on observations, descriptions, and transects of the mapunit.  
Description of Springmeyer  
Setting Landform: Fan remnants Down-slope shape: Linear  
Across-slope shape: Convex  
Parent material: Mixed alluvium  
Typical profile  
H1 - 0 to 13 inches: sandy clay loam  
H2 - 13 to 40 inches: gravelly sandy clay loam  
H3 - 40 to 60 inches: stratified loamy sand to very gravelly sandy clay loam  
Properties and qualities Slope: 0 to 2 percent  
Depth to restrictive feature: More than 80 inches  
Natural drainage class: Well drained  
Custom Soil Resource Report  
14  
Runoff class: Medium Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)  
Depth to water table: More than 80 inches  
Frequency of flooding: None  
Frequency of ponding: None  
Calcium carbonate, maximum in profile: 1 percent  
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm) Available water storage in profile: Moderate (about 8.4 inches)  
Interpretive groups  
Land capability classification (irrigated): 2c  
Land capability classification (nonirrigated): 6c  
Hydrologic Soil Group: G  
Ecological site: LOAMY 10-12 P.Z. (R026XY010NV)  
Hydric soil rating: No  
Minor Components  
Holbrook Percent of map unit: 4 percent  
Landform: Alluvial fans  
Down-slope shape: Linear Across-slope shape: Convex Ecological site: LOAMY 8-10 P.Z. (R026XY016NV)  
Hydric soil rating: No Oest  
Percent of map unit: 4 percent Landform: Fan skirts  
Down-slope shape: Linear  
Across-slope shape: Convex  
Ecological site: LOAMY 10-12 P.Z. (R026XY010NV)  
Hydric soil rating: No Aquolis  
Percent of map unit: 2 percent  
Landform: Swales Down-slope shape: Linear  
Across-slope shape: Linear  
Ecological site: WET MEADOW (R022AY016NV)  
Hydric soil rating: Yes  
731-Stodick stony loam, 30 to 50 percent slopes

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	15.82	Grey
2	15.00%	20.00%	1.51	Light Yellow
3	20.00%	25.00%	0.96	Yellow
4	25.00%	30.00%	0.72	Orange
5	30.00%	100.00%	2.74	Red



MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 16, 2018	
ENGR:	burgoyne	
DRAWN BY:	burgoyne	
<b>SHEET TITLE</b>		
SLOPE ANALYSIS		
C-9 of 10		

# HUNTER CREEK ENGINEERING

2216 Dickerson Road  
Reno, Nevada 89503  
huntcreek@sbcbglobal.net  
775.324.9925

PRINCIPAL DESIGN PROFESSIONAL



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TENTATIVE  
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Road, Reno  
Washoe County,  
Nevada 89523

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JOB NO:	HCE 1703	
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## SHEET TITLE

SITE  
CROSS SECTIONS

C-10 of 10

