

*Greelach G/D*

*RZA16 - 003*

*MPA16 - 002*

Community Services Department  
Planning and Development  
MASTER PLAN AMENDMENT  
APPLICATION



Community Services Department  
Planning and Development  
1001 E Ninth St., Bldg A.  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: <u>MPA16-002</u>	
Project Name: Gerlach GID Rezoning of parcel 071-240-13			
Project Description: Rezone parcel 071-240-13 from rural to suburban			
Project Address: 0 Diablo Dr			
Project Area (acres or square feet): 19.369 acres			
Project Location (with point of reference to major cross streets AND area locator): Assessor's Map Number 071-24 fronts onto SR 447 north of the town of Gerlach			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
071-240-13	19.369		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Gerlach GID		Name:	
Address: 410 Cottonwood St P.O. Box 209 Gerlach, Nevada		Address:	
Zip: 89412		Zip:	
Phone: 775-557-2601		Phone:	
Fax: 775-557-2605		Fax:	
Email: gerlachgid@gmail.com		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person: Susie Jackson		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Gerlach GID		Name:	
Address: 410 Cottonwood Street P.O. Box 209 Gerlach, Nevada		Address:	
Zip: 89412		Zip:	
Phone: 775-557-2601		Phone:	
Fax: 775-557-2605		Fax:	
Email: gerlachgid@gmail.com		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person: Susie Jackson		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Gerlach General Improvement District

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, Willey Courtney, Chairman Gerlach GID Board of Trustees

(please print name)

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

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

Assessor Parcel Number(s): 071-240-13

Printed Name Willey Courtney

Signed 

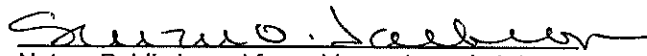
Address 410 cottonwood Street

Gerlach, Nevada 89412

Subscribed and sworn to before me this

6 day of May, 2016

(Notary Stamp)

  
Notary Public in and for said county and state

My commission expires: 9/27/2016



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

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

## 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?

change the zoning on parcel 071-240-13 from general rural to medium density suburban
--



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

North	rural
South	suburban residential
East	suburban residential
West	suburban residential & rural

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

vacant land

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.

alkali soils supporting a salt grass greasewood community.  
The area is relatively flat at an elevation of approximately 3950 ft.  
There are no known mineral or water resources on this property.  
Wildlife would only pass through since this is adjacent to residential housing.

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

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

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

Explanation:

--

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

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

Explanation:

--

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 checked="" 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
------------------------------	--

Explanation:

--

- 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
------------------------------	--

Explanation:

--

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

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

Explanation:

The Black Rock Desert National Conservation Area is locted outside of town          
--



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 #	see below	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

see attached permit 1446: certificate no. 50 .23 cu ft/sec Granite Springs permit 9151 certificate 2366 .20 cu ft/sec. Garden Springs Applications 74209,74210,
---

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

The Gerlach General Improvement District will provide water mains so lots will have access to town water once this parcel is subdivided. The town currently has sufficient water rights to service any lots which will be subdivided from this parcel.
---

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

a. System Type:

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input checked="" 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 type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Gerlach GID

b. Available:

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

N/A

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

SR 447

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

Yes  No

13. Community Services (provided and nearest facility):

a. Fire Station	GVFD <i>Trucker Meadows Fire Dist</i>
b. Health Care Facility	none
c. Elementary School	Gerlach School
d. Middle School	Gerlach School
e. High School	none
f. Parks	Water tower park, kiddy playground & horseshoe pit park
g. Library	Gerlach School
h. Citifare Bus Stop	N/A

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

a. Population Element:

Additional residential lots will be made available once this parcel is subdivided allowing for population growth.  
Sale of lots will increase funding to the Gerlach GID giving the entity the ability to better serve residents.

b. Conservation Element:

This should have no impact.

c. Housing Element:

Will provide for an expanded range of housing opportunities beyond existing structures in the town. Once subdivided, these parcels will be offered for sale which will increase affordable housing options.

d. Land Use and Transportation Element:

This amendment is in compliance with the High Desert Area Plan. This parcel is within the Gerlach Suburban Character Management Area (GSCMA) Medium Density Suburban Zoning is allowed. Before the property can be rezoned to Medium Density Suburban, the master plan designation is required to be changed from Rural to Suburban in order to be in compliance with the Master Plan. This is a substandard parcel for GR designation since it is less than 40ac. This is on the edge of Gerlach & adjacent to parcels currently zoned MDS. Any streets will be constructed in accordance with RTC and Washoe County Specifications. Due to the remote location of this community and the limited number of lots that will be developed the impact on transportation will be minimal.

e. Public Services and Facilities Element:

water and sewer will be provided by the Gerlach GID.  
Electrical service will be expanded to this area in cooperation with NV Energy.

f. Adopted area plan(s):

High Desert Area Plan

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

This amendment conforms to the High Desert Area Plan Vision and Character statements of the Plan Maintenance component .

## **Applicant Comments**

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

This amendment will provide for orderly development on the edge of the town of Gerlach. The sale of the lots when subdivided will not only provide expanded affordable housing opportunities, but will generate revenue for the town of Gerlach which owns the parcel. This revenue will be used to expand and improve the town utility services.

Gerlach GID

MPA 16-002

RZA16-003

Community Services Department  
Planning and Development  
REGULATORY ZONE AMENDMENT  
APPLICATION



Community Services Department  
Planning and Development  
1001 E Ninth St., Bldg A.  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: <del>RZA16-002</del>	
Project Name: Gerlach GID Rezoning of parcel 071-240-13		RZA16-003	
Project Description: Rezone parcel 071-240-13 from general rural to medium density suburban			
Project Address: o Diablo Dr. Gerlach, Nevada			
Project Area (acres or square feet): 19.369			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): North of Gerlach Nevada fronting onto SR 447 and Diablo Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-240-13	19.369		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Gerlach GID		Name:	
Address: 410 Cottonwood St. P.O. Box 209 Gerlach, Nevada		Address:	
Zip: 89412		Zip:	
Phone: 775-557-2601		Phone:	
Fax: 775-557-2605		Fax:	
Email: gerlachgid@gmail.com		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person: Susie Jackson		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Gerlach GID		Name:	
Address: 410 Cottonwood St. P.O. Box 209 Gerlach, Nevada		Address:	
Zip: 89412		Zip:	
Phone: 775-557-2601		Phone:	
Fax: 775-557-2605		Fax:	
Email: gerlachgid@gmail		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person: Susie Jackson		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# Property Owner Affidavit

**Applicant Name:** Gerlach General Improvement District

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, Willey Courtney, Chairman Gerlach GID Board of Trustees

(please print name)

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

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

Assessor Parcel Number(s): 071-240-13

Printed Name Willey Courtney Chairman Gerlach GID

Signed



Address 410 Cottonwood Street Gerlach Nevada 89412

xxx \_\_\_\_\_ xxx

Subscribed and sworn to before me this  
6 day of May, 2016

(Notary Stamp)

Susan O. Jackson  
Notary Public in and for said county and state

My commission expires: 9/27/2016



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

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

## 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:

amend the zoning designation on APN 071-240-13 from general rural to medium density suburban.

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)?

0 Diablo Dr. Gerlach Nevada  
APN 071-240-13  
A portion of the north half of the NE1/4, Sec 15. T.32N;R.23E;MDBM.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
071-240-13	rural	GR	19.369	MDS	19.369

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR	vacant
South	MDS, GC	residential, vacant
East	MDS, rural	residential, school football field
West	MDS	residential

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

vacant land

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.

This parcel has alkali soils supporting a salt grass/greasewood plant community  
The elevation is approximately 3950' and the topography is fairly flat.  
There are no known water or mineral resources.  
This is adjacent to a residential area on the edge of town so any wildlife would be transient.

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?

Yes

No

Explanation:

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

Yes

No

Explanation:

The Black Rock Desert National Conservation Area is located outside of town.

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 #	see below	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

attached permit 1446 certificat No. 50 .23 cu ft/sec Granite Springs  
 permit 9151 certificate 2366 .20 cu ft./sec Garden Springs  
 Applictions 74209,74210

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

The town of Gerlach currently has sufficient water rights to provide water to any and all parts of this parcel should it eventually be subdivided. See the above water rights. The town will install water mains to service lots

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

a. System Type:

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

b. Available:

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

Funding will be provided by town funds from the sale of lots, applications for state revolving fund grants and other state and federal funds.
---

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

a. System Type:

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

b. Available:

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

N/A

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

This parcel is fronts onto SR 447 on it's western edge north of the town of Gerlach and onto Diablo Dr. on it's southeastern edge.

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

Yes  No

12. Community Services (provided and nearest facility):

a. Fire Station	GVFD Truckee Meadows Fire Dist
b. Health Care Facility	none
c. Elementary School	Gerlach School
d. Middle School	Gerlach School
e. High School	
f. Parks	Water tower park, kiddy park and horseshoe pit park
g. Library	Gerlach School
h. Citifare Bus Stop	N/A

## Projects of Regional Significance Information – for Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

---



## **Applicant Comments**

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

This amendment will provide for orderly development of town lots. It will provide additional opportunities for affordable housing and increase revenue for the town of Gerlach through the sale of lots once this parcel is subdivided.



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

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID 07124013	Status Active	Last Update 5/14/2016 2:10:20 AM
<b>Current Owner:</b> GERLACH GENERAL IMPROVEMENT DIST  PO BOX 209 GERLACH, NV 89412		<b>SITUS:</b> 0 DIABLO DR WCTY NV
<b>Taxing District</b> 9601	<b>Geo CD:</b>	
<b>Legal Description</b>		
Lot B-1 SubdivisionName _UNSPECIFIED Township 32 Range 23		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$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**

No payment due for this account.

**\$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.