

# **Master Plan Amendment**

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only):			
Project Description: Down zone two neighboring properties from commercial to residential. The eastern property an existing residential bldg, the western property would demo the existing deilapitated commercial bldg to be replaced by (2) single family homes.			
Project Address: 600 Crystal Peak Rd. & 590 Lakeshore Blvd.			
Project Area (acres or square feet): 48770 SF			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): On Lakeshore Blvd. between HWY 28 and Crystal Peak Rd.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-128-16	.85 (37052 SF)		
122-128-13	.27 (11718 SF)		
Section(s)/Township/Range: Township: 16 Range: 18			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case Nos.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Ridgeview Estates Development, LLC		Name: Elise Fett & Associates, Ltd.	
Address: 570 Lakeshore Blvd.		Address: PO Box 5989	
Incline Village, NV	Zip: 89451	Incline Village, NV	Zip: 89450
Phone: 775-832-4900	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email: ryan.mitchell@sothebysrealty.com		Email: elise@elisefett.com	
Cell: 775-287-2847	Other:	Cell: 775-762-3388	Other:
Contact Person: Ryan Mitchell		Contact Person: Elise Fett	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Ridgeview Estates Development, LLC		Name:	
Address: 570 Lakeshore Blvd.		Address:	
Incline Village, NV	Zip: 89451		Zip:
Phone: 775-832-4900	Fax:	Phone:	Fax:
Email: vince.scott@sothebysrealty.com		Email:	
Cell: 775-287-0241	Other:	Cell:	Other:
Contact Person: Vince Scott		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):	

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only):			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range: Township: 16 Range: 18			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Romans Trust		Name: Elise Fett & Associates, Ltd.	
Address: PO Box 2357		Address: PO Box 5989	
Salinas, CA	Zip: 93902	Incline Village, NV	Zip: 89450
Phone:	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email:		Email: elise@elisefett.com	
Cell:	Other:	Cell: 775-762-3388	Other:
Contact Person: Thomas E. Romans		Contact Person: Elise Fett	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Vince Scott	
Address:		Address: 570 Lakeshore Blvd.	
	Zip:	Incline Village, NV	Zip: 89451
Phone:	Fax:	Phone: 775-832-4900	Fax:
Email:		Email: vince.scott@sothebysrealty.com	
Cell:	Other:	Cell: 775-287-0241	Other:
Contact Person:		Contact Person: Vince Scott	
<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 down-zone two adjacent lots from General Commercial (GC) to Medium Density Suburban MDS/MDS4, thus decreasing the existing planned acreage for GC by 1 acre (from 119 to 118) and increasing the existing planned acreage for MDS by 1 acre (from 1,346 to 1,347). The 600 Crystal Peak Rd (APN 122-128-13) is currently non-conforming GC as it already has an existing single family residence on it. The 590 Lakeshore Blvd (APN 122-128-16) has an existing dilapidating and vacant commercial building which would be torn down and replaced with two single family residences.
---

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 two lots are protected such that there is not good visibility from the HWY and thus are difficult to market as commercial property. Furthermore, 600 Crystal Peak (APN 122-128-13) has a single family residence on it already and the local commercial rental market has not been able to support the existing commercial building which is why it is both vacant and dilapidating.

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 addresses involved are 600 Crystal Peak Rd and 590 Lakeshore Blvd. 590 Lakeshore Blvd. Please see legal description attached.

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
122-128-16	GC	.85	MDS	.85
122-128-13	GC	.27	MDS4	.27

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

North	N/A
South	HDS Residential (APN's:122-100-25,26,18)
East	MDS Residential (APN: 122-129-09)
West	GC Commercial (APN: 122-128-15)

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

The western lot currently contains a dilapidating and vacant commercial building with a large paved parking area. The property has been vacant for at least 1 year.  
The eastern lot is zoned commercial, but contains a single family residence.

The adjacent property to the east is zoned residential and contains a single family home.

To the immediate south is estate residential and to the southwest are condominiums.

The adjacent property to the west is zoned commercial and houses a real estate office.

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.

There is a stream that runs through the Western property.  
The topography contains rock outcrops and trees.  
The soil composition is primarily decomposed granite with naturally occurring sediment around the stream.  
The wildlife that may reside on the lot are: squirrels, chipmunks, rabbits and blue jays.

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

Explanation:

The stream running down the middle of the western lot is considered to be a flood hazard. No revisions to the floodplain are required.
--

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

Explanation:

For the western lot: Below the stream on the east side of the property, the natural grade is less than 15% however there was a cut created for the existing commercial building that caused a greater than 15% slope. For approximately 70 feet to the west of the stream, the slope is 22%; approximately half of which contains an existing parking area. Additionally the banks of the stream are greater than 15% slope.
---

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

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

Explanation:

As previously described, the western lot has a stream that runs through it.
---

- 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:

Both properties are part of the scenic cooridor for HWY 28. For the western lot, it is adjacent to the NDOT right of way and the scenic will be improved with this project by eliminating the driveway from the highway and creating a screen with landscape mounds and tree clusters.
---



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

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

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

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

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

N/A Water rights are owned by IVGID and service is provided by them.
--

- 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.

n/a
-----

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 checked="" type="checkbox"/> Private water	Provider:	IVGID
<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:

n/a
-----

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:	IVGID

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.

n/a

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

Lakeshore Blvd. and HWY 28

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	866 Oriole Way Incline Village, NV 89451
b. Health Care Facility	Tahoe Forest Hospital 880 Alder Ave Incline Village, NV 89451
c. Elementary School	Incline Elementary 915 Northwood Blvd. Incline Village, NV
d. Middle School	Incline Middle 931 Southwood Blvd. Incline Village, NV
e. High School	Incline High 499 Village Blvd. Incline Village, NV
f. Parks	Preston Field 700 Tahoe Blvd., Incline Village, NV 89451
g. Library	845 Alder Avenue Incline Village, NV 89451
h. Citifare Bus Stop	TART nearest stop: Toepa/Southwood/Hwy 28

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

a. Population Element:

The addition of two single family residences would have a minimal impact on population and thus complies with the policies of the adopted area plans.

b. Conservation Element:

The proposed amendment promotes the policies of conservation by improving the scenic and restoring areas that were disturbed by the current commercial building. The introduction of two single family homes would also reduce the amount of foot traffic to the property.

c. Housing Element:

The addition of two single family residences would have a minimal impact on housing and thus complies with the policies of the adopted area plans.

d. Land Use and Transportation Element:

The proposed amendment complies with the Land Use Policy and promotes the Transportation policies, specifically T.5.4 "Minimize high traffic generating land uses in residential areas and locate them where the traffic circulation system can support the expected traffic." as the area of concern is primarily residential and the project will eliminate an existing drive-through driveway/parking area between HWY 28 and Lakeshore.

e. Public Services and Facilities Element:

The proposed project complies with the public services and facilities element, water and sewer service will be provided by IVGID and it has no major impact on Fire, Police, Libraries, Schools or Parks and Recreation.

f. Adopted area plan(s):

N/A

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

N/A

## Applicant Comments

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

This project will bring a currently non-conforming lot into zoning compliance.  
In addition, this project will reduce traffic and the drive-through lot that exists today.  
As a result of the lessened traffic, both water and air quality will benefit.  
Adding two single family residences will bring cohesiveness to the neighborhood.  
There is strong support from neighbors to remove the commercial building/zoning and replace with residential.

Order No.: 09003523-TO

**EXHIBIT A**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel 2 of Parcel Map No. 922, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 20, 1979, as File No. 624319.

EXCEPTING THEREFROM the following described parcel:

A portion of Section 17, T16N., R18E., M.D.B.&M., Washoe County, Nevada.

Beginning at the Southeast corner of Parcel 1, Parcel Map #922, as shown on that map recorded in File No. 624319, Records of Washoe County, Nevada, said point being on the North right-of-way line of Lakeshore Boulevard; thence leaving said right-of-way line N 0°15' 00" W 85.00 feet; thence S 89°10'00" E. 2.00 feet; thence S 0°15'00" E 85.08 feet to a point on the North right-of way line of Lakeshore Boulevard; thence Westerly along the arc of a curve concave Southerly and having a radius of 4040.00 feet ( a radial line to said point bears N 3°16'00" E) a central angle of 0°01'42", an arc distance of 2.00 feet to the Point of Beginning of this description.

APN: 122-128-13

Document Number 2405451 is provided pursuant to the requirements of Section 1.NRS 111.312

Order No.: 01300314-CD

EXHIBIT A

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel B-1 of Record of Survey Map No. 3982, filed in the office of the County Recorder of Washoe County, State of Nevada, on September 21, 2001, as File No. 2598404, Official Records, more particularly described as follows:

All that real property, being a portion of Section 17, T. 16 N., R. 18 E., M.D.B.&M., more particularly described as follows:

Beginning at the Southwest corner of Parcel B, Record of Survey Map 3225, Washoe County, Nevada, filed in the office of the County Recorder of said County on April 18, 1997, File No. 2089979;

Thence N.  $41^{\circ}34'13''$  E. for 57.88 feet;

Thence N.  $88^{\circ}33'48''$  E. for 13.68 feet;

Thence N.  $41^{\circ}34'13''$  E. for 24.66 feet;

Thence N.  $00^{\circ}12'18''$  E. for 15.13 feet;

Thence N.  $06^{\circ}12'49''$  E. for 32.85 feet;

Thence S.  $76^{\circ}18'56''$  E. for 111.40 feet;

To the beginning of a horizontal curve, the radius point of which bears N.  $06^{\circ}12'33''$  E. 800.00 feet;

Thence Northeasterly along said curve, through a central angle of  $17^{\circ}56'00''$  for 250.40 feet;

Thence N.  $71^{\circ}00'18''$  E. for 44.06 feet;

Thence S.  $00^{\circ}49'03''$  W. for 21.94 feet;

Thence S.  $89^{\circ}10'57''$  E. for 23.32 feet;

Thence S.  $00^{\circ}15'57''$  E. for 85.39 feet;

To the beginning of a horizontal curve, the radius point of which bears S.  $03^{\circ}14'43''$  W. 4040.00 feet;

Thence Southwesterly along said curve, through a central angle of  $07^{\circ}00'59''$  for 494.73 feet to the True Point of Beginning of this description.

APN: 122-128-16

Document No. 3422503 is provided pursuant to the requirements of Section 6. NRS 111.312.



Area MAP 1" = 200'

PONDEROSA SUBDIVISIONS  
PORTION OF SECTION 17, T16N-R18E.

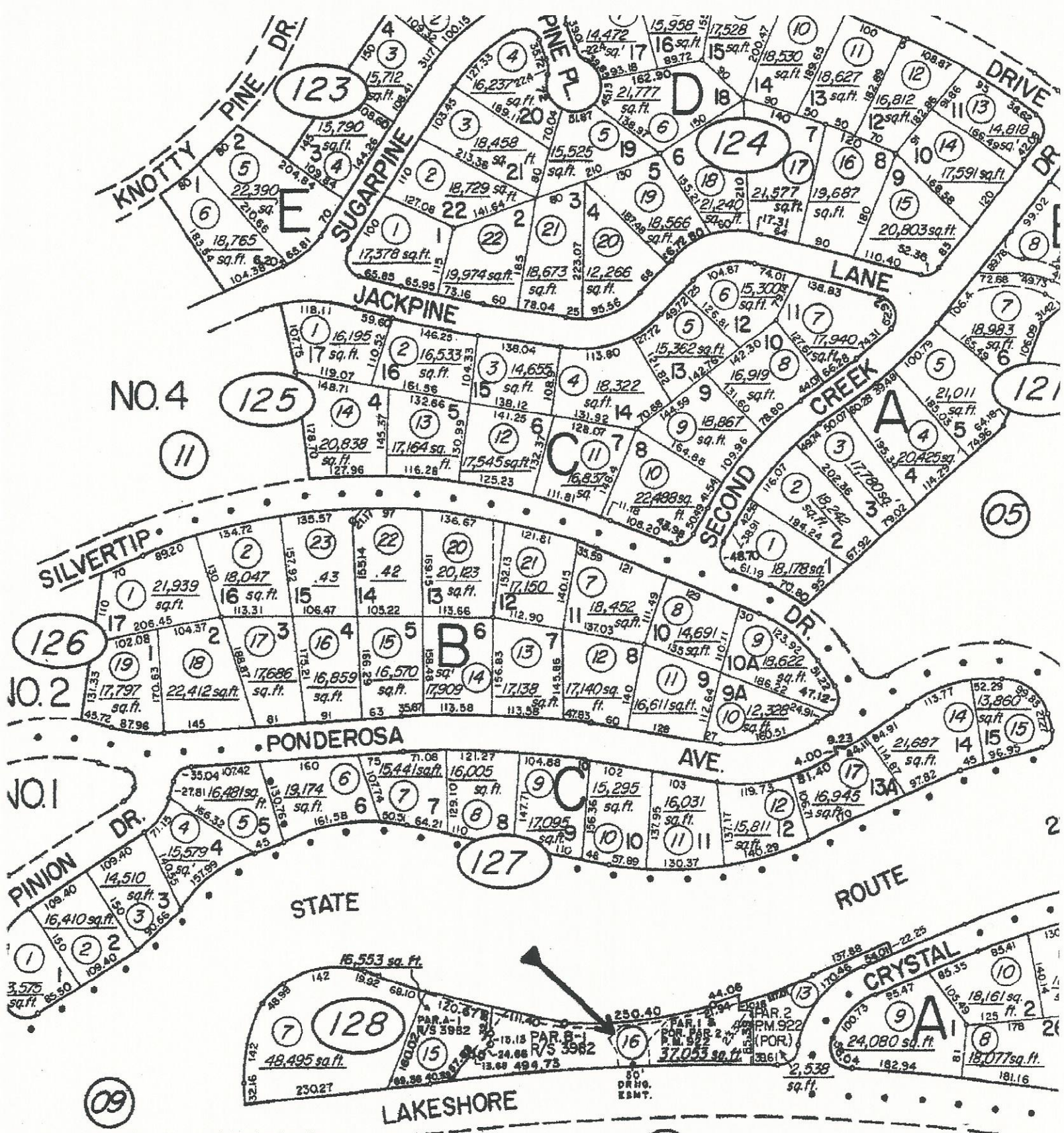
122-12



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Drawn by MP 8/84  
Revised by TWT 10/3/01, 10/9/02, 9/22/03





This map is prepared for the use of the Washoe County or for assessment and illustrative purposes only, it does not represent a survey of the premises. No liability is assumed as to the efficiency or accuracy of the data delineated hereon.

BLOW-UP OF AREA MAP FOR CLARITY

APN 122-128-13

When Recorded Mail  
Original and Tax Statements to:  
Mr. and Mrs. Thomas Romans  
P.O. Box 2357  
Salinas, CA 93902-2357



## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, WITNESSETH: That Thomas Romans and Judy Romans, husband and wife as community property, in consideration of the sum of \$00.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Sell to Thomas E. Romans and Judith M. Romans, Trustees of the 2004 ROMANS REVOCABLE TRUST U/D/T dated March 12, 2004:

All that property situated in the County of Washoe, State of Nevada, described as:

Parcel 2 of Parcel Map No. 922, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada on August 20, 1979, as File No. 624319.


EXCEPTING THEREFROM the following described parcel:

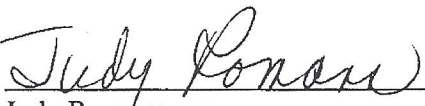
A portion of section 17, T16N., R18E., M.D.B. & M., Washoe County, Nevada.

Beginning at the Southeast corner of Parcel 1, Parcel Map #922, as shown on that map recorded in File No. 624319, Records of Washoe County, Nevada, said point being on the North right-of-way line of Lakeshore Boulevard; thence leaving said right-of-way line N 0° 15' 00" W 85.00 feet; thence S 89° 10' 00" E. 2.00 feet; thence S 0° 15' 00" E 85.08 feet to a point on the North right-of-way line of Lakeshore Boulevard; thence Westerly along the arc of a curve concave Southerly and having a radius of 4040.00 feet (a radial line lien to said point bears N 3° 16' 00" E) a central angle of 0° 01' 42", an arc distance of 2.00 feet to the Point of Beginning of this description.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

DATED: May 27, 2004

  
Thomas Romans

  
Judy Romans

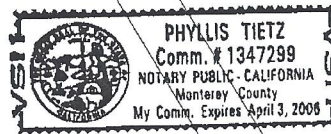


STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF MONTEREY )

This instrument was signed and acknowledged before me on May 27, 2004, by Thomas Romans and Judy Romans.

Phyllis Tietz  
Notary Public

(My commission expires: April 3, 2006)



The above metes and bounds description appeared previously in that certain document recorded April 25, 2003 as document # 2843373

COPY

WHEN RECORDED MAIL TO: Grantee  
Ridgeview Estates Development, LLC, a Nevada  
limited liability company

570 Lakeshore Blvd.  
Incline Village NV 89451

MAIL TAX STATEMENTS TO:

Same as above  
Escrow No. 1300314-CD

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 122-128-16

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 4,510.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Sterling Bank & Trust, FSB

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Ridgeview Estates Development, LLC, a Nevada limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Sterling Bank & Trust, FSB

  
N. Vercammen  
Assistant Vice President

STATE OF MICHIGAN  
COUNTY OF OAKLAND

} ss:

This instrument was acknowledged before me on, March 26, 2013  
by N. Vercammen Assistant Vice President,

  
NOTARY PUBLIC

LAWRENCE W. BUSLEPP  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Jun 25, 2014  
ACTING IN COUNTY OF OAKLAND

Escrow No. 1300314-CD

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcel B-1 of Record of Survey Map No. 3982, filed in the office of the County Recorder of Washoe County, State of Nevada, on September 21, 2001, as File No. 2598404, Official Records, more particularly described as follows:

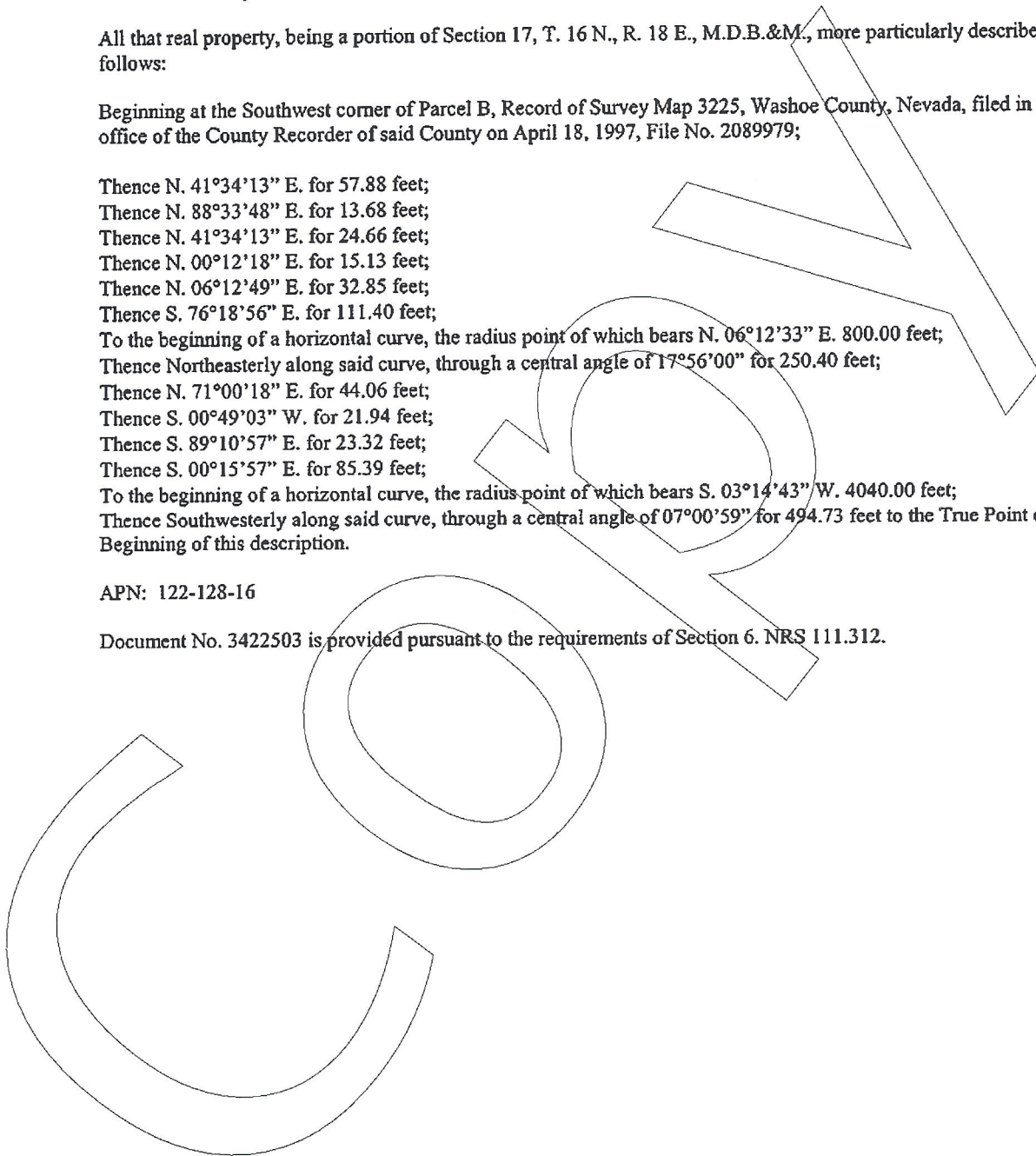
All that real property, being a portion of Section 17, T. 16 N., R. 18 E., M.D.B.&M., more particularly described as follows:

Beginning at the Southwest corner of Parcel B, Record of Survey Map 3225, Washoe County, Nevada, filed in the office of the County Recorder of said County on April 18, 1997, File No. 2089979;

Thence N. 41°34'13" E. for 57.88 feet;  
Thence N. 88°33'48" E. for 13.68 feet;  
Thence N. 41°34'13" E. for 24.66 feet;  
Thence N. 00°12'18" E. for 15.13 feet;  
Thence N. 06°12'49" E. for 32.85 feet;  
Thence S. 76°18'56" E. for 111.40 feet;  
To the beginning of a horizontal curve, the radius point of which bears N. 06°12'33" E. 800.00 feet;  
Thence Northeasterly along said curve, through a central angle of 17°56'00" for 250.40 feet;  
Thence N. 71°00'18" E. for 44.06 feet;  
Thence S. 00°49'03" W. for 21.94 feet;  
Thence S. 89°10'57" E. for 23.32 feet;  
Thence S. 00°15'57" E. for 85.39 feet;  
To the beginning of a horizontal curve, the radius point of which bears S. 03°14'43" W. 4040.00 feet;  
Thence Southwesterly along said curve, through a central angle of 07°00'59" for 494.73 feet to the True Point of Beginning of this description.

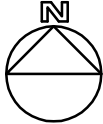
APN: 122-128-16

Document No. 3422503 is provided pursuant to the requirements of Section 6. NRS 111.312.

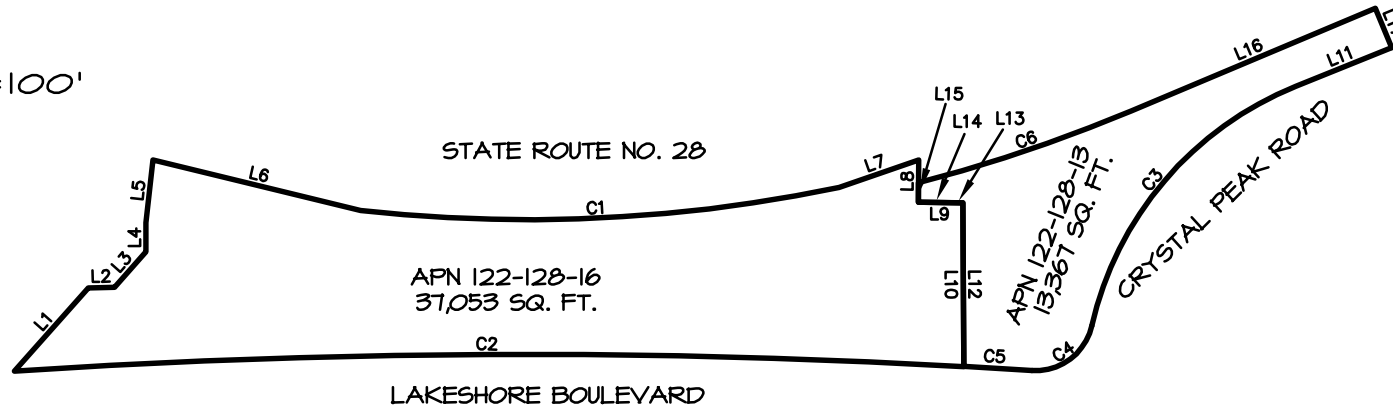


# MASTERPLAN AMENDMENT EXHIBIT

BEING A PORTION OF SECTION 17, T. 16 N., R. 18 E., M.D.M  
WASHOE COUNTY NEVADA



SCALE: 1"=100'



NOTE: BASIS OF BEARINGS IS IDENTICAL TO R.O.S. #3982

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°56'00"	800.00	250.40
C2	7°00'59"	4040.00	494.73
C3	55°18'10"	176.29	170.16
C4	80°59'53"	30.00	42.41
C5	0°30'18"	4040.00	35.60
C6	8°20'00"	804.53	117.01

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°34'13"E	57.88
L2	N88°33'48"E	13.68
L3	N41°34'13"E	24.66
L4	N00°12'18"E	15.13
L5	N06°12'49"E	32.85
L6	S76°18'56"E	111.40
L7	N71°00'18"E	44.06
L8	S00°49'03"W	21.94
L9	S89°10'57"E	23.32
L10	S00°15'57"E	85.39
L11	S68°03'38"W	54.01
L12	N00°15'57"W	85.08
L13	N89°10'57"W	2.00
L14	N89°10'57"W	21.32
L15	N00°49'03"E	10.15
L16	N67°11'03"E	137.88
L17	S22°50'42"E	22.25



# **Regulatory Zone Amendment**



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only):			
Project Description: Down zone from general commercial to residential in order to bring property into compliance (currently there is a single family residence on the property)			
Project Address: 600 Crystal Peak Rd.			
Project Area (acres or square feet): 11718 SF			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): On Crystal Peak Rd. Adjacent to Lakeshore Blvd.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-128-13	11718 SF		
Section(s)/Township/Range: Township: 16 Range: 18			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case Nos.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Romans Trust		Name: Elise Fett & Associates, Ltd.	
Address: PO Box 2357		Address: PO Box 5989	
Salinas, CA	Zip: 93902	Incline Village, NV	Zip: 89450
Phone:	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email:		Email: elise@elisefett.com	
Cell:	Other:	Cell: 775-762-3388	Other:
Contact Person: Thomas E. Romans		Contact Person: Elise Fett	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Vince Scott	
Address:		Address: 570 Lakeshore Blvd.	
	Zip:	Incline Village, NV	Zip: 89451
Phone:	Fax:	Phone: 775-832-4900	Fax:
Email:		Email: vince.scott@sothebysrealty.com	
Cell:	Other:	Cell: 775-287-0241	Other:
Contact Person:		Contact Person: Vince Scott	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

1. Please describe the Regulatory Zone amendment request:

We would like to down zone our lot from the current zoning of GC to MDS 4 in order to be in compliance with the zoning regulations.

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)?

600 Crystal Peak Rd.  
Incline Village, NV 89451  
APN: 122-128-13

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
122-128-16	n/a	GC	37052sf	MDS	37052sf

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	n/a	
South	HDS	RESIDENTIAL (APN's: 122-100-25,26,18)
East	MDS	RESIDENTIAL (APN: 122-129-09)
West	GC	VACANT COMMERCIAL APN: 122-128-16

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

The lot currently contains a single family residence and is in non-compliance with zoning laws.

The adjacent property to the east is zoned MDS and contains a single family residence.

The adjacent property to the west is zoned commerical, and contains a vacant and dilapitating commercial building. A zone amendment is being submitted for this property to bring it to MDS as well.

To the immediate south is estate residential.

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.

N/A - no changes are being proposed to the site, this is a paperwork change only.

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:

N/A - no changes are being proposed to the site, this is a paperwork change only.

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

Yes  No

Explanation:

N/A - no changes are being proposed to the site, this is a paperwork change only.  
The property is part of the scenic corridor for HWY 28.

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

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

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

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

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

n/a  
IVGID owns the water rights and provides the service to the lot.

- 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.

n/a

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 checked="" type="checkbox"/> Private water	Provider:	IVGID
<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:

n/a
-----

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:	IVGID

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.

n/a

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

Lakeshore Blvd. and HWY 28

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	866 Oriole Way Incline Village, NV 89451
b. Health Care Facility	Tahoe Forest Hospital 880 Alder Ave Incline Village, NV 89451
c. Elementary School	Incline Elementary 915 Northwood Blvd. Incline Village, NV
d. Middle School	Incline Middle 931 Southwood Blvd. Incline Village, NV
e. High School	Incline High 499 Village Blvd. Incline Village, NV
f. Parks	Preston Field 700 Tahoe Blvd., Incline Village, NV 89451
g. Library	845 Alder Avenue Incline Village, NV 89451
h. Citifare Bus Stop	TART nearest stop: Toepa/Southwood/Hwy 28

## 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.)

No changes are being proposed to the site, this is a paperwork change only in order to bring the existing structure and zoning into compliance with one another.