

## 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:			
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:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

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

--

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?

--

3. Please provide the following specific information:

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

--

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres

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

North	
South	
East	
West	

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

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.

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

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

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

Explanation:

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

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

Explanation:

--

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

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

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

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

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

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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

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

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 type="checkbox"/> Public water	Provider:	

- b. Available:

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

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

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

- b. Available:

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

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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:

--

b. Conservation Element:

--

c. Housing Element:

--

d. Land Use and Transportation Element:

--

e. Public Services and Facilities Element:

--

f. Adopted area plan(s):

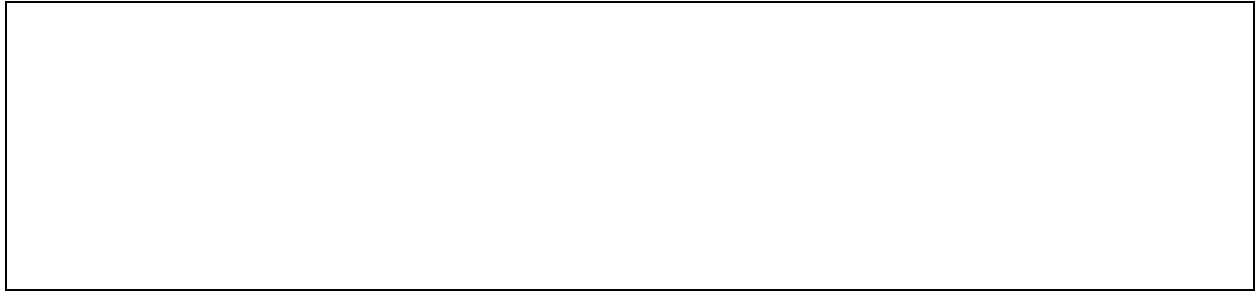
--

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.

--

### **Applicant Comments**

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



## 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:			
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:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	



# Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres

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

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

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

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.

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

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

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

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

Explanation:

--

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

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

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

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

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

--

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

--

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 type="checkbox"/> Public water	Provider:	

- b. Available:

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

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

--

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 type="checkbox"/> Public system	Provider:	

- b. Available:

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

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

--

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

--

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

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

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

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

## Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

## Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

**Findings.** To make a recommendation for approval, all of the following findings must be made by the Commission:

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

## WASHOE COUNTY ASSESSOR PROPERTY DATA

5/8/2023

Owner Information				Building Information		XFOB	SUBAREA	
<b>APN</b>	<b>046-042-06</b>	Card 1 of 1		<b>Bld #1 Situs</b>	3180 MAKAYLA WAY	<b>Property Name</b>		
<b>Situs 1</b>	3180 MAKAYLA WAY WASHOE COUNTY NV 89704	Bld #		<b>Quality</b>		<b>Building Type</b>		
<b>Owner 1</b>	O'CONNOR TRUST, ELIZABETH G			<b>Stories</b>		<b>2nd Occupancy</b>		
<b>Owner 2 or Trustee</b>	O'CONNOR SHARE, ARTHUR C JR			<b>Year Built</b>	0	<b>WAY</b>	0	
<b>Owner 3 or Trustee</b>	O'CONNOR TRUSTEE, ARTHUR C			<b>Bedrooms</b>	0	<b>Square Feet</b>		
<b>Mail Address</b>	PO BOX 19640 RENO NV 89511			<b>Full Baths</b>	0	<b>Finished Bsmt</b>	0	
<b>Parcel Information</b>				<b>Half Baths</b>	0	<b>Unfin Bsmt</b>	0	
<b>Keyline Desc</b>	FRAC W2 SEC 35 TWP 17N RGE 19E			<b>Fixtures</b>		<b>Basement Type</b>		
<b>Subdivision</b>	_UNSPECIFIED			<b>Fireplaces</b>	0	<b>Gar Conv Sq Feet</b>	0	
		<b>Section</b>	35	<b>Township</b>	17	<b>Heat Type</b>		
		<b>Range</b>	19	<b>Exterior Walls</b>		<b>Total Garage Area</b>	0	
<b>Record of Survey Map</b> 4217 : <b>Parcel Map#</b> : <b>Sub Map#</b>				<b>2nd Heat Type</b>		<b>Garage Type</b>		
<b>Special Property Code</b>				<b>Roof Cover</b>		<b>Detached Garage</b>	0	
<b>2023 Tax District</b>	4000	<b>Prior APN</b>	046-042-05	<b>% Complete</b>	0	<b>Basement Gar Door</b>	0	
<b>2022 Tax District</b>	4000	<b>Tax Cap Status</b>	Use does not qualify for Low Cap, High Cap Applied	<b>Obso/Bldg Adj</b>	0	<b>Sub Floor</b>		
<b>Land Information</b>				<b>Construction Modifier</b>		<b>Frame</b>		
<b>Land Use</b>	120	<b>DOR Code</b>	120	<b>Sewer</b>	None	<b>Units/Bldg</b>	0	
<b>Size</b>	768,834 SqFt	<b>Size</b>	17.65 Acres	<b>Street</b>	Paved	<b>Units/Parcel</b>	0	
<b>CAGC</b>	-	<b>Water</b>	None	<b>Neighborhood</b>	IGJJ			
						<a href="#">IG Neighborhood Map</a>		
				<b>Zoning Code</b>	GR			
<b>Sales and Transfer Records</b>				<b>RECORDER SEARCH</b>				
<b>Grantor</b>	<b>Grantee</b>	<b>Doc #</b>	<b>Doc Type</b>	<b>Doc Date</b>	<b>DOR</b>	<b>Value/Sale</b>	<b>Sale</b>	<b>Note</b>

					Code	Price	Code	
O'CONNOR, SARAH O'CONNOR, ARTHUR	O'CONNOR TRUST, ELIZABETH G O'CONNOR SHARE, ARTHUR C JR O'CONNOR TRUSTEE, ARTHUR C	5343521	DEED	11-04-2022	600	0	3BEA	
O'CONNOR, SARAH O'CONNOR, ARTHUR	O'CONNOR, SARAH O'CONNOR, ARTHUR	5343316	DEED	11-03-2022	600	0	3BCT	
GTS LLC	O'CONNOR, SARAH O'CONNOR, ARTHUR	5343315	DEED	11-03-2022	600	495,000	4BV	
WASHOE RANCH PROPERTIES LLC	GTS LLC	4338656	DEED	03-27-2014	PAS1	15,764	3BF	
WASHOE RANCH PROPERTIES LLC,	WASHOE RANCH PROPERTIES LLC	4274497	STCT	08-29-2013	PAS1	0	3NTT	

**Valuation Information** ⚠️ The 2023/2024 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSS	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2023/24 NR	5,207	0	0	0		5,207	1,822	0	1,822	0
2023/24 VN2	5,207	0	0	0		5,207	1,822	0	1,822	0
2022/23 FV	5,207	0	0	0	121,466	5,207	1,822	0	1,822	0

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to [exemptions@washoecounty.gov](mailto:exemptions@washoecounty.gov) with 'Sketch Request' in the subject line. Please include the APN.

Photos are not available for this Parcel.

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 05-07-2023

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.gov](mailto:exemptions@washoecounty.gov)

## ***Notice of Neighborhood Meeting***

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss O C Parcel Map, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

**Neighborhood Meeting Information:**

1000 (10 a.m.) to 1100, Saturday, 22 April 2023  
3180 Makayla Way

**Project Description:**

This project is located at 3180 Makayla Way, Assessor's Parcel Number 046-042-06. This proposed project is Master Plan Amendment from Rural to Rural Residential (R to RR), Regulatory Zone Amendment from General Rural (1 dwelling unit per 40 ac.) to Medium Density Rural (1 dwelling unit per 5 acres) (GR to MDR). The subject site is approximately 17.65 acres in size and the result would be the potential for the subject site to be divided into three parcels of land.

If you have questions about the meeting or would like to discuss the proposed development project, please contact:  
Art O'Connor, 775-851-7335, [art@oceng.com](mailto:art@oceng.com).

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Roger Pelham, 775.328-3622., [rpelham@washoecounty.gov](mailto:rpelham@washoecounty.gov). To review information about neighborhood meetings, please visit:  
<https://neighborhood-washoe.hub.arcgis.com/>

Bibos Coffee and Doughboys Doughnuts served!

## ***Notice of Neighborhood Meeting***

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss O C Parcel Map, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

**Neighborhood Meeting Information:**

1000 (10 a.m.) to 1100, Saturday, 22 April 2023  
3180 Makayla Way

**Project Description:**

This project is located at 3180 Makayla Way, Assessor's Parcel Number 046-042-06. This proposed project is Master Plan Amendment from Rural to Rural Residential (R to RR), Regulatory Zone Amendment from General Rural (1 dwelling unit per 40 ac.) to Medium Density Rural (1 dwelling unit per 5 acres) (GR to MDR). The subject site is approximately 17.65 acres in size and the result would be the potential for the subject site to be divided into three parcels of land.

If you have questions about the meeting or would like to discuss the proposed development project, please contact:  
Art O'Connor, 775-851-7335, [art@oceng.com](mailto:art@oceng.com).

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Roger Pelham, 775.328-3622., [rpelham@washoecounty.gov](mailto:rpelham@washoecounty.gov). To review information about neighborhood meetings, please visit:  
<https://neighborhood-washoe.hub.arcgis.com/>

Bibos Coffee and Doughboys Doughnuts served!



## Ophir Time line

EVENT	DATE	DESCRIPTION	COMMENT
1	10/6/1862	GLO survey by Dyer, Note A	Call for Ophir
2	3/4/1864	Map of Ophir	Var 15°E
3	2/5/1869	Grant to Judge Harris in trust	N1/2 of SW1/4 & S1/2 of NW1/4 Sec. 35
4	6/3/1872	Deed to Douglas, Note B	West boundary is Section Line. Excepting Lots 5 & 6 Block 2 Range 4. Split by undescribed ROW for V & T
5	6/3/1872	Deed to Northrapt, Note C	West boundary is Section Line. Split by undescribed ROW for V & T
6			
7			

### NOTES;

#### A. DRYER SURVEY 7-24-1863

1. 0 Commence at south 34/35 north along section line
2. 8.88 ch. (586.08') Fence running E to W
3. 9.00 ch. (594.00 ') Middle of road running E to W
4. 9.36 ch. (617.76') Yard of fence of Ophir Quartz Mills course E
5. 14.31 ch. (944.46') Line strikes most western building Ophir Mills, 10 ft. from E gable
6. 25.00 ch. (1650.00') Fence on W side Ophir Mills course E to W
7. 35.31 ch. (2330.46') Road course E to W
8. 40.00 ch. (2640.00') Set post
9. 52.69 ch. (3477.54') Fence course E to W
10. 80.00 ch. (5280.00') Set post

11. 0 Commence at north 34/35 east along section line
12. 35.48 ch. (2341.68') Fence W side road. Road course N15°E
13. 36.52 ch. (2410.32') Fence E side road.
14. 40.00 ch. (2640.00') Set post

15. 0 Commence at north 35/35 west along section line
16. 7.72 ch. (509.52') Fence course N25°E
17. 8.00 (528.00') Road course N25°E
18. 9.60 ch. (633.60') Ryan's house on line
19. 34.00 ch. (2244.00') Foot of mountains
20. 40.00 ch. (2640.00') Set stone

- B. Commencing at a point on the west line of said section 35 one quarter of a mile or 20 chains (1320.00') south of the northwest corner of said section 35, thence due south along said west section line to a point in range with the center of what is known as "Second Street" in said Town of Ophir; thence easterly through a line produced through the center of said "Second Street" to a point at the center of the intersection of said "Second Street" with that other street running at right angles therewith and known and called as "C Street" in said Town of Ophir; thence northwardly along the center of said "C Street" to a point in such direct line and direction which is due south of a certain other point which latter is due east from the place of beginning and distant therefrom 31 chains (2046.00'); thence due north to said point which is 31 chains (2046.00') due east from said place of beginning.
- C. Lots 1, 2, 3 & 4 Block 3 Range 2, Lots 1, 2, 3, 4, 5 & 8 Block 2 (Range 2?), Blocks 1, 7, 8 & 9 Range 1, Blocks 7, 8, & 9 Range 2. Also all that piece or parcel of land lying or remaining westerly of said several blocks and parcels of land and bounded on the west by the west line of said section 35 and on the south by the produced line running through the center of "Union Street" and on the north by the produced line running through the center of "Second Street" in said Town.

Township N<sup>o</sup> 17 North

Range N<sup>o</sup> 19 East

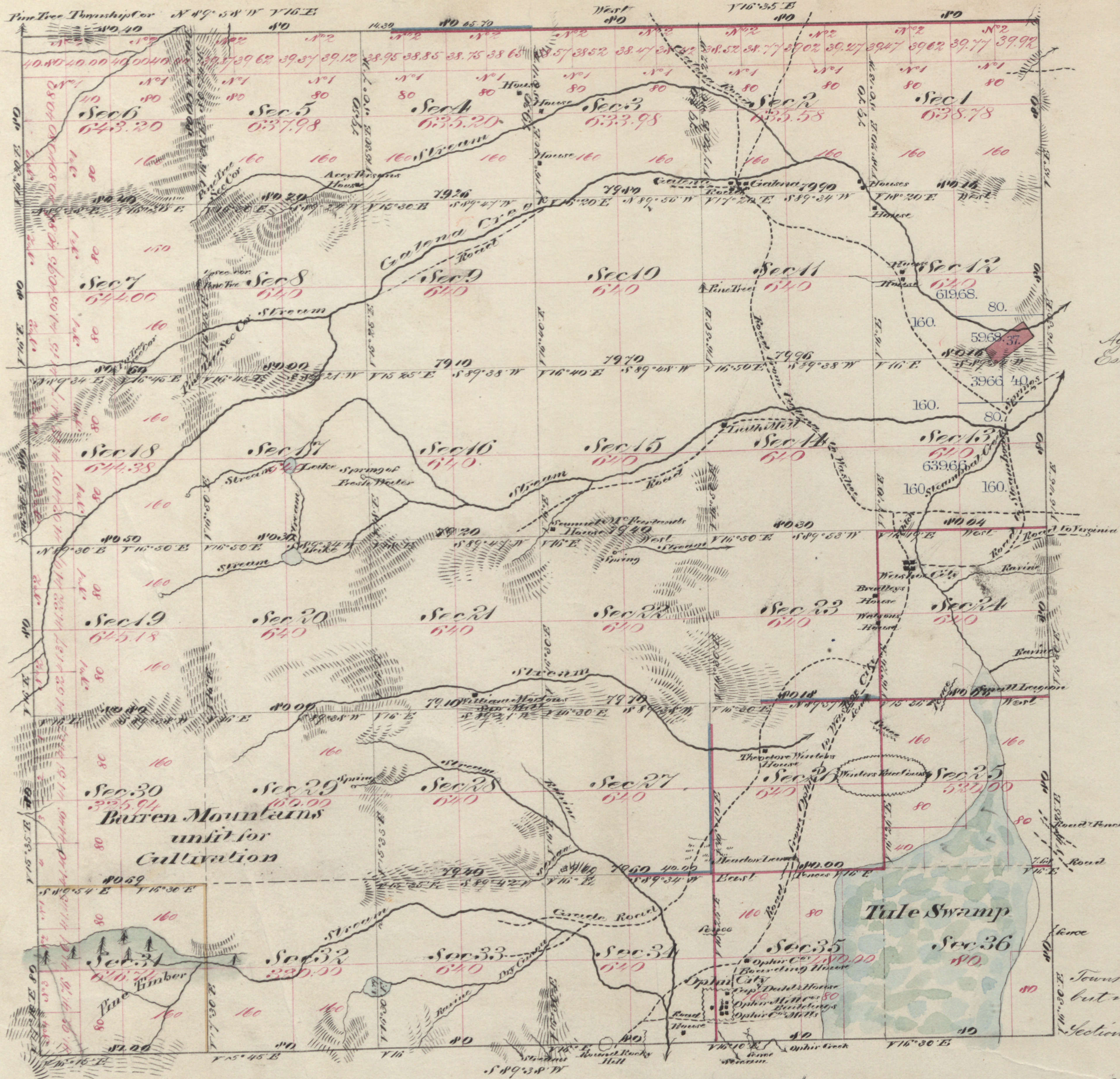
Mount Diablo Meridian

Amended Plat

NOVADA

Red with S. A. Sutter of Co. Cal.

NeJ



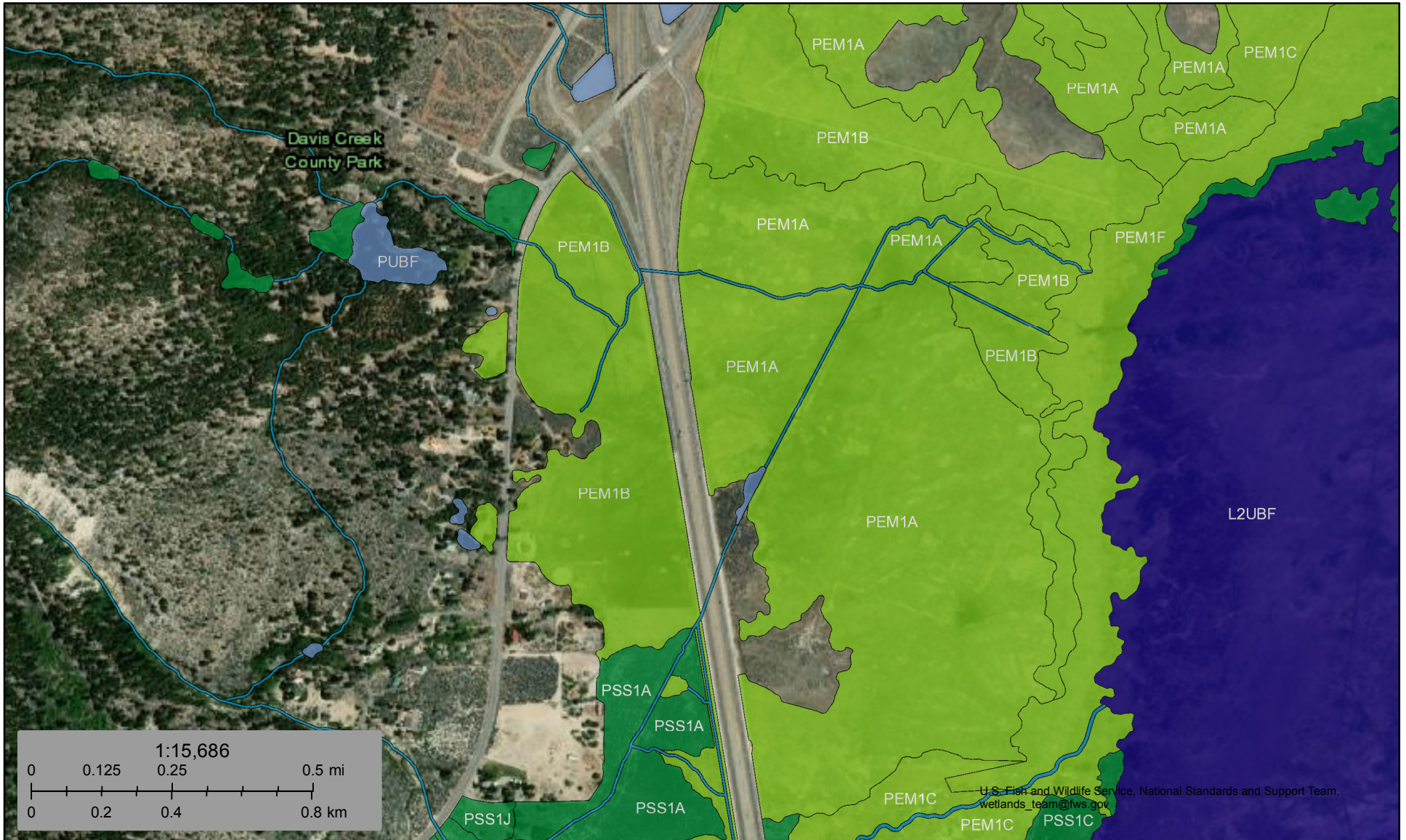
Aggregate area of public land surveyed	21090.96 Acre
Estimated Tule Swamp unsurveyed	840.00
Mountains	1170.00
Aggregate	23050.96

Township and section lines colored blue, as surveyed by Porter C. Becker but not changed  
 Section lines colored yellow by Port Chase (special deposit)

Surveys Designated	By whom made	Date of Contact	Ant. U. Survey	When Surveyed
East and South boundaries of Tp.	J. S. Lemmon	Sept. 14th 1861		1861
Part of North " (red)	E. H. Dyer	Oct. 6th 1862	76 6 1	1863
Rest of Township lines	Porter C. Becker	April 20th 1865	8 54 30	1865
Section lines colored red	E. H. Dyer	Oct. 6th 1862		1863
Rest of section lines	Porter C. Becker	April 20th 1865	45 68 42	July 16th 1865
Section lines colored yellow	Port Chase	Oct. 5th 1870	2 00 69	Oct. 1870


The above Map of township N<sup>o</sup> 17 North Range N<sup>o</sup> 19 East Mount Diablo Meridian is strictly conformable to the field notes of surveys thereof on file in this office which have been examined and approved  
 U. S. Surveyor General's Office  
 Virginia City Nevada  
 December 12<sup>th</sup> 1870.

E. L. Harris  
 U. S. Surveyor General Nev.



May 8, 2023

### Wetlands

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|  | Freshwater Pond                |  |                                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# Regulatory Zoning

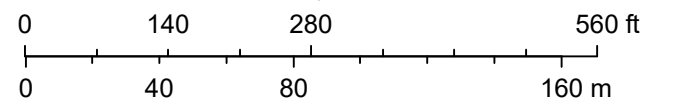


February 5, 2023

## Regulatory Zoning - Tahoe

- |                          |                              |                    |
|--------------------------|------------------------------|--------------------|
| Chateau                  | Incline Villiage Commercial  | <all other values> |
| Crystal Bay              | Incline Villiage Residential |                    |
| Crystal Bay Condominiums | Incline Villiage Tourist     |                    |
| Crystal Bay Tourist      | Lakeview                     |                    |
| East Shore               | Marlette Lake                |                    |
| Fairway                  | Martis Peak                  |                    |
| Incline Meadows          | Mill Creek                   |                    |
| Incline Ski              | Mount Rose                   |                    |
| Incline Villiage #1      | Mt. Shadows                  |                    |
| Incline Villiage #2      | Ponderosa Ranch              |                    |
| Incline Villiage #3      | Stateline Point              |                    |
| Incline Villiage #4      | Tunnel Creek                 |                    |
| Incline Villiage #5      | Tyrolian Village             |                    |
|                          | Wood Creek                   |                    |

1:2,257



Washoe County  
Washoe County GIS  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community