

Dr. Harry C. Fry, D.D.S.

761 Greenbrae Dr.
Sparks, NV 89431
Phone (775)358-1742
Fax (775)358-2968

September 26, 2016

Dear Trevor,

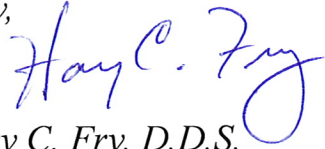
This letter is to clarify a few “foggy” issues in the rezoning and development process of 3 lots comprising 40 acres at the South end of Marango (APN'S 050-571-25, 050-571-25 and 050-571-26).

1.) I have proposed to provide separate General Rural (GR) zoning for approximately five acres of land that is of an existing slope of 30% or steeper. The land that is zoned GR may be included as a portion of the area of individual future parcels. Structures will not be built on the portions of future lots that have an existing slope of 30% or steeper and designated GR.

2.) A ridgeline roughly described in the Washoe County Development Constraints Map crosses the northwest portion of the property. It is my intent to develop the ridgeline area in accordance with the restraints recommended in the South Valleys Area Plan and the Conservation Element and the Land Use and Transportation Element of the Washoe County Master Plan. The current concept is to restrict the height of homes and encourage the use of the earth tones in an effort to allow the homes to blend in with the natural landscape. Homes constructed in the ridgeline area are intended to be constructed in a manner that will shield them from the view of the ridge top located on the property immediately to the north. This can be accomplished by locating the homes just below the crest of the ridgeline. I also propose to plant vegetation along the western side of the ridge

to enhance the aesthetic view.

Sincerely,

A handwritten signature in blue ink that reads "Harry C. Fry". The signature is written in a cursive style with a large, looping "F" at the end.

Dr. Harry C. Fry, D.D.S.

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.

Project Information		Staff Assigned Case No.: <u>RZA16-005</u>	
Project Name: <u>MARANGO RD. rezoning</u>			
Project Description: <u>(3) 13.33 Acre Parcels rezoned to 5 acre parcel size "MDR"</u>			
Project Address: <u>0 MARANGO Rd., Reno, NV. 89521</u>			
Project Area (acres or square feet): <u>40 Acres</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Virginia City Hwy to toll to RAVAZZA to S. End of MARANGO.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>050-571-24</u>	<u>13.13</u>	<u>050-571-26</u>	<u>13.65</u>
<u>050-571-25</u>	<u>13.34</u>		
Section(s)/Township/Range: <u>Portion of the S 1/2 of Section 3, T 17N - R 20E</u>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <u>NONE</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>Harry Fry</u>		Name: <u>Allen Gray</u>	
Address: <u>761 Greenbrae Dr.</u>		Address: <u>130 Vine St.</u>	
<u>SPARKS, NV.</u> Zip: <u>89431</u>		<u>Reno NV</u> Zip: <u>89503</u>	
Phone: <u>775 233-3963</u> Fax: <u>358-2968</u>		Phone: <u>775 329-2911</u> Fax: <u>329-6469</u>	
Email: <u>hef2008@live.com</u>		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: <u>Same</u>		Contact Person: <u>Allen Gray</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Same</u>		Name: <u>NONE</u>	
Address:		Address:	
Zip:	Zip:	Zip:	Zip:
Phone:	Fax:	Phone:	Fax:
Email:	Email:	Email:	Email:
Cell:	Other:	Cell:	Other:
Contact Person: <u>Same</u>		Contact Person:	
For Office Use Only			
Date Received: <u>7/15/16</u> Initial: <u>EK</u>		Planning Area: <u>South Valleys</u>	
County Commission District: <u>2 (Lucy)</u>		Master Plan Designation(s): <u>Rural Res.</u>	
CAB(s): <u>So TM / Washoe Valley</u>		Regulatory Zoning(s): <u>LDR -> MDR</u>	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

1. Please describe the Regulatory Zone amendment request:

To Lower the Acreage Per residence from 10 Acres to 5 Acres, while still staying in the rural zoning. LDR → MDR.

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)?

3 Lots Located at the South End of MARANGO RD. OSO-571-24, 25, 26.
MARANGO IS OFF RAVAZA which is off Toll Rd which is off Virginia City Hwy.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
050-571-24		rural	13.13		5
050-571-25		rural	13.34		5
050-571-26		rural	13.65		5

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDR/GR	BARN
South	LDR/	S.F. Homes
East	LDR/ HDR 0.5	VACANT
West	LDR/HDR	SF Homes

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

Majestic Ranch Estates to the WEST. "LDS"
 Randy Soule to the North - METZ Building ^{SPUR} LDR / GR
 Willamonte Ranch Estates to the S.W. - "LDR"

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

The hill side Exceeding 15% will be Left undisturbed. The Landscaping will be natural Except for cleared 30' Around home and zero-scaped. No minerals or wildLife will be disturbed. Earth tones will blend the homes into Existing colors and topography, No water way to be disturbed.

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

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

There is A creek BED (Seasonal) that will be left undisturbed. There is hillside that faces East and that will be a no buildzone As well.

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

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

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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.)

Yes	<input checked="" type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	52420	acre-feet per year	2.0 x LOTS
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):

AFTER MEETING WITH VAHID Behmaram, it was determined that Adequate water Rights Are Available on the open market. VAHID PUT ME IN touch with a party whom has Agreed to Sell me Adequate water Rights upon Approval of the map.

- 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.

Purchase of ground water on open market from the Holly CLAVELL-Hi trust.

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

a. System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

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

Marango to Ravazza to toll Rd.
to Virginia City Hwy to 580.
2 or 3 lots would Access thru majestic
Ranch Estates OFF OF RAVAZZA. Any
others OFF OF MARANGO.

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	Veterans & STEAM BOAT OR MT. ROSE HWY
b. Health Care Facility	St. Mary's Urgent Care MT. ROSE HWY
c. Elementary School	Brown
d. Middle School	DeDoli
e. High School	DEL MONTE High School
f. Parks	Virginia Foothill Park
g. Library	South Valleys
h. Citifare Bus Stop	South Virginia & Del Monte Ranch Pwy

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 checked="" type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> No
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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 checked="" type="checkbox"/> No
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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 checked="" 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 checked="" type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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.)

According to Community development my request stays within the Area plan for development and is rural zoning now and will continue to be a rural zoning afterwards. This does fall within the hill side ordinance but none of the homes will be built on areas that exceed 15% grade. There is great access off the end of Marango with very little slope. There is also plenty of reasonably flat land to build on while respecting the slopes and not building in these areas. The adjoining land to the N.W. has 2 1/2 acre parcels so these lots will be no less than 5 acres and probably 8 acres in size. Some open space zoning was considered but proved to make the project very difficult to map.

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

Washoe County Treasurer
 Tammi Davis

Account Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
05057125	Active	5/14/2016 2:10:20 AM
Current Owner: FRY, HARRY C 761 GREENBRAE DR SPARKS, NV 89431		SITUS: 0 MARANGO RD WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 3 Lot 2 Block		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,360.88	\$1,374.49	\$0.00	\$0.00	\$0.00
2014	\$1,360.88	\$1,360.88	\$0.00	\$0.00	\$0.00
Total:					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

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



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

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

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
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ph (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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Washoe County Parcel Information

Parcel ID 05057126	Status Active	Last Update 5/14/2016 2:10:20 AM
Current Owner: FRY, HARRY C 761 GREENBRAE DR SPARKS, NV 89431		SITUS: 0 MARANGO RD WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 3 Lot 3 Block		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,360.88	\$1,374.49	\$0.00	\$0.00	\$0.00
2014	\$1,360.88	\$1,360.88	\$0.00	\$0.00	\$0.00
Total:					\$0.00

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Pay Online

No payment due for this account.

\$0.00

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

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



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Washoe County Treasurer
Tammi Davis

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Washoe County Parcel Information

Parcel ID	Status	Last Update
05057124	Active	5/14/2016 2:10:20 AM
Current Owner: FRY, HARRY C		SITUS: 0 MARANGO RD WASHOE COUNTY NV
761 GREENBRAE DR SPARKS, NV 89431		
Taxing District 4000	Geo CD:	
Legal Description		
Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 3 Lot 1 Block		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,360.88	\$1,374.49	\$0.00	\$0.00	\$0.00
2014	\$1,360.88	\$1,360.88	\$0.00	\$0.00	\$0.00
Total:					\$0.00

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\$0.00

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WASHOE COUNTY TREASURER

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

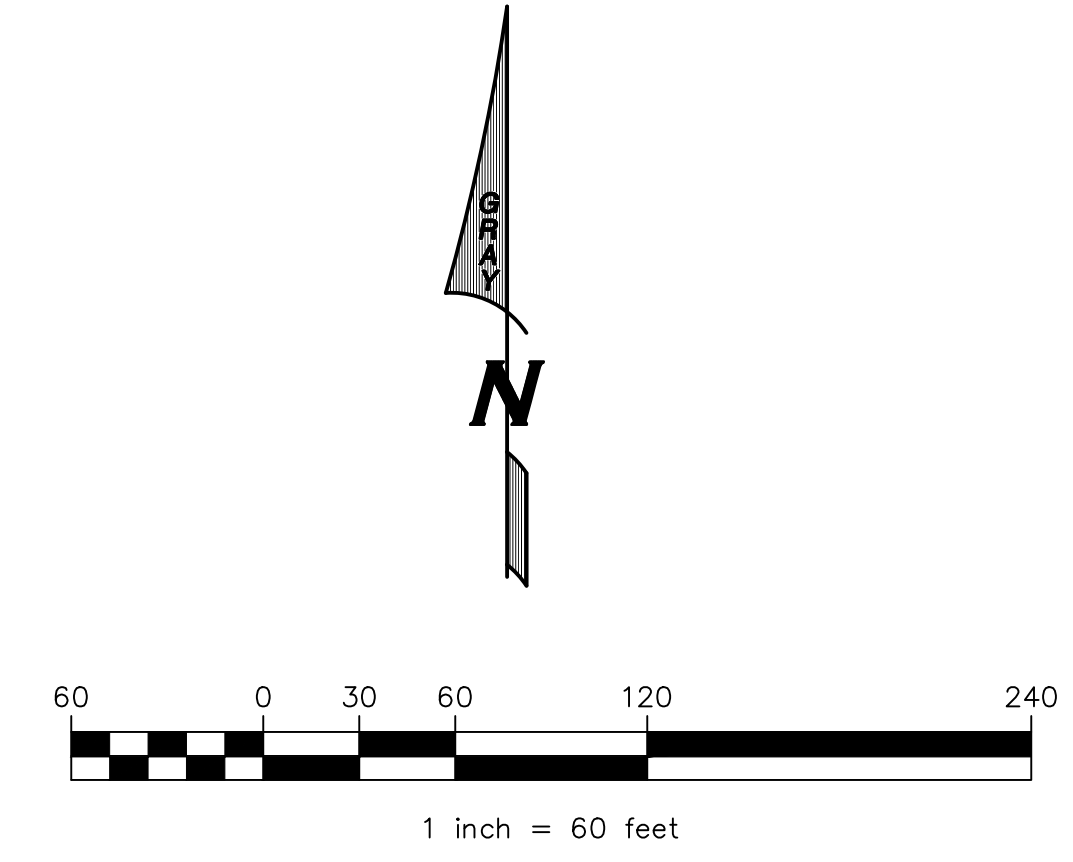
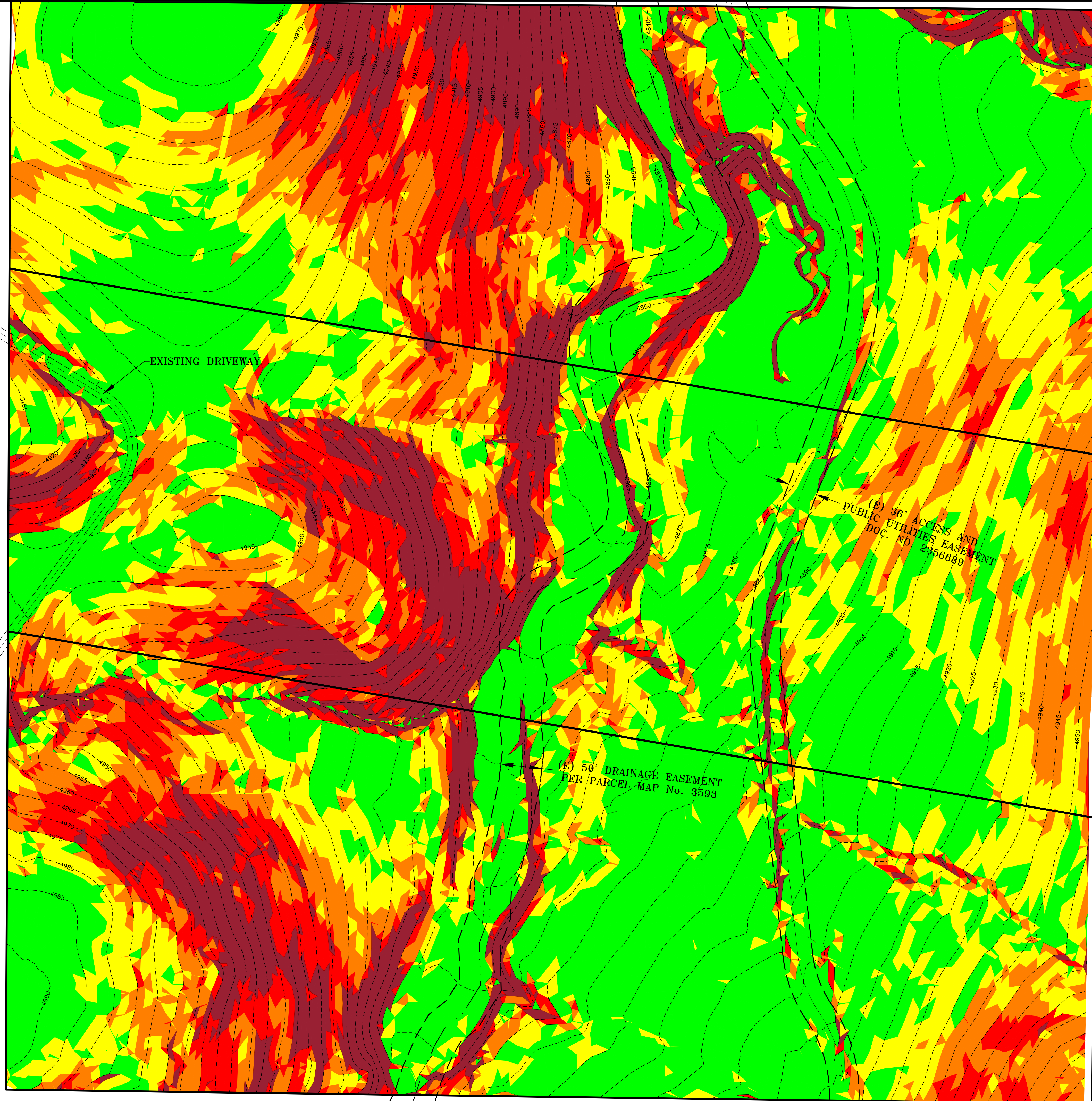
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1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



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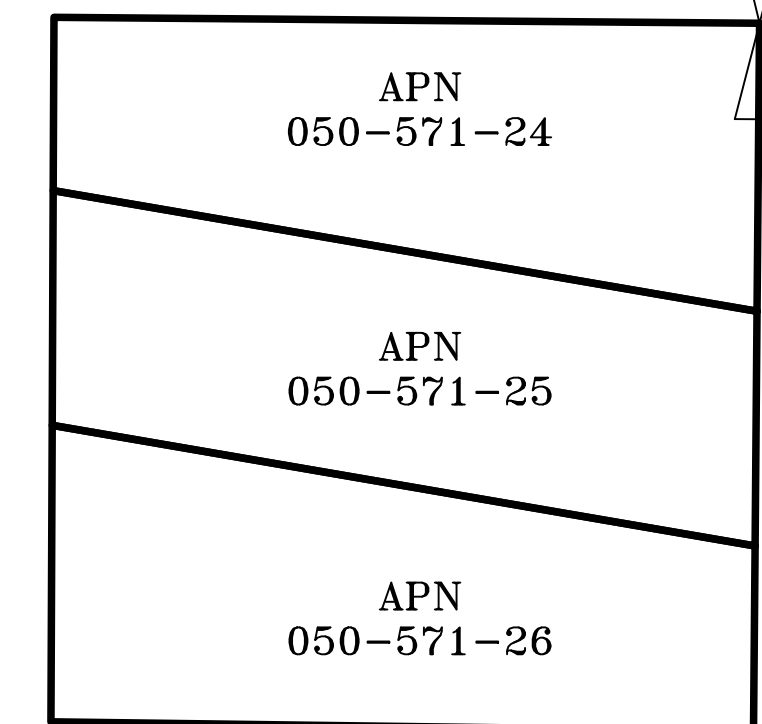
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

File: C:\Users\jag\Documents\Projects\2015\100000-Slope_Analysis\Map-Drawing\Layout_Slope.rvt
 Date: 10/5/16 10:55:00 AM
 User: jag

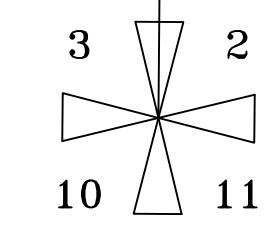


SLOPE RANGE LEGEND					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA	PERCENT OF TOTAL AREA
1	0%	15%	Green	16.45 AC	41.00%
2	15%	20%	Yellow	8.73 AC	21.76%
3	20%	25%	Orange	6.00 AC	14.96%
4	25%	30%	Red	3.93 AC	9.80%
5	30%	-	Dark Red	5.01 AC	12.49%

TOTAL AREA = 40.12 AC



MAP LEGEND
 POR. SEC. 3, T. 17 N., R. 20 E., M.D.M.
 (N.T.S.)



FRY 40 ACRES
SLOPE ANALYSIS MAP

WASHOE COUNTY - NEVADA

DATE	REVISIONS	BY

CLIENT No.: B068
 JOB No.: 16066
 DRAWN BY: ECT
 CHECKED BY:

DATE: 10-5-16
 SHEET No.
SL1
 OF TWO

