



Planning Commission Staff Report

Meeting Date: February 6, 2018

Agenda Item: 8F

STAFF REPORT CASE NUMBER: WRZA17-0006

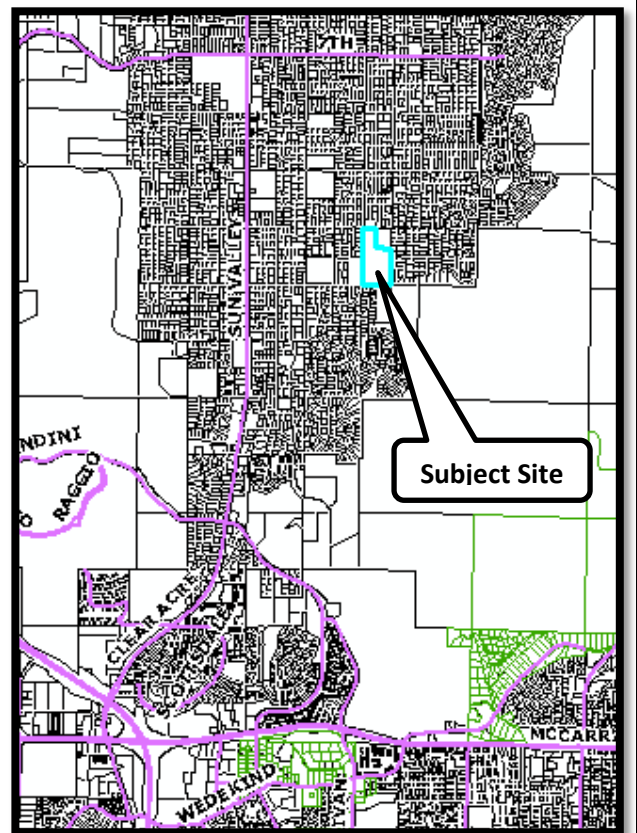
BRIEF SUMMARY OF REQUEST: Amendment to the Sun Valley Regulatory Zone Map, changing the Regulatory Zone from MDS to HDS on a ±15.33-acre parcel located at 550 East 4th Avenue.

STAFF PLANNER: Planner's Name: Julee Olander
 Phone Number: 775.328.3627
 E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion by the Washoe County Planning Commission to amend the Sun Valley Regulatory Zone Map, changing the Regulatory Zone from Medium Density Suburban (MDS- 3units per acre) to High Density Suburban (HDS- 7 units per acre) on a ±15.33-acre parcel located at 550 East 4th Avenue at the southwest corner of East 4th Avenue and Lupin Drive in Sun Valley

- ◆ Applicant/Owner Landbank Development Co. LLC
- ◆ Location: 550 East 4th Ave.
- ◆ APN: 085-122-03
- ◆ Parcel Size: ±15.33
- ◆ Master Plan: Suburban Residential
- ◆ Regulatory Zone: Medium Density Suburban(MDS)
- ◆ Area Plan: Sun Valley
- ◆ CAB: Sun Valley
- ◆ Dev Code: Article 821-Amendment of Regulatory Zone
- ◆ Comm. District: 3 – Commissioner Jung
- ◆ Sec/Town/Range: Section 20, T20N, R20E, MDM, Washoe County, NV



STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the Regulatory Zone Amendment Case Number WRZA17-0006 for Landbank Development Company LLC, having made all six findings in accordance with Washoe County Code Section 110.821.15(d).

(Motion with Findings on Page 15)

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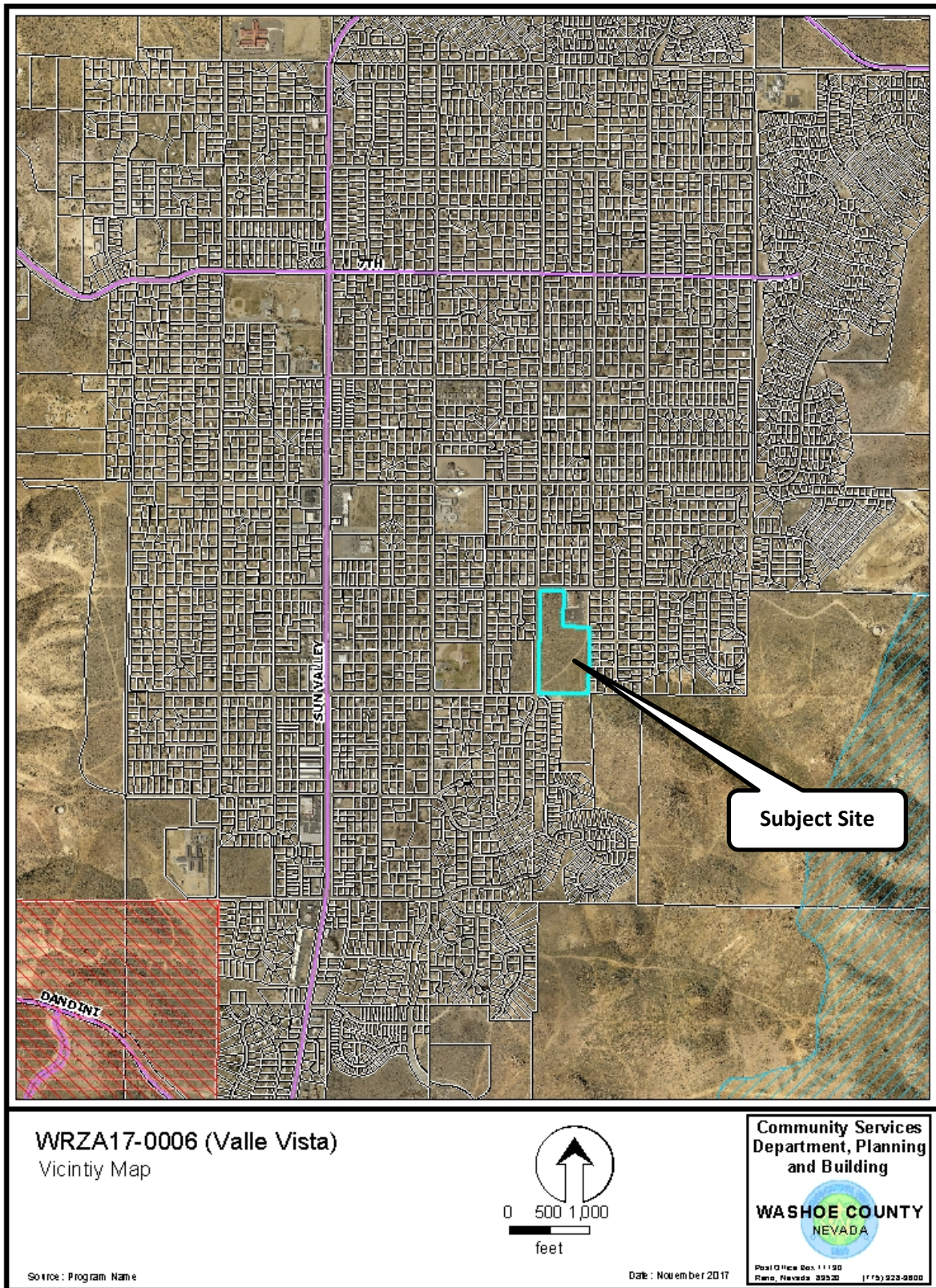
Regulatory Zone Amendment Resolution Exhibit A

SB11-004 Staff Report and Action Order..... Exhibit B

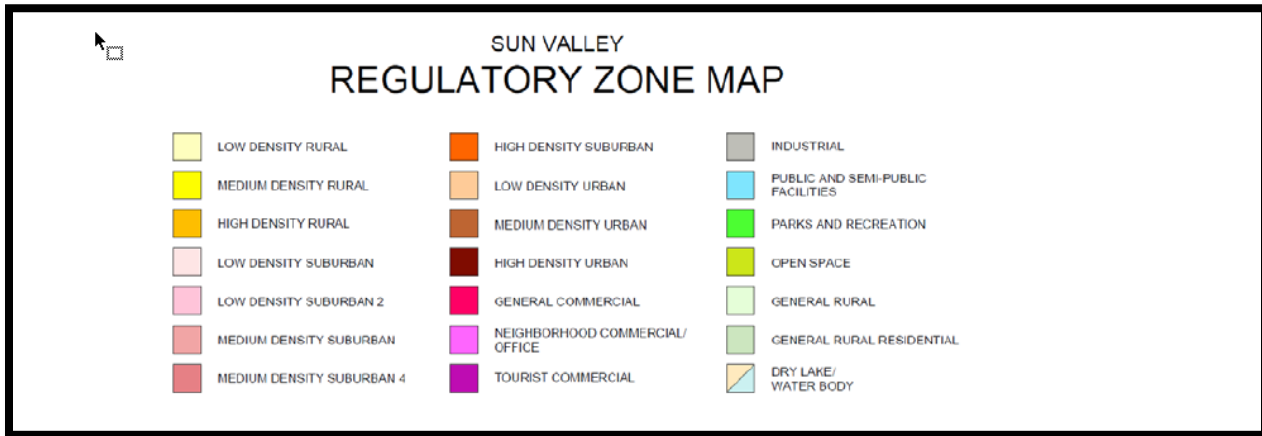
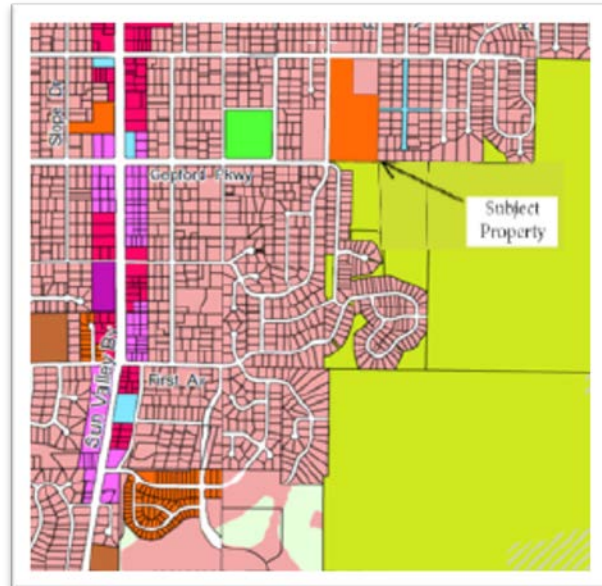
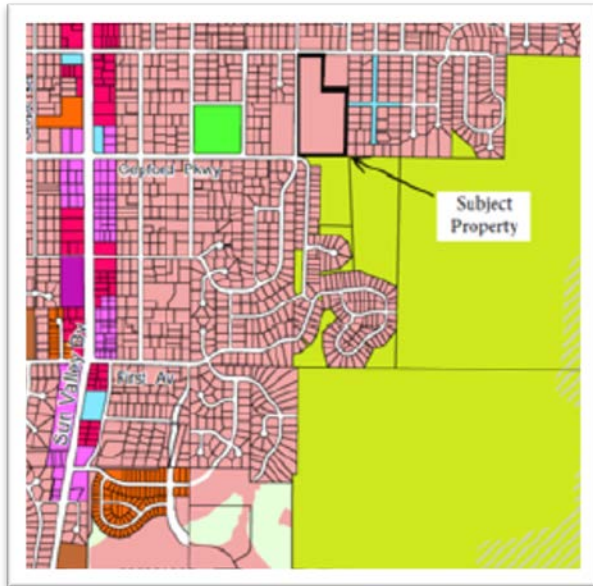
Project Application..... Exhibit C

Public Noticing Map Exhibit D

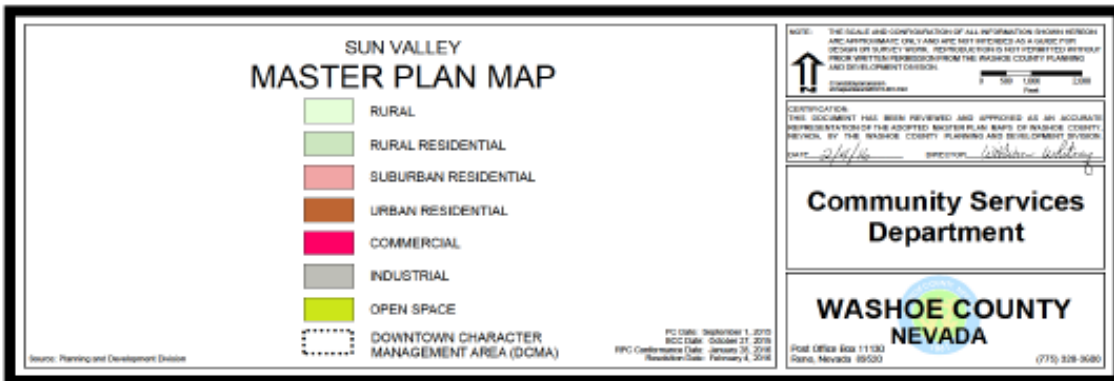
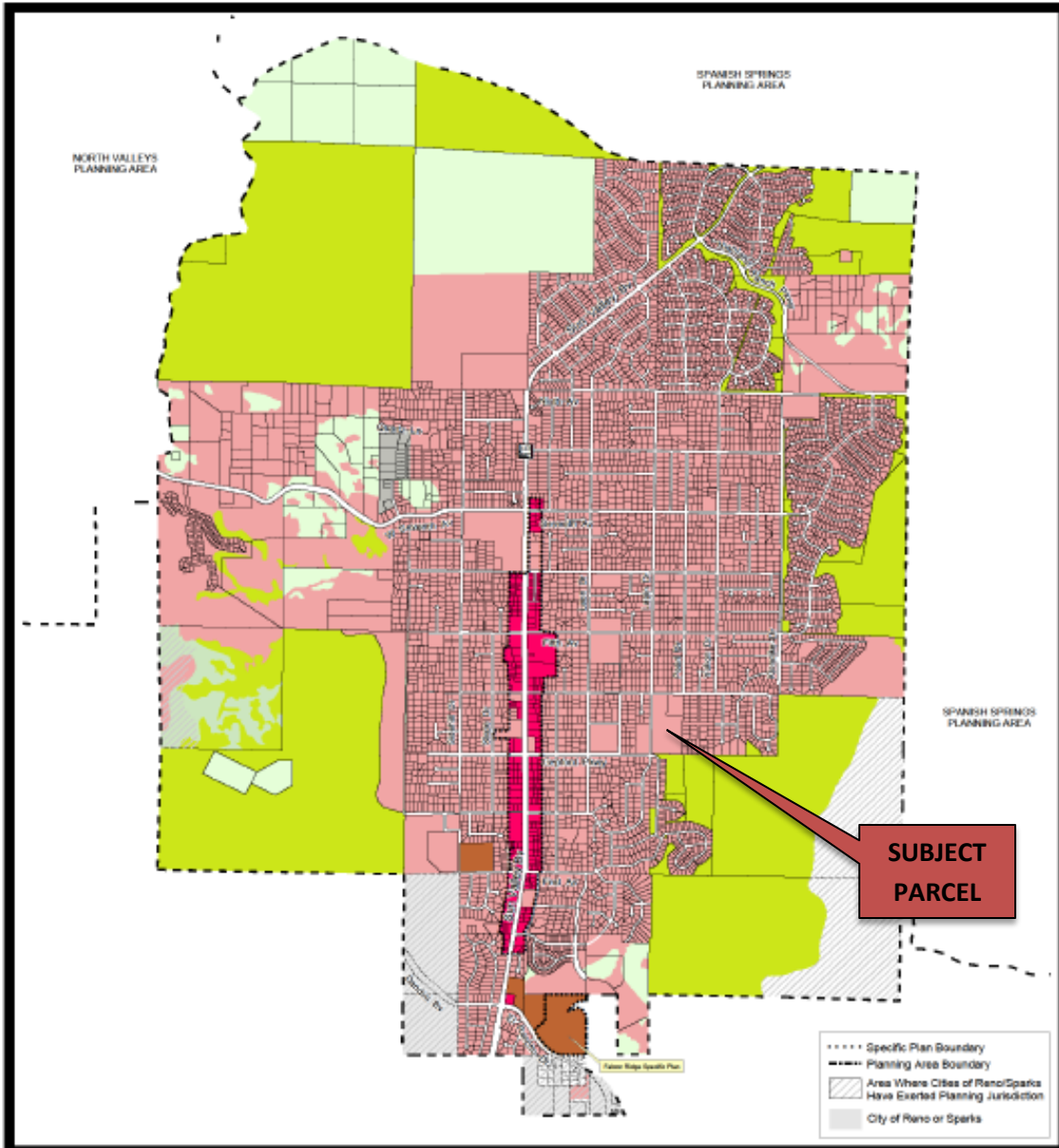
Agency Comments..... Exhibit E



Vicinity Map



Existing and Proposed Regulatory Zone Maps



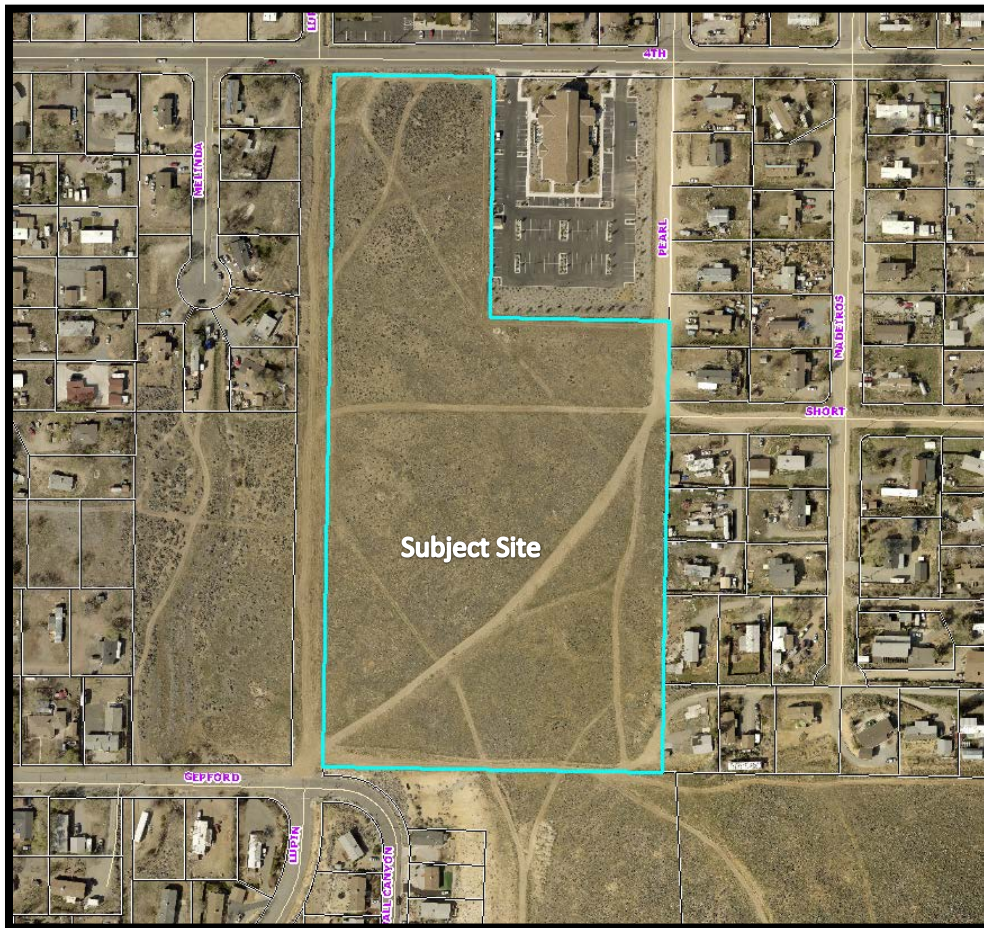
Existing Master Plan Map

Background

The subject parcel (APN: 085-122-03) is located in the Sun Valley Area Plan and within the Sun Valley Suburban Character Management Area. A Special Use Permit (SUP) SB11-004 (See Exhibit B) was approved on October 6, 2011 to establish a 75-unit gated manufactured home park with private streets and a common area at the site. The Washoe County Development Code 110.314.20(a) requires a minimum of 4,000 square feet for manufactured home park space area, allowing the manufactured home park to develop 75 park spaces on the 15.33 acre site. Two phases were planned for this development, with the first phase of 42 units/spaces to be completed within 8 years and the second phase of 33 units/spaces to be completed 4 years thereafter. However, the manufactured home park was not developed and the property has remained vacant.

Current Conditions & Compatible Land Uses

The subject property is currently undeveloped and relatively flat (see aerial photo below). A small portion of the northwest corner of the parcel is identified in the Federal Emergency Management Agency (FEMA) 100 year floodplain. The neighboring parcels to the north, east and west have a regulatory zone of Medium Density Suburban (MDS) and the ±8.35-acre parcel to the south has a regulatory zone of Open Space (OS). There is a church on the neighboring property to the northeast and another church across the street to the north on E 4th Avenue. Surrounding on the west and east sides are single family residences. The property to the south is vacant.



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

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
High Density Suburban (HDS)	Medium Density Suburban (MDS) (located to the west, east and north)	High
	Open Space (OS) (located to the south)	High

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



Looking south at the site



Looking north at the site



Looking west at the site



Looking east at the site

Change of Conditions

The applicant is proposing to change the regulatory zone from MDS to HDS on the 15.53 acres site, however the site will be developed similar to the previous approved permit SB11-004 (Exhibit B). The site will be built as a gated subdivision with 75 manufactured homes, but on individual “for-sale” lots. The HDS zoning allows 7 detached dwelling units per acre, which will allow for 75 lots and the density on the site will not be intensified, as previously approved by SB11-004. The applicant indicates that the density will be 4.89 dwelling units per acre and this will meet the Truckee Meadows Regional Planning Agency (TMPRA) requirement of 5 dwelling units per acre for single family detached residential in unincorporated Washoe County. The applicant also, provided the following information in support of the regulatory zone change and “for-sale” lots:

1. It is easier for a home owner to obtain a mortgage for a real property land and home through a conventional, FHA or VA loan rather than through a personal property (chattel) mortgage as there are many more lenders available to provide the conventional, FHA or VA loans.
2. The cost in interest associated with a conventional, FHA or VA loan are substantially less for the home owner as opposed to a chattel mortgage, which gets to the issue of overall affordability. Affordability has been a significant issue in northwestern Nevada with the well-documented industrial growth in the region.
3. The down payment requirement for a conventional, FHA or VA loan is typically substantially lower than is the case with a chattel mortgage. For example, FHA loans can require as little as 3% of the total purchase price for down payment and VA loans can require 0% while chattel mortgages require a minimum of 10% and often require 20-30% as a down payment. This has a huge impact on affordability.

Modifying the regulatory zoning to HDS will allow for the development of the 75-home sites on individual lots as was previously approved. Standard setbacks for the HDS regulatory zone are 20

feet to the front and rear of the property and 5 feet on the lot sides. However, the applicant is proposing to subsequently submit a common open space development tentative map application. And the layout of lots, streets and common area are to be similar to the previously approved plan.

Consistency with Master Plan and Regulatory Zone Map

Regulatory Zone Amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The proposed amendment to HDS is a suburban residential zone which is consistent with the adopted Suburban Residential (SR) master plan category for the property. The following Master Plan policies and programs are applicable to the proposed amendment requests.

LAND USE AND TRANSPORTATION ELEMENT – Volume One of the Washoe County Master Plan

Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

Policy LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

Staff Comment (Policy LUT.3.1): The subject property is within the Suburban Character Management Area (SCMA) of the Sun Valley Area Plan, which has been identified as the area for residential growth.

HOUSING ELEMENT – Volume One of the Washoe County Master Plan

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Staff Comment (Policy 1.1): The proposed zoning of HDS will increase the density and the availability of affordable housing.

Policy 1.2: Evaluate the role of manufactured and mobile homes as an affordable housing option in the unincorporated County.

Staff Comment (Policy 1.2): The zone change will allow for the site to be developed as previously approved with manufactured homes and will increase the availability of affordable housing in the County.

Policy 1.5: Encourage development at higher densities where appropriate.

Staff Comment (Policy 1.5): The proposed zoning of HDS will increase the density on the site.

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment (Policy 7.4): The HDS zoning will allow for the property to be developed as previously approved with 75 residential units. However, the development will be a single family development instead of a manufactured

home park, which will enable home owners to purchase the residence and the property.

Sun Valley Area Plan

Regulatory Zone Amendments are required to be reviewed for compliance with applicable goals and policies of the Sun Valley Area Plan, which is a part of the Washoe County Master Plan. The proposed Regulatory Zone Amendment is in keeping with the Sun Valley Area Plan, which promotes a “range of low, medium and high density housing opportunities”. The property is located within the Suburban Character Management Area (SCMA) which is the designated growth area in the Sun Valley Planning Area according to the Sun Valley character statement. The following Master Plan policies and programs are applicable to the proposed amendment requests.

SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

Staff (Policy SUN.1.3): HDS is specifically identified as allowed regulatory zone within the Suburban Character Management Area of Sun Valley.

SUN.2.7 The Nevada Department of Transportation, Regional Transportation Commission and Washoe County shall jointly seek funding to construct sidewalks or paved paths along both sides of Sun Valley Boulevard and main streets such as: 4th, 5th, 6th and 7th Avenues when the safety of pedestrians and children walking to and from schools requires such facilities.

Staff Comments (Policy SUN.2.7): The development of the site will require sidewalk improvements along E. 4th Avenue, adjacent to the property.

SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

Staff Comment (Policy SUN.10.1): The development of the site will require connection to community water service as provided by the Sun Valley General Improvement District (SVGID).

SUN.12.1 Whenever applicable, all development within the Sun Valley Suburban Character

Management Area and the Downtown Character Management Area will connect to a community sewer service.

Applicant Comment (Policy SUN.12.1): The development of the site will require connection to community sewer service as provided by the Sun Valley General Improvement District (SVGID)..

Development Suitability within the Sun Valley Area Plan

According to the development suitability map in the Sun Valley Area Plan, the property is identified as most suitable for development with the exception of a small area in the northwest corner identified as "100-year flood hazard".

Availability of Facilities

It is not anticipated that the proposed density increase will adversely affect any of the infrastructure facilities or services. The Sun Valley General Improvement District (GID) will provide the water and sewer service to the site. The Sun Valley Park is approximately 1/8 mile from the site. The Sun Valley Elementary school is approximately 1/5 mile; Sparks Middle School and Hug High School are the upper level schools which the property is zoned. There are plans for a new middle school in Sun Valley area and also plans for a future high school in the area. There are multiple churches in the area and the Regional Transportation Commission (RTC) bus stop is ¼ mile from the site. The applicant reviewed traffic/access and found that the traffic estimates fell below the 80-peak hour rate and did not prompt a traffic study. The Truckee Meadows Fire Station¹⁵ is approximately 1.6 miles from the site. The applicant provided further information on facilities in the area in the application. (See Exhibit C, page 4).

Sun Valley Citizen Advisory Board (CAB)

The proposed amendment was submitted to the Sun Valley Citizen Advisory Board (CAB) and is scheduled to be discussed at the upcoming February 5, 2018 meeting. Staff will provide a summary of the CAB meeting at the Planning Commission meeting on February 6, 2018.

Public Comment

Staff received two phone calls from residents who had been noticed; the residents asked questions about the regulatory zone amendment and the implications of the request. No other calls and no written comments have been received about the request.

Public Notice

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

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

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

be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 221 property owners within 750 feet of the subject parcel were noticed by mail not less than 10 days before today's public hearing. (See Exhibit D)

Agency Comments

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

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Traffic
 - Parks and Open Space
 - Planning and Building
- Washoe County Health District
 - Environmental Health Services
 - Air Quality
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Sun Valley General Improvement District
- NV Energy
- Washoe-Storey Conservation District

Comments were received from:

- Sun Valley General Improvement District (GID) provided comments related to water and waste water compliance with Sun Valley GID regulations and policies (Exhibit E).

Contact: Jon Combs, 775.673.2253, jcombs@svgid.com

The Washoe County Health District reviewed the application and indicated they had no comments or conditions of approval.

Staff Comment on Required Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

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

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

Staff Comment: The proposed amendment creates a regulatory zone that is compatible with adjacent regulatory zones and existing uses. The proposed amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not result in a conflict with the public's 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.

Staff Comment: This proposal supports growth within the TMSA and the Sun Valley Suburban Character Management Area (SCMA), the planned growth area for the Sun Valley.

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.

Staff Comment: Sun Valley General Improvement District (GID) is the service providers for community water and sewer in this area. There is currently adequate water and sewer capacity available for the maximum allowed density on the property if the request is approved. Truckee Meadows Fire Protection District is the fire protection service provider.

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.

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

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.

Staff Comment: The proposed amendment will further implement the desired pattern of growth, particularly as stated in the Sun Valley Area Plan Character Statement (SCMA), which is designated the SCMA as a growth area with residential densities.

Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the proposed amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

- (1) Recommend adoption of an amendment to the Sun Valley Regulatory Zone Map, changing the regulatory zone from Medium Density Suburban (MDS) to High Density Suburban (HDS) on a 15.33-acre parcel (APN: 085-122-03);
- (2) Approve a resolution adopting an amendment to the Sun Valley Regulatory Zone Map; and

- (3) Direct staff to forward the amendment to the Board of County Commissioners. These approvals include administrative changes with a revised map series including an updated parcel base and updated applicable text.
- (4) Authorize the Chair to sign Resolution Number 18-04 on behalf of the Planning Commission.

Possible Motion for Regulatory Zone Amendment

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of the proposed Regulatory Zone Amendment Case Number WRZA17-0006 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA17-0006 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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

Appeal Process

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

xc: Applicant:/Property Owner: Landbank Development Company Co LLC, 1227 Baring Blvd., Sparks, NV 89434

Consultant: CFA, David Snelgrove, 1150 Corporate Blvd., Reno, NV 89502



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA17-0006 AND THE AMENDED SUN VALLEY AREA PLAN REGULATORY ZONE MAP

Resolution Number 18-04

Whereas Regulatory Zone Amendment Case Number WRZA17-0006, came before the Washoe County Planning Commission for a duly noticed public hearing on February 6, 2018; and

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

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

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

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

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0006 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on February 6, 2018.

WASHOE COUNTY PLANNING COMMISSION

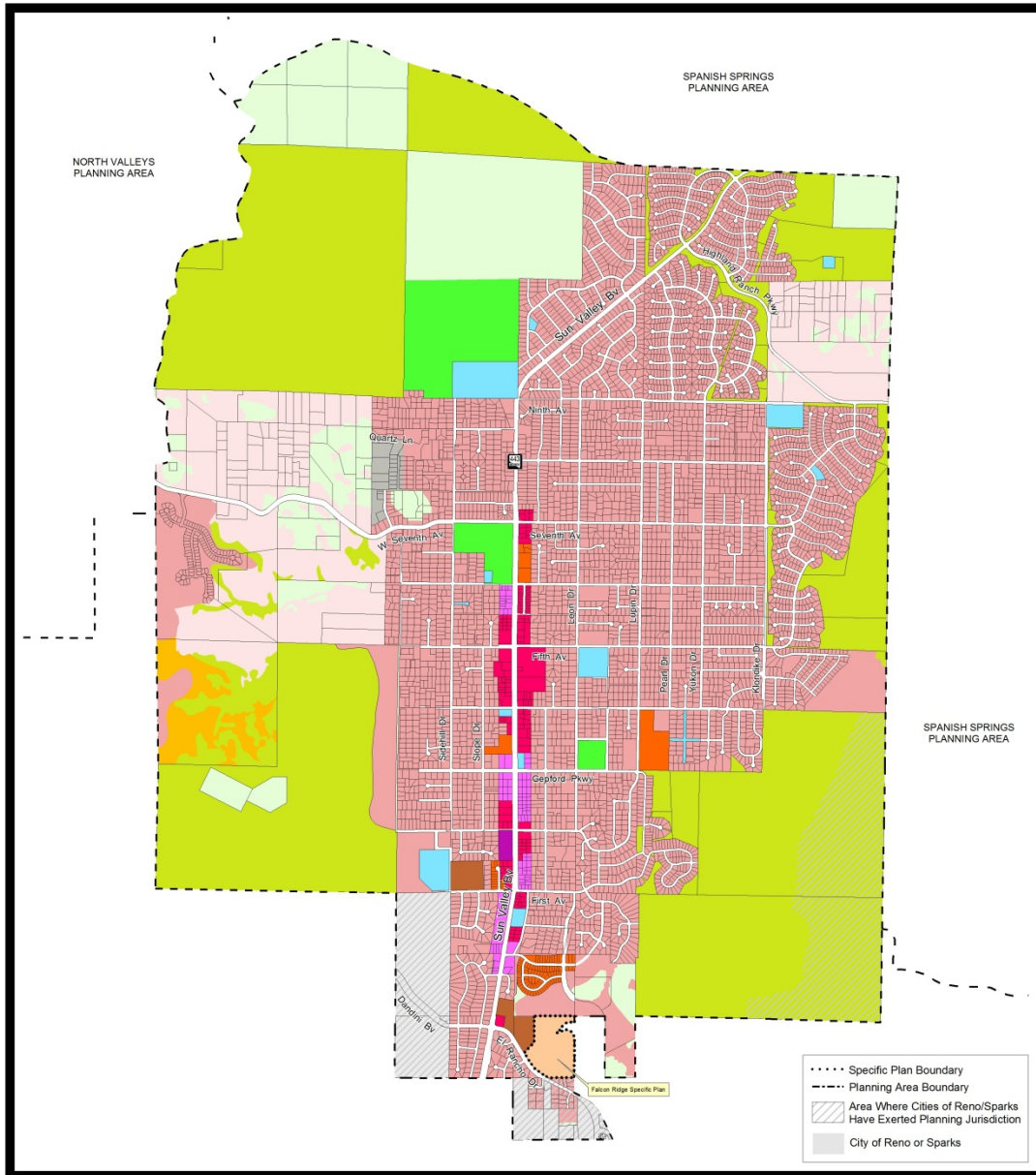
ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map

Exhibit A, WRZA17-0006



SUN VALLEY REGULATORY ZONE MAP

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SOURCE: Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

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

DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

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



Board of Adjustment Staff Report

Meeting Date: October 6, 2011

Subject: Special Use Permit Case No: SB11-004

Applicant(s): Landbank Development Co., LLC

Agenda Item No. 11A

Project Summary: To establish a gated manufactured home park with private streets, consisting of 75 units

Recommendation: Approval with Conditions

Prepared by: Sandra Monsalve, AICP, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3608
E-Mail: smonsalve@washoecounty.us

Project Description: Special Use Permit Case No. SB11-004 for Landbank Development Co., LLC - To develop a gated Manufactured Home Park on private streets, consisting of 75 units on ±15.33 acres in Sun Valley.

- Location: 550 East 4th Avenue, Sun Valley
- Assessor's Parcel Number: 085-122-03
- Parcel Size: 15.33
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 5 – Commissioner Weber
- Development Code: Authorized in Article: Article 302, Table 110.302.05.1
"Residential Use Types," and Article 314,
"Manufactured Home Parks"
- TMSA: Within the Truckee Meadows Services Area and the Sun Valley General Improvement District (SVGID).
- Area of Interest: Within the Cities' of Reno and Sparks Area of Interests
- Section/Township/Range: Within Section 20, T20N, R20E, MDM
Washoe County, NV

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Site Suitability Page 16

Exhibits Contents

Conditions of Approval..... Exhibit A

Site Plan Exhibit B

Landscaping Exhibit C

Agency Comments and Correspondence..... Exhibit D

Citizen Advisory Board Minutes Exhibit E

Board of Adjustment Meeting Minutes August 4, 2011 Exhibit F

Project Application

The project application may be reviewed in its entirety on the Washoe County website at http://www.washoecounty.us/comdev/da/da_index.htm

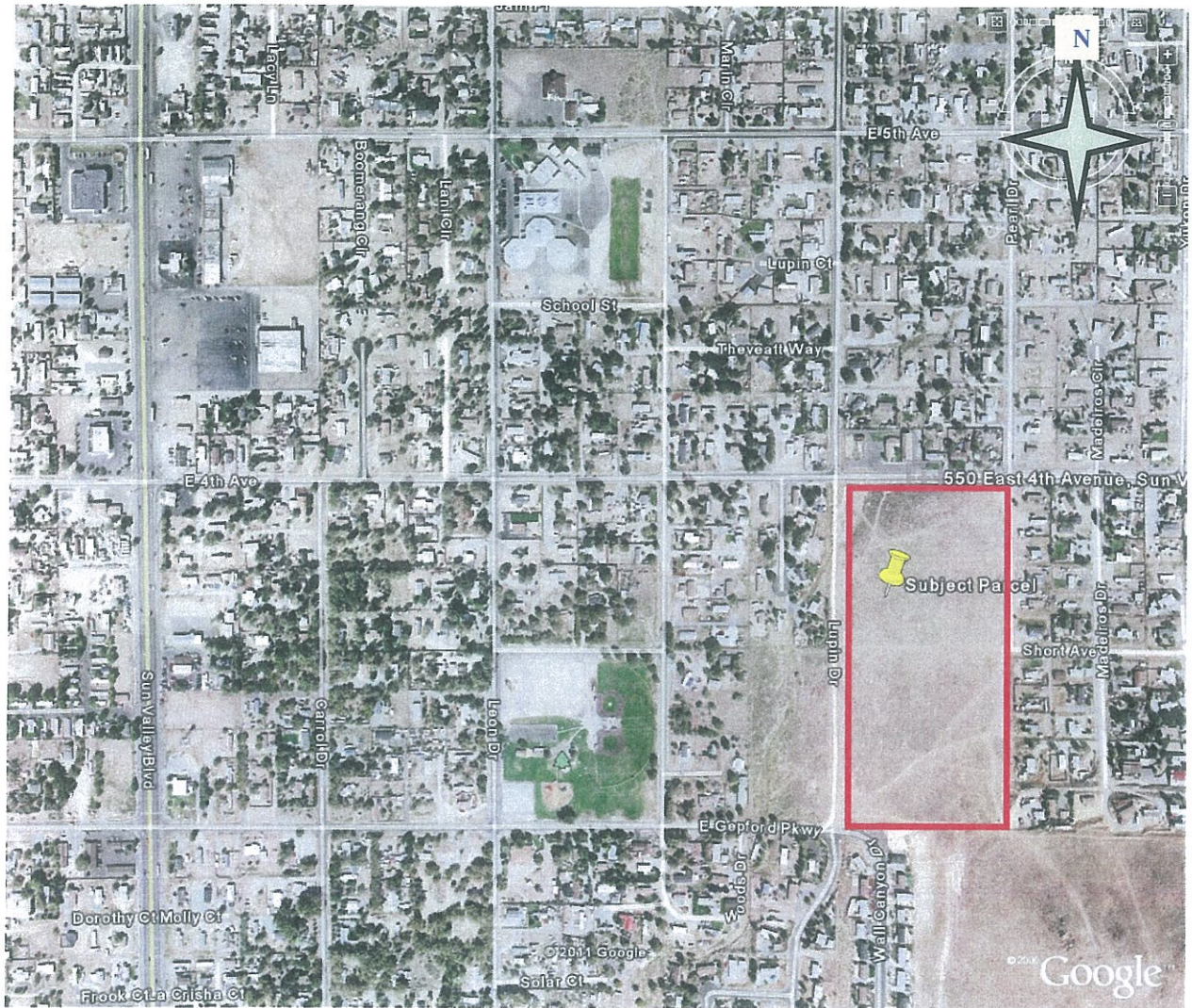
Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

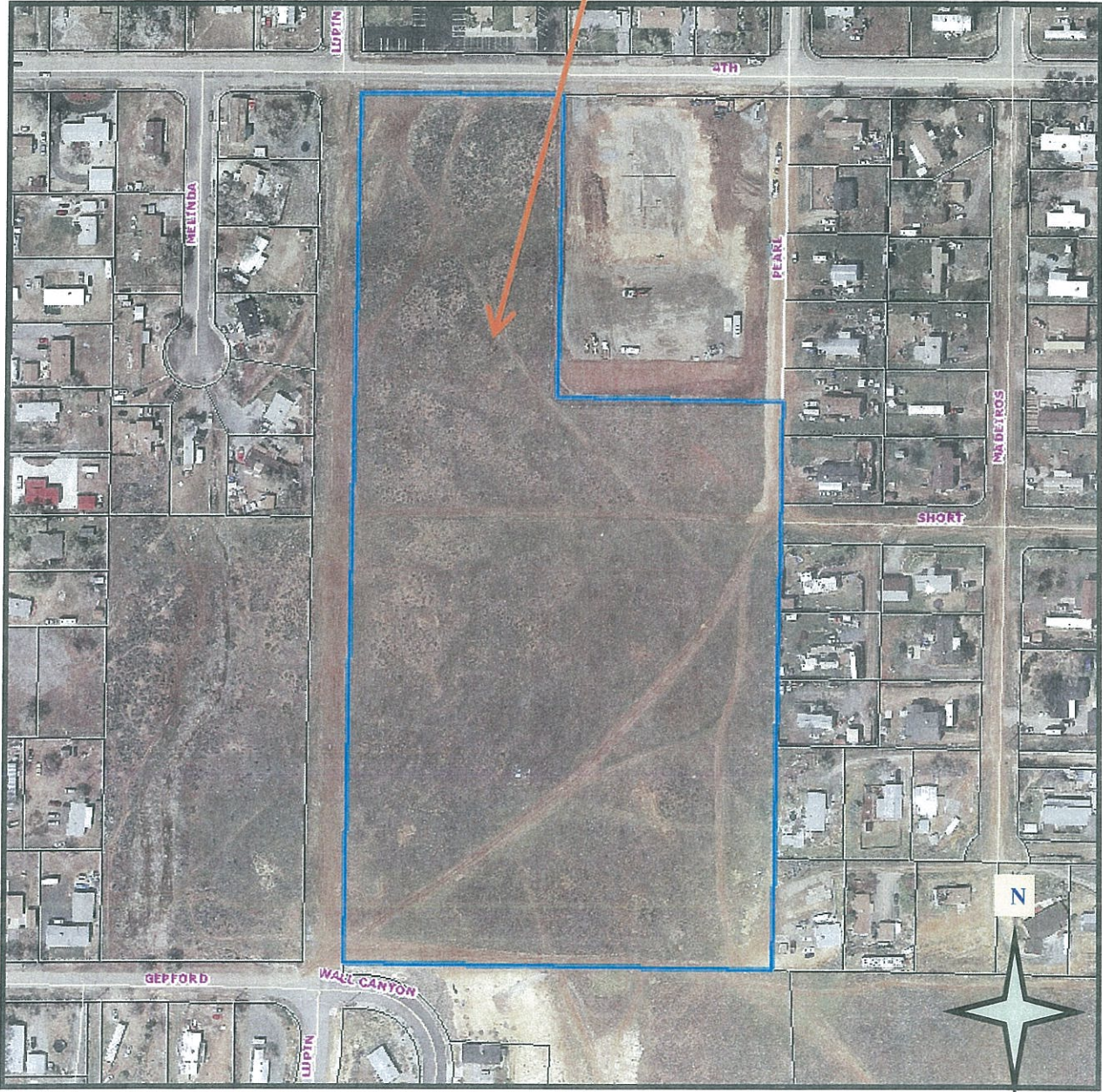
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as operational conditions. These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case No. SB11-004 are attached to this staff report and will be included with the Action Order.

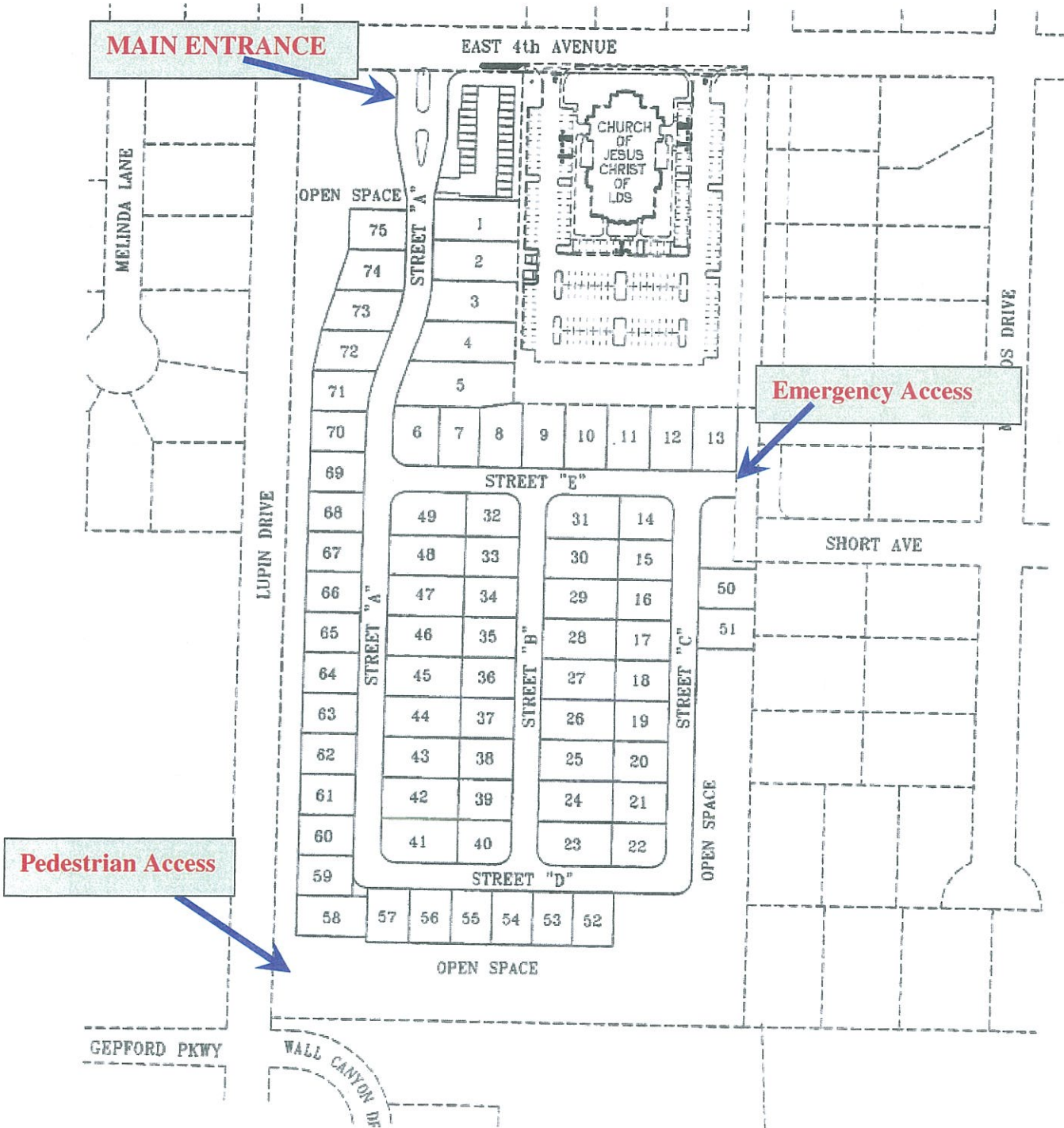
Vicinity Map



Subject Parcel



Site Layout



Project Evaluation

Board of Adjustment Meeting, August 4, 2011:

This is a continuance from the August 4, 2011 Board of Adjustment meeting, where the Board and the public requested the applicant do further research to address the comments/issues/concerns raised at the meeting for this development. Staff has received a phone call and email correspondence from the applicant indicating that they chose not to re-visit with the Sun Valley CAB in September, and would rather address the issues at the October 6, 2011 meeting. Specific items of concern heard at the August meeting were:

- Drainage – on-site and off-site
- Traffic/Pedestrian Access
- Road improvements (sidewalks)
- Visual impacts
- Storage area location

Project Summary:

Board of Adjustment Meeting, October 6, 2011:

This is a proposal to develop Valle Vista, a 75-unit gated, manufactured home park with private streets and common area. The minimum required manufactured unit space (per Article 314, "Manufactured Home Parks" of the Washoe County Development Code) will be 4,000 square feet, in addition to ±4.35 acres of common area. The development will be located on one (1) parcel totaling approximately 15.33 acres, located approximately ½ mile east of Sun Valley Boulevard, at the southeast corner of 4th and Lupin. Within the special use permit application, it states the manufactured home park is anticipated to be constructed over 4 phases, beginning within 6 years, after the site improvements are completed. However, per a telephone conversation, the applicant's representative has agreed to condense this into two phases, with the first phase being completed within 8 years (42 units/spaces), and the second phase (33 units/spaces) to be completed 4 years thereafter.

It is also anticipated that the manufactured home park will have a Homeowners Association (HOA) for the ongoing maintenance of the grounds including the required landscaping. In addition, the applicant intends to have Covenants, Conditions, and Restrictions (CC&Rs) recorded with the County Recorder's Office. The manufactured home park will be serviced by community water and sewer provided by Sun Valley General Improvement District (SVGID).

The site is bounded by one-third acre, residentially developed land to the west, north and east (zoned Medium Density Suburban), and undeveloped land to the south zoned Open Space. The subject parcel is located within the Suburban Character Management Area (SCMA) of the Sun Valley planning area, and is within the Medium Density Suburban (MDS) regulatory zone. This project is an allowed Residential Use Type with an approved special use permit, per the Washoe County Development Code Table 110.302.05.1 and Article 314, "Manufactured Home Parks."

Existing Conditions

The project site is currently undeveloped and is relatively flat with an average slope across the entire site of 7.5%. The proposed average slope, once the site is fully developed will be approximately 6.4%. The maximum elevation of the site is 4,790 feet and the lowest elevation is 4,681.5 feet. There is a Federal Emergency Management Agency (FEMA)-mapped Zone A flood hazard area at the northwest corner of the project site, consequently, the applicant will be required to submit a hydrology/hydraulic report to the Washoe County Engineering Division, as one of several conditions that must be complied with in order to address drainage, storm water runoff, retention/detention basin and other engineering concerns and/or issues. (Exhibit A)

Site Design:

The manufactured home park will be designed to accommodate up to 75 units/spaces, and include recreation areas, picnic areas, storage units, and open space. A 3 to 4 foot wide pedestrian path is planned. The storage area will be fenced accordingly in order to mitigate any potential visual impacts. The main entry gate is planned to be accessed from East 4th Avenue, with keypad entry and heavily landscaped. Ingress and egress will be provided from this main entry point. A private street system will be constructed consisting of curb, gutter and sidewalk on one side of the street. All access and internal street design have been addressed by the Engineering Division and their comments and/or conditions are attached. (Exhibit A)

Access:

The applicant has provided a preliminary traffic report, prepared by Solaegui Engineers. It is anticipated by the traffic engineers that the new manufactured home park will generate approximately 374 average daily trips, with 33 AM peak hour trips and 45 PM peak hour trips. These peak hour trips are below the 80 peak hour trip threshold that triggers the need for a full traffic study at this time.

Access to the site will be from East 4th Avenue, approximately 300 feet east of Lupin Drive, with ingress and egress to the main gate. Emergency access will be provided via Pearl Drive, at the eastern portion of the project site where proposed "Street E" accesses Pearl Drive. This emergency access will be gated and have an approved emergency services lock which can be opened by all public safety service crews. The Washoe County Engineering Division has addressed all access, traffic, easement and drainage issues within the Conditions of Approval. (Exhibit A)

Signage:

The applicant has proposed a 3 foot by 5 foot concrete monument sign at the main entrance at East 4th Avenue. The sign face will contain the street address, recessed into the concrete. No lighting is proposed at this time according to the application.

Article 314 Manufactured Home Parks:

Article 314 of the Washoe County Development Code sets forth standards related to the development of manufactured home parks. The standards cover the overall project site size, manufactured home spaces, setbacks, parking standards, circulation, landscaping, exterior boundary screening, recreational areas, common storage areas, lighting, signage, flood hazards, provision of services and overall park management. Section 110.314.45, "Exterior Boundary Screening," additionally sets forth screening standards. The applicant has addressed these standards within the application. Proposed is perimeter fencing and additional screening

in the form of landscaping and trees. All fencing adjacent to public rights-of-way must not exceed 4 feet in height and must be solid, decorative fencing material. All fencing adjoining properties (not the right-of-way) can be up to a maximum of 7 feet, but not less than 6 feet in height. The applicant must comply with Article 314, "Manufactured Home Parks," and all applicable conditions prior to the issuance of building permits for manufactured home placement. Lastly, all site improvements must be in compliance with the Engineering Division conditions of approval, in addition to the Sun Valley General Improvement District and other pertinent reviewing agencies. (Exhibit A)

Design Review Committee:

Staff has conditioned that the applicant have the following reviewed and approved by the Design Review Committee prior to the issuance of building permits:

Review shall address, but not be limited to: signage, exterior lighting (if any), fencing, trash enclosures, landscaping materials (if plant material, type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, final grading plans, retaining wall(s), revegetation, retention/detention areas, and financial assurances that the landscaping will be planted and maintained.

Relevant Sun Valleys Area Plan Policies

The following Area Plan policies are applicable to the proposed subdivision:

- SUN.2.9
- SUN.10.1
- SUN.12.1

Character Statement:

Within the Character Statement of the Sun Valley area plan, it states the community is anticipating that over the next 20 years it will be in position to provide additional employment opportunities, along with a range of residential opportunities, including affordable housing. The Suburban Character Management Area (SCMA) along with the Downtown Character Management Area (DCMA) is the area anticipated to provide the growth opportunities within Sun Valley. The residential densities within the SCMA are anticipated to contain one (1) unit per acre or greater. The proposed project is in compliance with this Area Plan Character Statement, as the zoning is Medium Density Suburban (MDS), typically allowing three (3) dwelling units per acre. However in this instance, proposed manufactured home parks within the MDS regulatory zone are allowed up to five (5) dwelling units per acre (Washoe County Development Code, Article 406, "Building Placement Standards.")

The proposed project is also in compliance with Policies SUN.2.9 (emergency access provided for and will be signed accordingly), SUN.10.1 (community water service), and SUN.12.1 (community sewer service).

Sun Valley Citizen Advisory Board (SV-CAB)

The proposed project was presented by the applicant(s) at the regularly scheduled Citizen Advisory Board meeting on July 9, 2011. The Board members were not able to support the application request. The attached CAB minutes from the Sun Valley CAB reflect discussion on the following items:

Following are the comments/concerns heard at the CAB meeting

- Staff heard about concerns as they related to potential traffic, noise, and natural drainage adjacent to property

Note: Staff and the applicant will be available at the meeting to address questions/concerns or issues.

Reviewing Agencies

The following agencies/Individuals received a copy of the project application for review, comments and/or conditions:

- Nevada Department of Transportation (NDOT)
- Washoe County Building & Safety Division
- Washoe County District Health – Environmental Division
- Washoe County Public Works Department – Engineering Division
- Washoe County Public Works Department – Traffic Division
- Washoe County Fire Services Coordinator
- Reno Fire Department
- Sun Valley Citizen Advisory Board
- Regional Transportation Commission (RTC)
- Reno Community Development
- Sparks Planning Department
- Washoe County School District
- Washoe-Storey Conservation District
- State of Nevada Manufactured Housing Division
- Commissioner Bonnie Weber

The following is a brief **summary** received of each agency's comments and/or recommended conditions of approval and their contact information. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Community Development addressed the site design, access, landscaping, grading, parking, and compliance with Article 314, "Manufactured Home Parks" of the Washoe County Development Code.

Contact: Sandra Monsalve, AICP, Senior Planner 775.328.3608
smonsalve@washoecounty.us

- Washoe County Health District addressed project conformance to District Board of Health Regulations Governing Mobile Home and Recreational Vehicle Parks. Health Department conditions are attached and can only be appealed to the District Health Board.

Contact: Douglas Coulter, P.E., 775.328.2434 dcoulter@washoecounty.us

- Washoe County Department of Public Works addressed access, drainage, road improvements, haul routes and grading. The following comments were made:
 - The Engineering Division would support an application to abandon Lupin Drive from East 4th Avenue to East Gepford Pkwy.
 - The site plan shows a 3 foot DG path within the development. It is recommended that the DG path be at least 4 feet wide.
 - Recommend consideration for pedestrian access at Short Avenue and Gepford Parkway.

Contact: Leo Vesely, P.E., 775.328.2041 lvesely@washoecounty.us

- Sun Valley General Improvement District (SVGID) The SVGID indicated that the subject property is within the Sun Valley service territory and was annexed into the District on December 11, 2008. SVGID addressed water rights, sewer and water service and trash service. Additionally, the subject property has been identified as being within the current master plan to be developed.

Contact: Mike Ariztia, 775.673.2253 mariztia@svgid.com

- Reno Fire Department commented on fire suppression, hydrants, water flow rates and emergency access.

Contact: Joan Presley, 775.657.4626 presleyj@ci.reno.nv.us

- Reno-Tahoe International Airport addressed noise attenuation.

Contact: Dean Schultz 775.328.6400

- Regional Transportation Commission (RTC) Commented on transit improvements, to include pedestrian and bicycle paths. These were not written as conditions, but

rather as comments. However, it is advisable that the applicant speak with RTC in order to comply with any applicable requirements they may have for the proposed project.

Contact: Patrice Echola, 775.335.1904 pechola@rtcwashoe.com

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB11-004 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case No. SB11-004 for Valle Vista Manufactured Home Park, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Sun Valley Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable a Manufactured Home Park and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and,
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Board of Commissioners.

xc:.

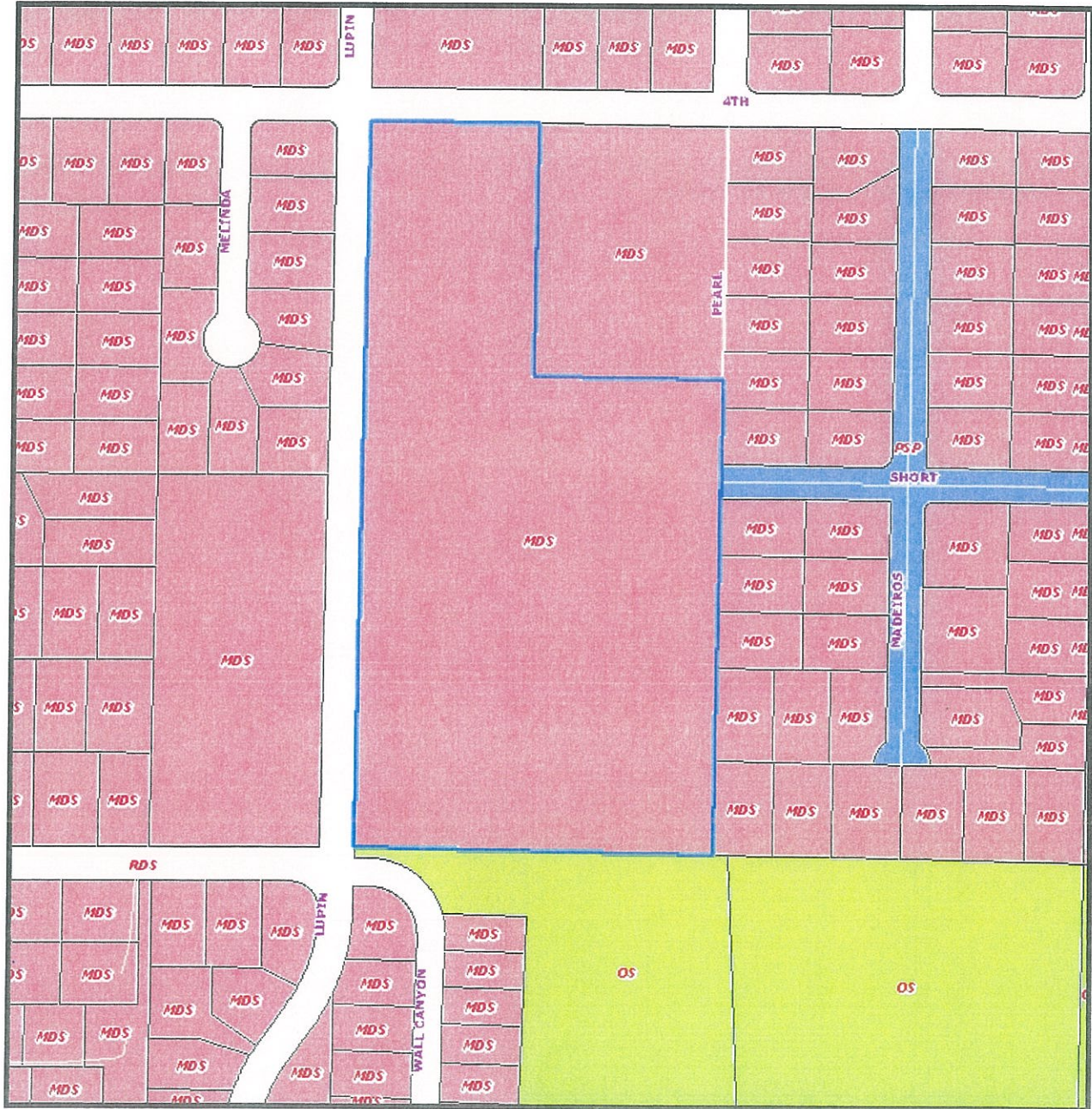
Property Owner: Landbank Development Co., LLC, Attn: Darren Proulx, 325 Harbour Cove Drive, Suite 211, Sparks, NV 86436.

Applicant: Probert Engineering, Attn: Gary Probert, 3862 Vistacrest Drive, Reno, Nv 89509.

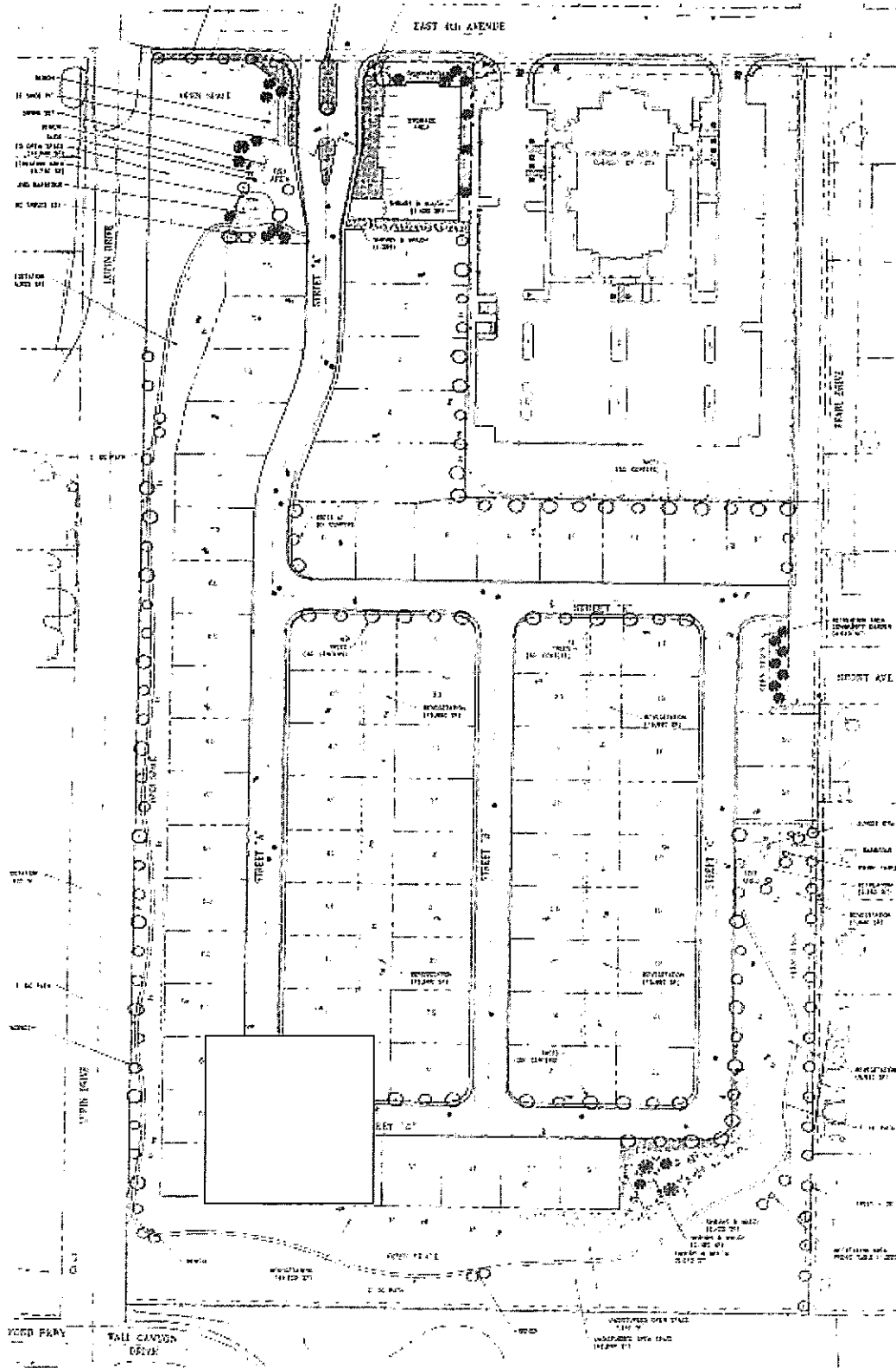
Representatives: Same as above

Action Order xc: .

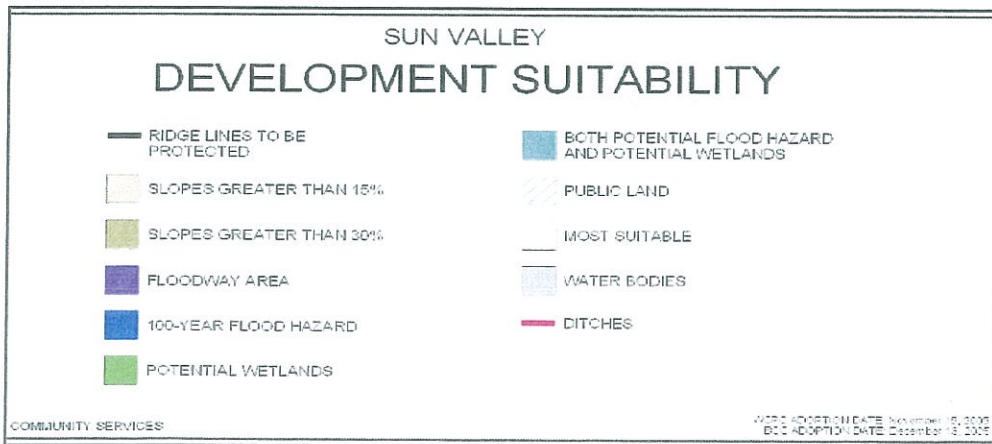
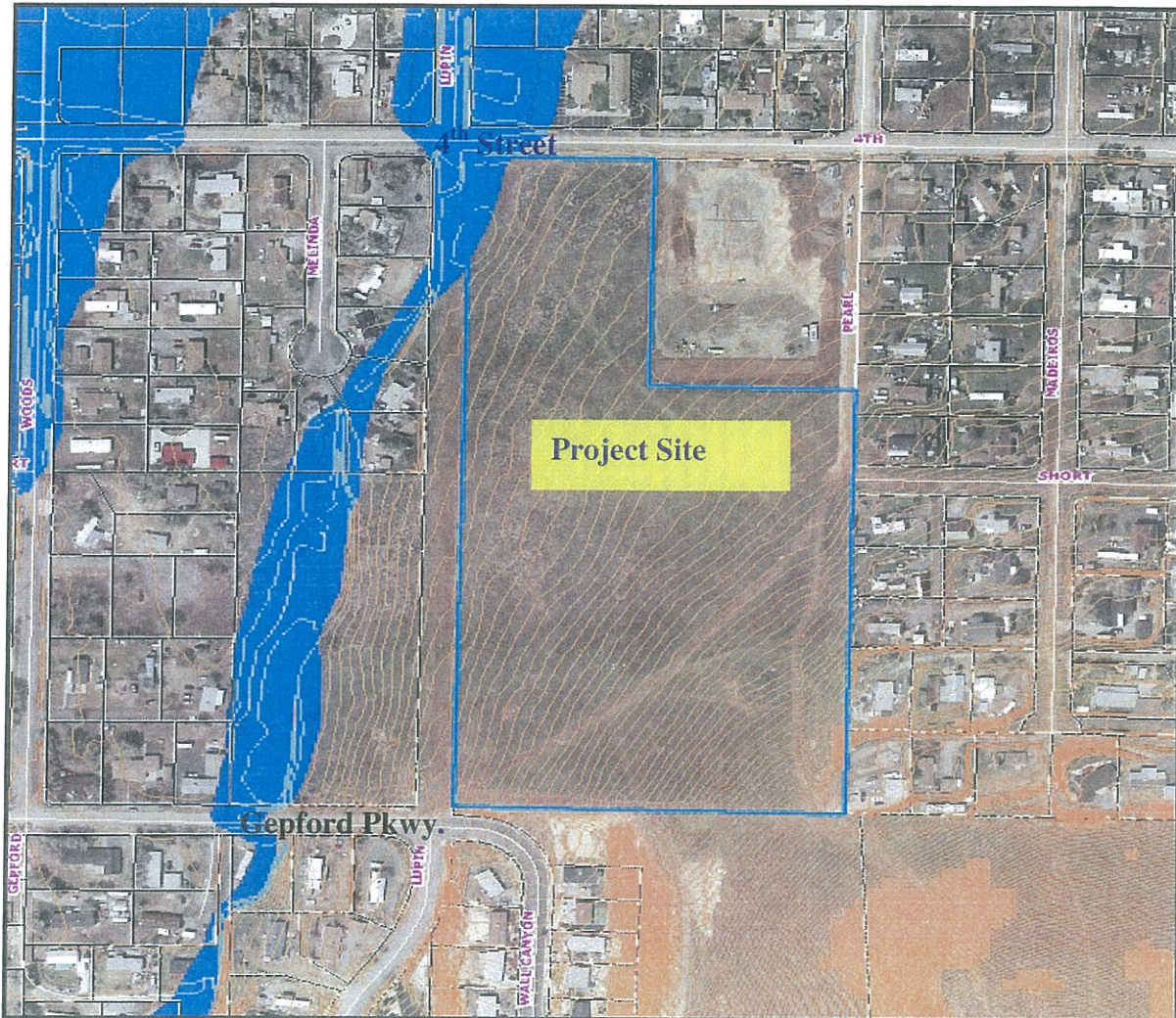
Zoning Map



Proposed Landscaping



Site Suitability





Board of Adjustment Action Order

Special Use Permit Case No. SB11-004

Decision: Approval with Conditions

Decision Date: October 6, 2011

Applicant: Probert Engineering

Property Owner: Landbank Development Co., LLC

Assigned Planner: Sandra Monsalve, AICP, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3608
E-Mail: smonsalve@washoecounty.us

Project Description: Special Use Permit Case No. SB11-004 - Valle Vista - To establish a gated manufactured home park consisting of 75 units on private streets.

- Location: 550 E. 4th Avenue, Sun Valley
- Assessor's Parcel Number: 085-122-03
- Parcel Size: 15.33 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 5 – Commissioner Weber
- Development Code: Article 314, Manufactured Home Parks.
- TMSA: Within the Truckee Meadows Service Area
- Area of Interest: Within the Cities of Reno and Sparks Areas of Interest
- Section/Township/Range: Within Section 20, T20N, R20E, MDM
Washoe County, NV
- Staff: Sandra Monsalve, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB11-004

The project approved under Special Use Permit Case No: SB10-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2011. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

- c. The special use permit is valid only for the parcel identified in this report. The development shall be phased over a twelve (12) year period of time. If construction/development of the property is not complete after the twelve (12) consecutive years, this special use permit shall be reviewed by the appropriate reviewing body for possible extensions of time and/or amendment of conditions.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to the issuance of building and/or grading permits, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: signage, exterior lighting (if any), fencing, trash enclosures, landscaping materials (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, final grading plans, retaining wall(s), revegetation, retention/detention areas, and financial assurances that the landscaping will be planted and maintained.
- f. All retaining walls shall not exceed a maximum of 6-feet and shall be terraced at a ratio of 6 feet high to 6 feet wide. (Verticle:Horizontal)
- g. All perimeter site fencing for adjoining lots shall be a minimum of 6 feet, but not more than 7 feet in height, must be a solid-decorative style. All perimeter fencing that borders all public rights-of-way, street or highway must be a minimum of 3 feet but not more than 4 feet in height. All site perimeter fencing/screening must meet the exterior boundary screening requirements of Article 314 Manufactured Home Parks, Section 110.314.45 of the Washoe County Development Code.
- h. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles **[314, 408, 410 and 412 as applicable]** of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All roadway improvements necessary to serve the project including, but not limited to, curb, gutter, sidewalk, signing and striping, driveways, street lighting, shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer. The 4 foot DG path along the west side of Pearl Drive shall be extended to the intersection of Pearl Drive and Short Avenue.
- f. The applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- g. Exported materials shall not be sold without the proper business license.
- h. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
- i. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- j. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
- k. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the

Washoe County District Health Department

4. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Douglas L. Coulter, P.E. 775.328.2429, dcoulter@washoecounty.us

- a. Construction plans must be submitted to the Health District for review and approval. The project must conform to the District Board of Health Regulations Governing Mobile Home and Recreational Vehicle Parks.

Reno Fire Department

5. The following conditions are requirements of the Reno Fire Department, which shall be responsible for determining compliance with these conditions.

Contact Name – Joan Presley, Fire Marshall, 775.657.4626 presleyj@ci.reno.nv.us

- a. The applicant shall provide water for fire suppression. Hydrants shall meet or exceed minimum flows as set forth in Washoe County Code 60, and hydrant location maps shall be submitted to the Reno Fire Department for approval.
- b. Roadways designed as primary access must contain a “rapid entry system” for the opening of gates. Such gates shall be operated by radio operated controls (i.e., click2Enter or other approved equal equipment).
- c. The design and layout of all emergency access gate systems shall be with the approval of the Reno Fire Department.
- d. The applicant shall submit a plan for the maintenance of all open space, to be approved by the Reno Fire Department.

Reno-Tahoe International Airport

6. The following conditions are requirements of the Reno-Tahoe International Airport, which shall be responsible for determining compliance with these conditions.

Contact Name – Dean Schultz 775.328.6400

- a. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA Ldn, prior to the issuance of a building permit.

*** End of Conditions ***

VALLE VISTA REGULATORY ZONE AMENDMENT

PREPARED FOR
LANDBANK DEVELOPMENT COMPANY, LLC

PREPARED BY:
CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NV 89502
(775) 856-1150



NOVEMBER 15, 2017

PROJECT: 17-095.01

VALLE VISTA – REGULATORY ZONE AMENDMENT

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Project Description

Project Request

This application is a request for a regulatory zone amendment to a 15.33+/- acre parcel located at 550 E. 4th Avenue in Sun Valley (APN 085-122-03). The subject parcel is currently approved for a 75-unit mobile home park per Washoe County Case No. SB11-004. A copy of the Washoe County Action Order and Staff Report is provided in Appendix B of this application.

This requested modification of regulatory zones is sought to simply allow for the subdivision into the 75-home sites that were acceptable and approved as part of the previous Washoe County application review Valle Vista Mobile Home Park (SB11-004).

The reason for the desire to provide individual “for-sale” lots rather than ground leases with mobile homes within a park is based on multiple factors:

1. It is easier for a home owner to obtain a mortgage for a real property land and home through a conventional, FHA or VA loan rather than through a personal property (chattel) mortgage as there are many more lenders available to provide the conventional, FHA or VA loans.
2. The cost in interest associated with a conventional, FHA or VA loan are substantially less for the home owner as opposed to a chattel mortgage, which gets to the issue of overall affordability. Affordability has been a significant issue in northwestern Nevada with the well-documented industrial growth in the region.
3. The down payment requirement for a conventional, FHA or VA loan is typically substantially lower than is the case with a chattel mortgage. For example, FHA loans can require as little as 3% of the total purchase price for down payment and VA loans can require 0% while chattel mortgages require a minimum of 10% and often require 20-30% as a down payment. This has a huge impact on affordability.

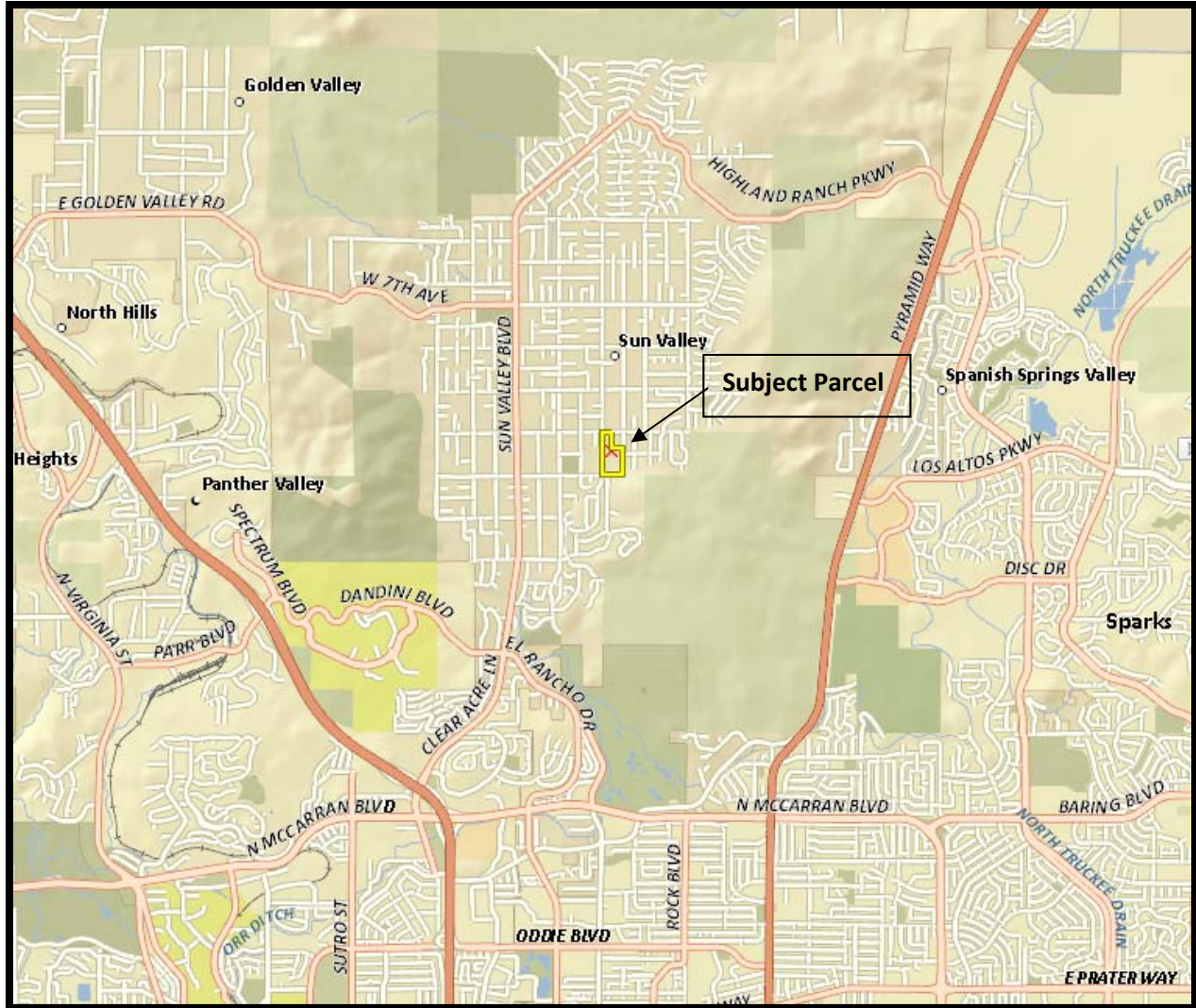
The proposed density, project layout and design are expected to follow the approved layout through a subsequent submittal of a common open space development tentative map application. As such, from a density standpoint, the proposed regulatory zone amendment does not represent an intensification to the property. It is understood that Washoe County does not jointly review zone amendments with tentative maps or special use permits. However, the applicant can and will put the statement on the record that the intent of this RZA is to simply allow for the subdivision of the home sites in the approved mobile home park.

VALLE VISTA – REGULATORY ZONE AMENDMENT

Property Location

The subject property is located at 550 E. 4th Avenue at the southeast corner with Lupin Drive. A vicinity map is provided on page 2 showing the location of the subject property.

Figure 1 – Vicinity Map

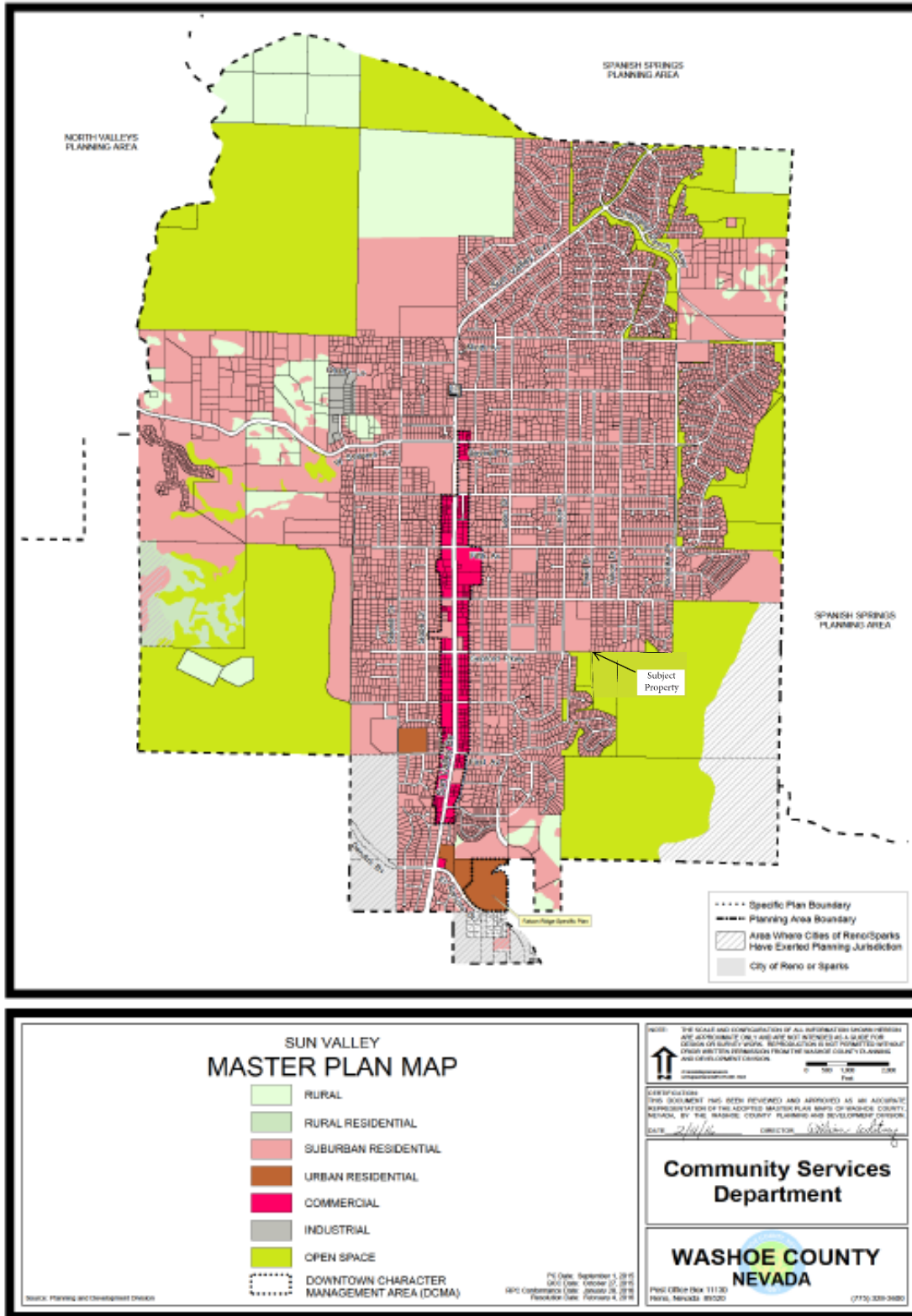


Master Plan

The subject property is located within Sun Valley and development of the property is guided by the Sun Valley Area Plan. The property is designated Suburban Residential within the Sun Valley Area Plan and is contained within the Suburban Character Management Area. The proposed zoning designation of HDS (High Density Suburban) is a specifically allowed zoning under the Suburban Character Management Area of the Sun Valley Area Plan.

VALLE VISTA – REGULATORY ZONE AMENDMENT

Figure 2 – Sun Valley Master Plan Map



Zoning

The subject property is currently zoned MDS (Medium Density Suburban). It is requested with this Regulatory Zone Amendment that the zoning designation be changed to HDS (High Density Suburban). As noted in the Project Request section of this text, the reason for the request is to allow for the subdivision of the 75-home sites that were acceptable and approved as part of the previous Washoe County application review Valle Vista Mobile Home Park (SB11-004).

It should be noted that the HDS designation allows for a density of up to 7 dwelling units per acre (per the Code language), but Policy 1.2.1 of the 2012 Truckee Meadows Regional Plan limits the density of single family detached residential in unincorporated areas of Washoe County to 5 dwelling units per acre. The density of the subdivided Valle Vista project is proposed to match the previous mobile home park density of 75 units/homes. This number of homes on 15.33 acres equates to 4.89 dwelling units per acre, which meets the Truckee Meadows Regional Plan density requirement.

An existing and proposed zoning map are provided on the following pages as Figures 3 and 4.

Access to Public/Community Facilities and Infrastructure

Parks - The property is located approximately 1/8 mile from a neighborhood park (Sun Valley Park)

Schools – The property is located approximately 1/5 mile from Sun Valley Elementary School, which is the school for which this property is zoned. The property is also zoned for Sparks Middle School and Hug High School. There are plans to build a middle school in Sun Valley and the school district is also in process of relocating and upgrading Hug High School.

Churches – Two churches exist adjacent to the subject property to the north, an LDS and Baptist Church.

RTC Bus Stop – The nearest RTC Bus Stop to the site is located ¼ mile north of the subject property at the corner of E. 5th Avenue and Lupin Drive. This is within easy walking distance for someone who does not own a private vehicle or wishes to take the bus.

Traffic/Access – E. 4th Avenue is identified by the Sun Valley Area Plan Streets and Highways System Plan to be a collector status street. E. 4th Avenue connects directly to Sun Valley Boulevard (SR 443) approximately ½ mile to the west at a signalized intersection providing safe and controlled access onto the area arterial road. Direct access to U.S. 395 (I-580) is provided south on Sun Valley Boulevard (SR 443) approximately 2.25 miles to the southwest of the E. 4th Avenue traffic signal via on and off ramps for both the northbound and southbound travel lanes of the freeway. A review of expected traffic volumes was prepared as part of the Valle Vista Mobile Home Park approval and it considered peak hour traffic generation for both single family and mobile home park land uses at 75 units. Both traffic estimates fell below the 80-peak hour rate that would require a traffic impact report.

Water and Sewer Services – Based on conversation with the Sun Valley General Improvement District, water and sewer lines exist adjacent to the site in E. 4th Avenue. It was noted that a water line also runs up the right of way for Lupin Drive, west of the subject property.

VALLE VISTA – REGULATORY ZONE AMENDMENT

Figure 3 – Existing Zoning Map

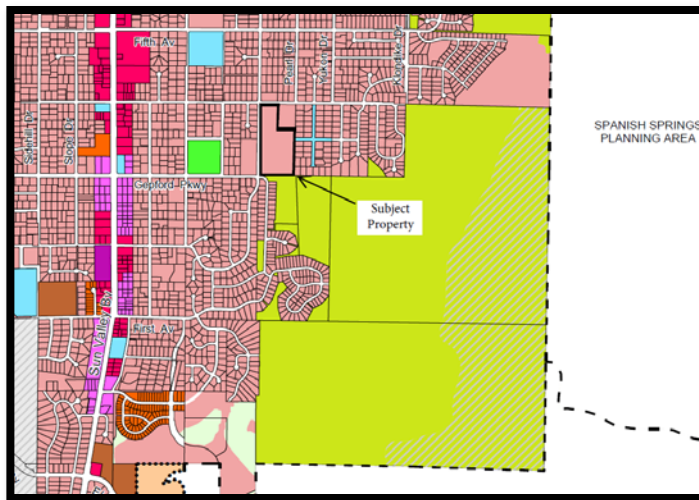
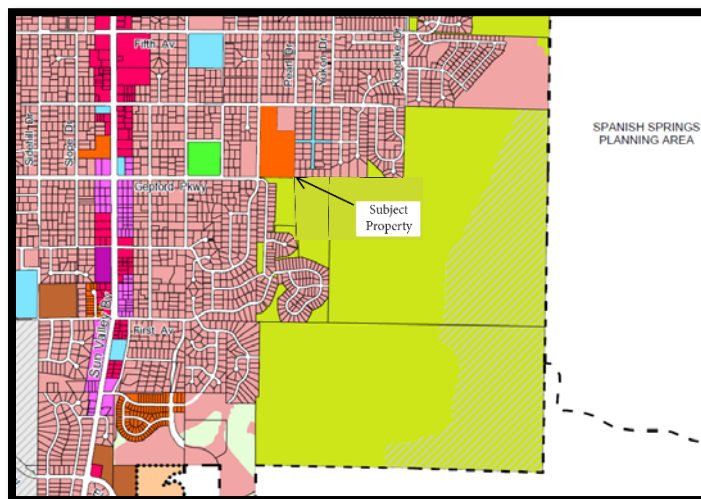























Figure 4 – Proposed Zoning Map



SUN VALLEY REGULATORY ZONE MAP

 LOW DENSITY RURAL	 HIGH DENSITY SUBURBAN	 INDUSTRIAL
 MEDIUM DENSITY RURAL	 LOW DENSITY URBAN	 PUBLIC AND SEMI-PUBLIC FACILITIES
 HIGH DENSITY RURAL	 MEDIUM DENSITY URBAN	 PARKS AND RECREATION
 LOW DENSITY SUBURBAN	 HIGH DENSITY URBAN	 OPEN SPACE
 LOW DENSITY SUBURBAN 2	 GENERAL COMMERCIAL	 GENERAL RURAL
 MEDIUM DENSITY SUBURBAN	 NEIGHBORHOOD COMMERCIAL/ OFFICE	 GENERAL RURAL RESIDENTIAL
 MEDIUM DENSITY SUBURBAN 4	 TOURIST COMMERCIAL	 DRY LAKE/ WATER BODY

Existing Property Photos/Conditions

The site is currently vacant and slopes downward from the northeast to the southwest corner of the site. A small area of 30% or greater slopes exists in the northeastern corner of the site and a small area of 100-year floodplain, as identified by the Sun Valley Area Plan Development Suitability Map exists at the northwestern corner of the site.



Figure 5 – Existing Site Photo
View from intersection of E. 4th Avenue and Lupin Drive to the north, across the subject property.

Figure 6– Existing Site Photo
View from northwest corner of site on E. Gepford Parkway – view down Lupin Drive right of way with subject property on right side of photo.



VALLE VISTA – REGULATORY ZONE AMENDMENT

The Sun Valley Area Plan Development Suitability Map identifies an area in the northwest corner of the subject property to be within the 100-year floodplain. From a field visit, a channel does exist that carries water that does not originate on the subject site during heavier storm events. This area was not previously proposed for development and will be left open with the forthcoming tentative map as the layout and design are proposed to remain the same as had been approved in SB11-004. If additional improvements are determined to be necessary for drainage those can be addressed through the review of the tentative map application. Following in Figure 7 is a photograph of the drainage area at the northwest corner of the site and Figure 8 shows the culvert that crosses E. 4th Avenue on the west side of Lupin Drive.



Figure 7 – Drainage Area

Figure 8 – Culvert crossing E. 4th Avenue



VALLE VISTA – REGULATORY ZONE AMENDMENT

Some dumping of furniture and watercraft has occurred on the site. This dumping was unknown to the property owner. The site has several trails crossing the site, which make access onto the site relatively easy and the proximity to suburban developed properties makes the site convenient for people who do not wish to follow proper disposal practices for a variety of items. Following are photos of some of the illegal dumping that has occurred on the property.



Figure 8– Existing Site Photo
Photo of an old boat and carpet supplies that someone disposed of on the subject property. .

Figure 9– Existing Site Photo
Photo of an old recliner and some other piece of broken down furniture that were dumped on the subject property.



Regulatory Zone Amendment Findings

Article 821 of the Washoe County Development Code identifies findings that must be made in order to approve a regulatory zone amendment, as is made with this application. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(1) Consistency with Master Plan.

The requested regulatory zone amendment is consistent with the Washoe County Master Plan. The subject property is contained within the Sun Valley Area Plan Suburban Character Management Area. The proposed zoning designation of HDS is consistent with the Washoe County Master Plan and policies. Some of the specific policies noting consistency are identified below:

SUN.1.3, The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

HDS is specifically identified as allowed regulatory zone within the Suburban Character Management Area of Sun Valley.

SUN.2.7 The Nevada Department of Transportation, Regional Transportation Commission and Washoe County shall jointly seek funding to construct sidewalks or paved paths along both sides of Sun Valley Boulevard and main streets such as: 4th, 5th, 6th and 7th Avenues when the safety of pedestrians and children walking to and from schools requires such facilities.

Future development of the site will provide sidewalk improvements adjacent to the property along E. 4th Avenue, consistent with the improvements that were required and constructed with the LDS Church located immediately adjacent to the subject property at the northeast corner.

VALLE VISTA – REGULATORY ZONE AMENDMENT

SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

As was the case in the previous approval (SB11-004), this future Valle Vista Development will connect to community sewer service.

SUN.12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.

As was the case in the previous approval (SB11-004), this future Valle Vista Development will connect to community sewer service.

LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

The subject property is an infill site within the suburban character management area of Sun Valley. Access is served by a Washoe County identified collector street (E. 4th Avenue) and utilities are adjacent to and available to the site.

(2) Compatible Land Uses.

Previous mobile home park layout and density were deemed to be compatible through Washoe County's Approval of SB11-004. As noted throughout this application, it is the full intent of the property owner to bring forth a tentative map application (if the Regulatory Zone Amendment is approved) that will identify the subdivision of 75 single family parcels along with common area parcels following the pattern and layout of the previously approved mobile home park. The rationale for this requested change is based on the fact that there is a higher financial burden on future homeowners trying to secure a mortgage for personal property (chattel mortgage) vs. a conventional, FHA or VA mortgage (please refer to Appendix C provided in this application package). A loan on a mobile home within a mobile home park would present the option for only a chattel mortgage. Chattel mortgages require a higher down payment and end up costing the home owner significantly more than an FHA or VA loan type would. Summary pages comparing chattel mortgages to FHA and VA Mortgages are provided within this application for review. As northern Nevada is in a significant housing crisis relative to affordability, movement of the zoning to allow for the same density that was previously approved under SB11-004 would help to address a small percentage of the housing affordability issue.

VALLE VISTA – REGULATORY ZONE AMENDMENT

(3) Response to Change Conditions; more desirable use.

It has been well documented that our community and region is struggling with housing affordability. allowance of the change from MDS to HDS can help the for future home owners in Valle Vista obtain less expensive mortgages, which can help to begin to address this overall affordability issues that we face as a region.

(4) Availability of Facilities.

The property is located on a collector status roadway (E. 4th Avenue) and access to Sun Valley Boulevard (SR 443) through a signalized intersection. Water and sewer lines exist adjacent to the site, per applicant discussion with the Sun Valley GID.

(5) No Adverse Effects.

The property was previously approved for an identical density that has been identified by the property owner/applicant. Other than there being parcel lines between homes, there is no anticipated difference between the existing/approved mobile home park plan and the proposed tentative mapped Valle Vista project.

(6) Desired Pattern of Growth.

The approved density at 75 units is proposed to be matched with a subsequent tentative map filing. While HDS would allow for up to 7 dwelling unit per acre, the Truckee Meadows Regional Plan Policy 1.2.1 identifies a maximum density within unincorporated areas of Washoe County to be 5 dwelling units per acre. As such, there is a regulatory allowance for the proposed change and a limiting factor of 5 dwelling units per acre. 75 single family dwelling units on 15.33 acres equates to a density of 4.89 dwelling units per acre and would conform to the Regional Plan limitation.

(7) Effect on a Military Installation

No military installation is impacted by this proposed regulatory zone amendment.

APPENDIX A

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Valle Vista Regulatory Zone Amendment			
Project Description: Request to change the regulatory zone on a property approved for a mobile home park consisting of 75 home sites (per SB11-004) from MDS to HDS to allow for the subdivision of the 75 home sites for ownership with no increase in density from the previous approval. This will help to make financing of the homes more affordable.			
Project Address: 550 E. 4th Avenue			
Project Area (acres or square feet): 15.33+/- Acres			
Project Location (with point of reference to major cross streets AND area locator): Located at the southeast corner of East 4th Avenue and Lupin Drive in Sun Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-122-03	15.33+/- Ac		
Section(s)/Township/Range: Sec. 20, T. 20N, R. 20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SB11-004			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Landbank Development Co. LLC		Name: CFA Inc.	
Address: 1227 Baring Blvd, Sparks, Nevada 89434		Address: 1150 Corporate Blvd.	
Sparks, Nevada	Zip: 89434	Reno, Nevada	Zip: 89502
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email: darren@newmarkinvestments.com		Email: dsnelgrove@cfareno.com	
Cell: 775-527-4000	Other:	Cell: 775-737-8910	Other:
Contact Person: Darren Proulx		Contact Person: Dave Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Landbank Development Co. LLC		Name: Trainor & Associates	
Address: 1227 Baring Blvd.		Address: P.O. Box 20713	
Sparks, Nevada	Zip: 89434	Reno, Nevada	Zip: 89515
Phone:	Fax:	Phone:	Fax:
Email:		Email: Jack@Trainorandassociates.com	
Cell: 775-527-4000	Other:	Cell: 775-771-6533	Other:
Contact Person: Darren Proulx		Contact Person: Jack Trainor	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Landbank Development Company, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Darren K. Proulx, Manager of Landbank Development Company, LLC,
(please print name)

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

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

Assessor Parcel Number(s): 085-122-03

Printed Name DARREN K. PROULX

Signed [Signature]

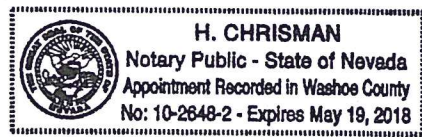
Address 1227 Baring Blvd, Sparks, Nevada 89434

Subscribed and sworn to before me this
14th day of November, 2017.

(Notary Stamp)

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

My commission expires: May 19, 2018



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

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

LandBank Development Co. LLC

RESOLUTION

November 14, 2017

A special meeting of the directors of LandBank Development Co. LLC, was held at the corporation's principal offices at 1227 Baring Blvd, Sparks, NV 89434 and called to order at 9am pursuant to notice or waiver of notice; and a quorum being present, the following resolutions were adopted:

WHEREAS, LandBank Development Co. LLC hereinafter referred to as LLC, desires to entitle/engineer a piece of real property known as Assessor's Parcel #085-122-03 (East 4th Avenue, Sun Valley, NV 89433)

RESOLVED, that the Managing Member of this LLC are hereby authorized to execute all instruments and make all payments necessary to complete the engineering of the real estate mentioned above.

I, Darren K. Proulx, certify that I am the duly appointed Managing Member of LandBank Development Co. LLC, and the above resolution was adopted by the directors and that such resolution is now in full force and effect.

This Resolution shall have an expiration date of November 14, 2019.

IN WITNESS THEREOF, I certify by hand that this is a true and correct copy.

A handwritten signature in black ink, appearing to read 'DKP', is written over the printed name of Darren K. Proulx.

Darren K. Proulx
Managing Member

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:

Requested is a regulatory zone amendment to the subject property (085-122-03), changing the zoning designation from MDS (Medium Density Suburban) to HDS (High Density Suburban). The rationale for this request is to allow for the subdivision of an approved mobile home park project (Valle Vista), which was approved by Washoe County for 75 units under Case no. SB11-004. A subsequent common open space tentative map will go through the review process requesting the allowance of subdividing the 75 units, plus common area into individual lots. Given that the number of units will be the same as what is approved for the mobile home park, there will be no increase in density. Additionally, By providing "for sale" lots the financing options for the future residents become much more available, affordable and beneficial to the end buyer of the home, not to mention the added encouragement of home ownership.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The subject property is located in Sun Valley at 550 East 4th Avenue and is recognized by the Washoe County Assessor's Office as APN 085-122-03. The property is located at the southeast corner of East 4th Avenue and Lupin Street in Sun Valley, Nevada.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
085-122-03	Suburban Residential	MDS	15.33+/- ac	HDS	15.33+/- ac

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	MDS	Church and Residential
South	OS	Vacant
East	MDS	Church and Residential
West	MDS	Residential and Vacant

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

The site is currently vacant, but does have an approval via SB11-004 for a 75 unit mobile home park. There is no density increase sought with this zone change as it is only the intention of the applicant to be allowed to subdivide the approved 75 lots for future traditional home ownership. The site slopes downward gradually from Southeast to Northwest. A slope analysis map has been provided with this application package. The property is served off E. 4th Avenue, which is classified as a Collector street, per the Sun Valley Area Plan Streets and Highways System Plan, E- 4th Avenue connects directly to Sun Valley Boulevard (SR 443) to the west at a traffic signal, providing safe and controlled access.

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 Sun Valley Area Plan Development Suitability Map shows a small area of 100-year floodplain at the northwest corner of the site. Additionally, a slope analysis map was prepared in conjunction with this submittal and found that less than 1% of the site (contained in the southeast corner of the property) exists. Both the identified floodplain area and the steep slope area were proposed to remain as common area/open space in the approval of SB11-004 and it is fully expected that will remain the case in the end development of the property should this regulatory zone amendment and subsequent tentative map to lot the previously approved mobile home park lot areas be approved.

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

Explanation:

As noted in question 4, there is a small area identified to be 100-year floodplain in the northwest corner of the site and there is a small area of 30% or greater slopes in the southeast corner of the site. The slope analysis map, provided with this application shows a slope breakdown of: +/-90.6% of the site in the 0-15% slope range, +/-8.7% within the 15-30% slope range, and +/-0.7% of the site is contained in 30% or greater slope range. Neither the floodplain nor 30% or steeper slope areas had been proposed for development in the previous approval (SB11-0004) and the site layout is proposed to remain either exactly as previously proposed or as close to the previous approval as the tentative map requirements and development standards under HDS will allow.

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

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

Explanation:

There are not archaeological, historic, cultural or scenic resources of which the applicant is aware on the subject site.

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):

The applicant has had previous discussions with the Sun Valley General Improvement District regarding Water for the project and it is understood that water will need to be obtained sufficient to serve the project prior to final mapping.

- 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.

It is the full intention of the applicant to simply provide a Tentative Map and Final Map to subdivide the homesites that had been previously approved as a mobile home park under Washoe County Case No. SB11-004. As such, there is no land use intensification that is proposed with this request.

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

a. System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" 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 water service:

Not Applicable.

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:	Sun Valley GID

b. Available:

<input type="checkbox"/> Now	<input checked="" 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.

Not Applicable

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

The subject property will be served off East 4th Avenue, which connects directly to Sun Valley Boulevard at a signalized intersection. Sun Valley Boulevard is a State Route (SR 443), which serves access to U.S. 395, both north and south.

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	Truckee Meadows FPD - Station 15
b. Health Care Facility	Renown Hospital
c. Elementary School	Sun Valley Elementary School (Per WCSD School Zoning Map)
d. Middle School	Sparks Middle School (Per WCSD School Zoning Map)
e. High School	Hug High School (Per WCSD School Zoning Map)
f. Parks	Sun Valley Park
g. Library	Sparks Library and Duncan/Trainer are approximately the same distance
h. Citifare Bus Stop	Route 5 Stop at Lupin and E. 5th Avenue

Projects of Regional Significance Information – for Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant Comments

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

Please refer to the Regulatory Zone Amendment Findings section beginning on page 9 of the Project Description, provided with this application for a review of the findings for this project.

Summary and Rationale for the Application Request

This application is a request for a regulatory zone amendment to a 15.33+/- acre parcel located at 550 E. 4th Avenue in Sun Valley (APN 085-122-03). The subject parcel is currently approved for a 75-unit mobile home park per Washoe County Case No. SB11-004. A copy of the Washoe County Action Order and Staff Report is provided in Appendix B of this application.

This requested modification of regulatory zones is sought to simply allow for the subdivision of the 75-home sites that were acceptable and approved as part of the previous Washoe County application review Valle Vista Mobile Home Park (SB11-004).

The reason for the desire to provide individual "for-sale" lots rather than ground leases with mobile homes within a park is based on multiple factors:

1. It is easier for a home owner to obtain a mortgage for a real property land and home through a conventional, FHA or VA loan rather than through a personal property (chattel) mortgage as there are many more lenders available to provide the conventional, FHA or VA loans.
2. The cost in interest associated with a conventional, FHA or VA Loan are substantially less for the home owner as opposed to a chattel mortgage, which gets to the issue of overall affordability. Affordability has been a significant issue in northwestern Nevada with the well-documented industrial growth in the region.
3. The down payment requirement for a conventional, FHA or VA loan is typically substantially lower than is the case with a chattel mortgage. For example, FHA loans can require as little as 3% of the total purchase price for down payment and VA loans can require 0% while chattel mortgages require a minimum of 10% and often require 20-30% as a down payment. This has a huge impact on affordability.

The proposed density, project layout and design are expected to follow the approved layout through a subsequent submittal of a common open space development tentative map application. As such, from a density standpoint, the proposed regulatory zone amendment does not represent an intensification to the property. It is understood that Washoe County does not jointly review zone amendments with tentative maps or special use permits. However, the applicant can and will put the statement on the record that the intent of this RZA is to simply allow for the subdivision of the home sites in the approved mobile home park.

APPENDIX B



Board of Adjustment Action Order

Special Use Permit Case No. SB11-004

Decision: Approval with Conditions
Decision Date: October 6, 2011
Applicant: Probert Engineering
Property Owner: Landbank Development Co., LLC
Assigned Planner: Sandra Monsalve, AICP, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3608
E-Mail: smonsalve@washoecounty.us

Project Description: Special Use Permit Case No. SB11-004 - Valle Vista - To establish a gated manufactured home park consisting of 75 units on private streets.

- Location: 550 E. 4th Avenue, Sun Valley
- Assessor's Parcel Number: 085-122-03
- Parcel Size: 15.33 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 5 – Commissioner Weber
- Development Code: Article 314, Manufactured Home Parks.
- TMSA: Within the Truckee Meadows Service Area
- Area of Interest: Within the Cities of Reno and Sparks Areas of Interest
- Section/Township/Range: Within Section 20, T20N, R20E, MDM
Washoe County, NV
- Staff: Sandra Monsalve, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

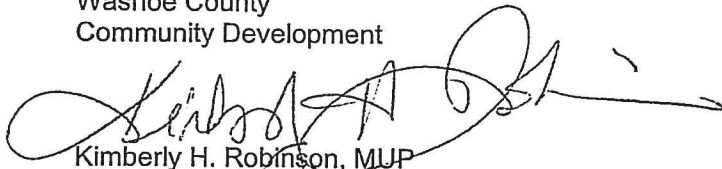
Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

To: Probert Engineering
Subject: Special Use Permit Case No SB11-004
Date: October 7, 2011
Page: 2

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

Washoe County
Community Development



Kimberly H. Robinson, MJP
Secretary to the Board of Adjustment

KHR/SM/ds (SB11-004 Valle Vista Action Order)

Attachments:

- Conditions of Approval

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Mike Aritzia, Sun Valley General Improvement District (SVGID); Kimble Corbridge/Leo Vesely, Engineering Division; Kurt Latipow, Fire Services Coordinator, Joan Presley, Reno Fire Department, Dean Schultz, Reno-Tahoe International Airport, Sun Valley Citizen Advisory Board, Chair

EXHIBIT A



WASHOE COUNTY

Conditions of Approval

Special Use Permit Case No. SB11-004

The project approved under Special Use Permit Case No: SB10-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2011. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.
- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Sandra Monsalve, AICP, Senior Planner, 775.328.3608

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The project shall be build in two phases:
 - i. Phase One (42 units/spaces) shall be completed in its entirety (all site improvements, landscaping, building permits, and other project requirements completed) within eight (8) years of the date of final approval by Washoe County.
 - ii. Phase Two (33 units/spaces) shall be completed four (4) years thereafter Phase One.
 - iii. The applicant shall submit complete construction plans for the entire project, and building permits for Phase One shall be issued within eight (8) years from the date of final approval by Washoe County. The same applies for Phase Two, within four (4) years thereafter Phase One. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.

- c. The special use permit is valid only for the parcel identified in this report. The development shall be phased over a twelve (12) year period of time. If construction/development of the property is not complete after the twelve (12) consecutive years, this special use permit shall be reviewed by the appropriate reviewing body for possible extensions of time and/or amendment of conditions.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to the issuance of building and/or grading permits, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: signage, exterior lighting (if any), fencing, trash enclosures, landscaping materials (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, final grading plans, retaining wall(s), revegetation, retention/detention areas, and financial assurances that the landscaping will be planted and maintained.
- f. All retaining walls shall not exceed a maximum of 6-feet and shall be terraced at a ratio of 6 feet high to 6 feet wide. (Verticle:Horizontal)
- g. All perimeter site fencing for adjoining lots shall be a minimum of 6 feet, but not more than 7 feet in height, must be a solid-decorative style. All perimeter fencing that borders all public rights-of-way, street or highway must be a minimum of 3 feet but not more than 4 feet in height. All site perimeter fencing/screening must meet the exterior boundary screening requirements of Article 314 Manufactured Home Parks, Section 110.314.45 of the Washoe County Development Code.
- h. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles [314, 408, 410 and 412 as applicable] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

- i. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- j. On site lighting poles shall be restricted to 12-feet in height when within 100-feet of adjacent residential use types. Additionally, all project lighting shall have cutoff shields, and be down facing in order to prevent spillover glare.
- k. All mechanical equipment, tanks, ventilating fans or similar equipment, whether located on the roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated buildings and shall be measured from the highest point of the object being screened.
- l. All project signage shall match the overall architectural style of the project by incorporating similar building materials and colors. All project signage must comply with *Division Five* of the Development Code and receive a building permit from the Building and Safety Division prior to installation.
- m. The applicant shall comply with all applicable portions of Article 314 Manufactured Home Parks of the Washoe County Development Code.
- r. The following **Operational Conditions** shall be required for the life of the project:
 - A. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - B. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - C. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - D. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Department of Public Works

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2041, lvesely@washocounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All roadway improvements necessary to serve the project including, but not limited to, curb, gutter, sidewalk, signing and striping, driveways, street lighting, shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer. The 4 foot DG path along the west side of Pearl Drive shall be extended to the intersection of Pearl Drive and Short Avenue.
- f. The applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- g. Exported materials shall not be sold without the proper business license.
- h. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
- i. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- j. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
- k. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the

methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- l. Any increase in storm water runoff resulting from the development of the site and based upon the 5 and 100-year storms, shall be detained and/or mitigated on site to the satisfaction of the County Engineer.
- m. A note shall be placed on the improvement plans stating that at no time shall natural drainage be impeded.
- n. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
- o. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- p. Any grading that falls within the FEMA 100 year flood zone shall be in accordance with Washoe County Code 416. The County Engineer shall determine compliance with this condition.
- q. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- r. If required, the applicant shall dedicate any additional right-of-way as may be required for improvements to East 4th Avenue. The County Engineer shall determine compliance with this condition.
- s. As emergency access road shall be constructed from the eastern property access to East 4th Avenue and shall be in accordance with Washoe County Code 436.95.
- t. The developer shall verify and submit proof of acceptable truck traffic movements for fire and solid waste trucks within the project including the emergency access from Pearl Drive. The County Engineer shall determine compliance with this condition.

Sun Valley General Improvement District (SVGID)

3. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

Contact Name – Mike Ariztia, 775.673.2253, mariztia@svgid.com

- a. The applicant shall be responsible for attending a meeting of the Sun Valley General Improvement District Board of trustees for approval at a regular meeting.
- b. The Developer shall be responsible for meeting all GID requirements for development to include a hydraulic analysis, sewer capacity study and dedication of sufficient water rights to service the proposed development.

Washoe County District Health Department

4. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Douglas L. Coulter, P.E. 775.328.2429, dcoulter@washoecounty.us

- a. Construction plans must be submitted to the Health District for review and approval. The project must conform to the District Board of Health Regulations Governing Mobile Home and Recreational Vehicle Parks.

Reno Fire Department

5. The following conditions are requirements of the Reno Fire Department, which shall be responsible for determining compliance with these conditions.

Contact Name – Joan Presley, Fire Marshall, 775.657.4626 presleyj@ci.reno.nv.us

- a. The applicant shall provide water for fire suppression. Hydrants shall meet or exceed minimum flows as set forth in Washoe County Code 60, and hydrant location maps shall be submitted to the Reno Fire Department for approval.
- b. Roadways designed as primary access must contain a "rapid entry system" for the opening of gates. Such gates shall be operated by radio operated controls (i.e., click2Enter or other approved equal equipment).
- c. The design and layout of all emergency access gate systems shall be with the approval of the Reno Fire Department.
- d. The applicant shall submit a plan for the maintenance of all open space, to be approved by the Reno Fire Department.

Reno-Tahoe International Airport

6. The following conditions are requirements of the Reno-Tahoe International Airport, which shall be responsible for determining compliance with these conditions.

Contact Name – Dean Schultz 775.328.6400

- a. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA Ldn, prior to the issuance of a building permit.

*** End of Conditions ***



Board of Adjustment Staff Report

Meeting Date: October 6, 2011

Subject: Special Use Permit Case No: SB11-004

Applicant(s): Landbank Development Co., LLC

Agenda Item No. 11A

Project Summary: To establish a gated manufactured home park with private streets, consisting of 75 units

Recommendation: Approval with Conditions

Prepared by: Sandra Monsalve, AICP, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3608
E-Mail: smonsalve@washoecounty.us

Project Description: Special Use Permit Case No. SB11-004 for Landbank Development Co., LLC - To develop a gated Manufactured Home Park on private streets, consisting of 75 units on ±15.33 acres in Sun Valley.

- Location: 550 East 4th Avenue, Sun Valley
- Assessor's Parcel Number: 085-122-03
- Parcel Size: 15.33
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 5 – Commissioner Weber
- Development Code: Authorized in Article: Article 302, Table 110.302.05.1
"Residential Use Types," and Article 314,
"Manufactured Home Parks"
- TMSA: Within the Truckee Meadows Services Area and the Sun Valley General Improvement District (SVGID).
- Area of Interest: Within the Cities' of Reno and Sparks Area of Interests
- Section/Township/Range: Within Section 20, T20N, R20E, MDM
Washoe County, NV

Staff Report Contents

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Exhibits Contents

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Site Plan..... Exhibit B

Landscaping..... Exhibit C

Agency Comments and Correspondence Exhibit D

Citizen Advisory Board Minutes Exhibit E

Board of Adjustment Meeting Minutes August 4, 2011 Exhibit F

Project Application

The project application may be reviewed in its entirety on the Washoe County website at http://www.washoecounty.us/comdev/da/da_index.htm

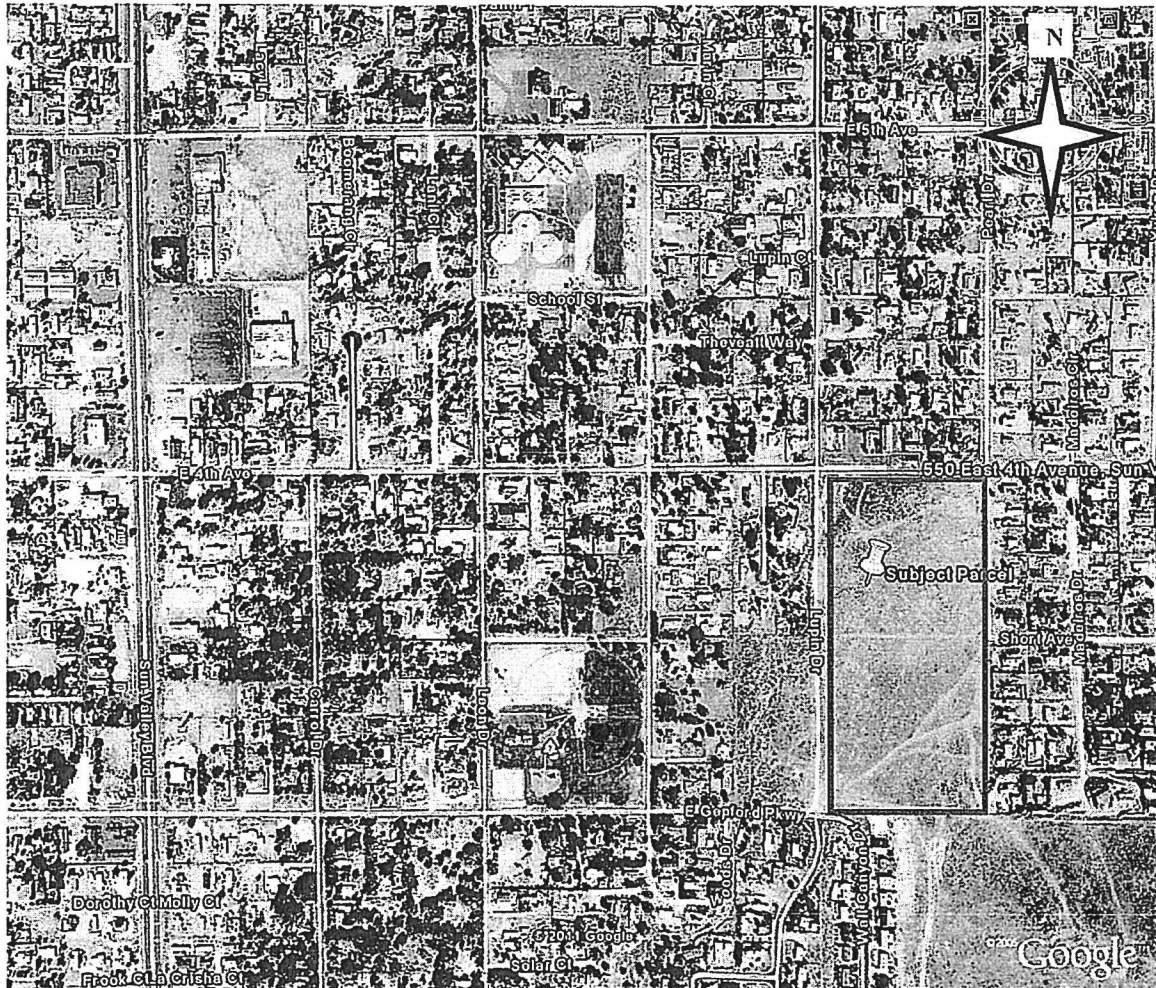
Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as operational conditions. These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case No. SB11-004 are attached to this staff report and will be included with the Action Order.

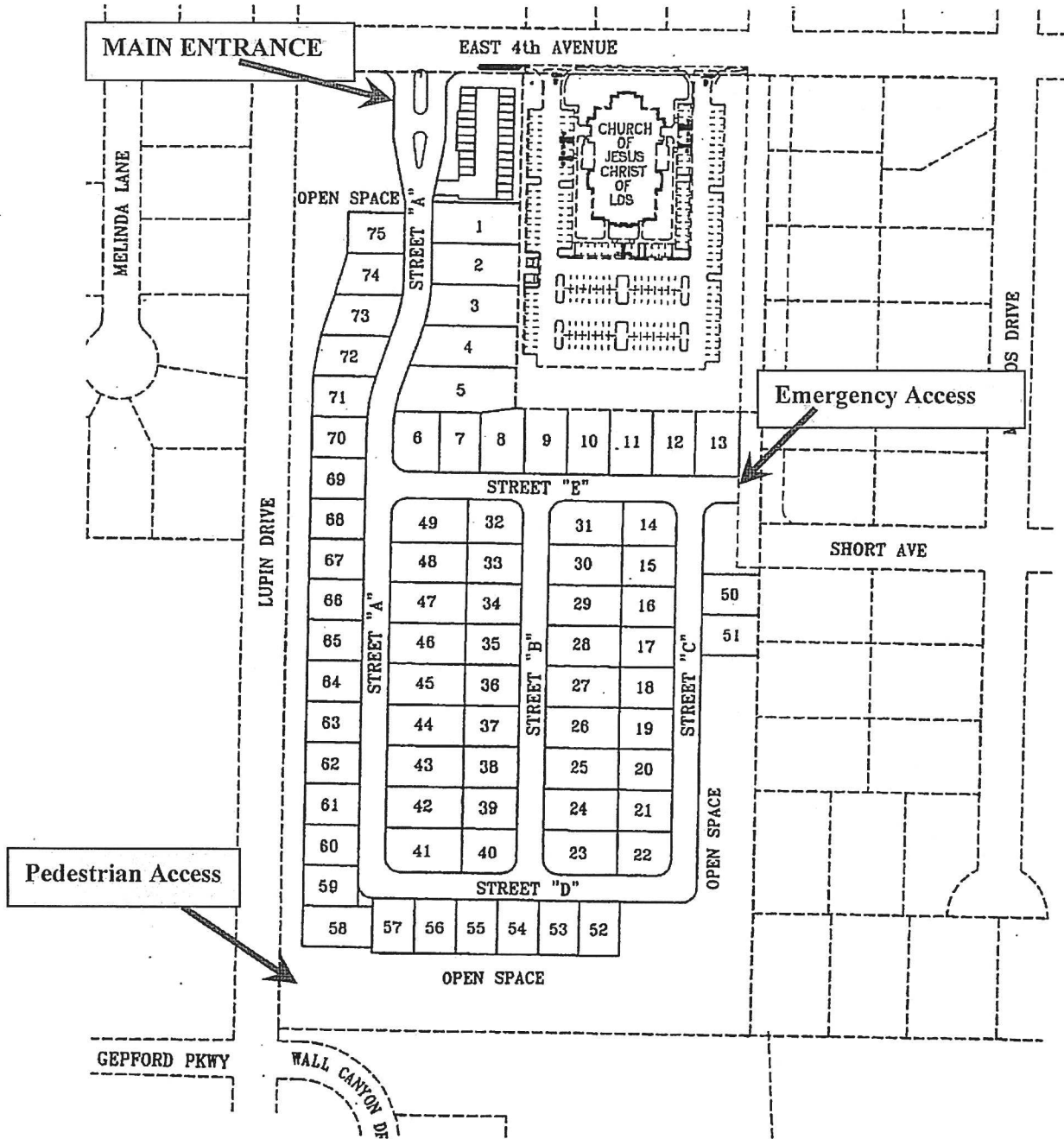
Vicinity Map



Subject Parcel



Site Layout



Project Evaluation

Board of Adjustment Meeting, August 4, 2011:

This is a continuance from the August 4, 2011 Board of Adjustment meeting, where the Board and the public requested the applicant do further research to address the comments/issues/concerns raised at the meeting for this development. Staff has received a phone call and email correspondence from the applicant indicating that they chose not to re-visit with the Sun Valley CAB in September, and would rather address the issues at the October 6, 2011 meeting. Specific items of concern heard at the August meeting were:

- Drainage – on-site and off-site
- Traffic/Pedestrian Access
- Road improvements (sidewalks)
- Visual impacts
- Storage area location

Project Summary:

Board of Adjustment Meeting, October 6, 2011:

This is a proposal to develop Valle Vista, a 75-unit gated, manufactured home park with private streets and common area. The minimum required manufactured unit space (per Article 314, "Manufactured Home Parks" of the Washoe County Development Code) will be 4,000 square feet, in addition to ±4.35 acres of common area. The development will be located on one (1) parcel totaling approximately 15.33 acres, located approximately ½ mile east of Sun Valley Boulevard, at the southeast corner of 4th and Lupin. Within the special use permit application, it states the manufactured home park is anticipated to be constructed over 4 phases, beginning within 6 years, after the site improvements are completed. However, per a telephone conversation, the applicant's representative has agreed to condense this into two phases, with the first phase being completed within 8 years (42 units/spaces), and the second phase (33 units/spaces) to be completed 4 years thereafter.

It is also anticipated that the manufactured home park will have a Homeowners Association (HOA) for the ongoing maintenance of the grounds including the required landscaping. In addition, the applicant intends to have Covenants, Conditions, and Restrictions (CC&Rs) recorded with the County Recorder's Office. The manufactured home park will be serviced by community water and sewer provided by Sun Valley General Improvement District (SVGID).

The site is bounded by one-third acre, residentially developed land to the west, north and east (zoned Medium Density Suburban), and undeveloped land to the south zoned Open Space. The subject parcel is located within the Suburban Character Management Area (SCMA) of the Sun Valley planning area, and is within the Medium Density Suburban (MDS) regulatory zone. This project is an allowed Residential Use Type with an approved special use permit, per the Washoe County Development Code Table 110.302.05.1 and Article 314, "Manufactured Home Parks."

Existing Conditions

The project site is currently undeveloped and is relatively flat with an average slope across the entire site of 7.5%. The proposed average slope, once the site is fully developed will be approximately 6.4%. The maximum elevation of the site is 4,790 feet and the lowest elevation is 4,681.5 feet. There is a Federal Emergency Management Agency (FEMA)-mapped Zone A flood hazard area at the northwest corner of the project site, consequently, the applicant will be required to submit a hydrology/hydraulic report to the Washoe County Engineering Division, as one of several conditions that must be complied with in order to address drainage, storm water runoff, retention/detention basin and other engineering concerns and/or issues. (Exhibit A)

Site Design:

The manufactured home park will be designed to accommodate up to 75 units/spaces, and include recreation areas, picnic areas, storage units, and open space. A 3 to 4 foot wide pedestrian path is planned. The storage area will be fenced accordingly in order to mitigate any potential visual impacts. The main entry gate is planned to be accessed from East 4th Avenue, with keypad entry and heavily landscaped. Ingress and egress will be provided from this main entry point. A private street system will be constructed consisting of curb, gutter and sidewalk on one side of the street. All access and internal street design have been addressed by the Engineering Division and their comments and/or conditions are attached. (Exhibit A)

Access:

The applicant has provided a preliminary traffic report, prepared by Solaegui Engineers. It is anticipated by the traffic engineers that the new manufactured home park will generate approximately 374 average daily trips, with 33 AM peak hour trips and 45 PM peak hour trips. These peak hour trips are below the 80 peak hour trip threshold that triggers the need for a full traffic study at this time.

Access to the site will be from East 4th Avenue, approximately 300 feet east of Lupin Drive, with ingress and egress to the main gate. Emergency access will be provided via Pearl Drive, at the eastern portion of the project site where proposed "Street E" accesses Pearl Drive. This emergency access will be gated and have an approved emergency services lock which can be opened by all public safety service crews. The Washoe County Engineering Division has addressed all access, traffic, easement and drainage issues within the Conditions of Approval. (Exhibit A)

Signage:

The applicant has proposed a 3 foot by 5 foot concrete monument sign at the main entrance at East 4th Avenue. The sign face will contain the street address, recessed into the concrete. No lighting is proposed at this time according to the application.

Article 314 Manufactured Home Parks:

Article 314 of the Washoe County Development Code sets forth standards related to the development of manufactured home parks. The standards cover the overall project site size, manufactured home spaces, setbacks, parking standards, circulation, landscaping, exterior boundary screening, recreational areas, common storage areas, lighting, signage, flood hazards, provision of services and overall park management. Section 110.314.45, "Exterior Boundary Screening," additionally sets forth screening standards. The applicant has addressed these standards within the application. Proposed is perimeter fencing and additional screening

in the form of landscaping and trees. All fencing adjacent to public rights-of-way must not exceed 4 feet in height and must be solid, decorative fencing material. All fencing adjoining properties (not the right-of-way) can be up to a maximum of 7 feet, but not less than 6 feet in height. The applicant must comply with Article 314, "Manufactured Home Parks," and all applicable conditions prior to the issuance of building permits for manufactured home placement. Lastly, all site improvements must be in compliance with the Engineering Division conditions of approval, in addition to the Sun Valley General Improvement District and other pertinent reviewing agencies. (Exhibit A)

Design Review Committee:

Staff has conditioned that the applicant have the following reviewed and approved by the Design Review Committee prior to the issuance of building permits:

Review shall address, but not be limited to: signage, exterior lighting (if any), fencing, trash enclosures, landscaping materials (if plant material, type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, final grading plans, retaining wall(s), revegetation, retention/detention areas, and financial assurances that the landscaping will be planted and maintained.

Relevant Sun Valleys Area Plan Policies

The following Area Plan policies are applicable to the proposed subdivision:

- SUN.2.9
- SUN.10.1
- SUN.12.1

Character Statement:

Within the Character Statement of the Sun Valley area plan, it states the community is anticipating that over the next 20 years it will be in position to provide additional employment opportunities, along with a range of residential opportunities, including affordable housing. The Suburban Character Management Area (SCMA) along with the Downtown Character Management Area (DCMA) is the area anticipated to provide the growth opportunities within Sun Valley. The residential densities within the SCMA are anticipated to contain one (1) unit per acre or greater. The proposed project is in compliance with this Area Plan Character Statement, as the zoning is Medium Density Suburban (MDS), typically allowing three (3) dwelling units per acre. However in this instance, proposed manufactured home parks within the MDS regulatory zone are allowed up to five (5) dwelling units per acre (Washoe County Development Code, Article 406, "Building Placement Standards.")

The proposed project is also in compliance with Policies SUN.2.9 (emergency access provided for and will be signed accordingly), SUN.10.1 (community water service), and SUN.12.1 (community sewer service).

Sun Valley Citizen Advisory Board (SV-CAB)

The proposed project was presented by the applicant(s) at the regularly scheduled Citizen Advisory Board meeting on July 9, 2011. The Board members were not able to support the application request. The attached CAB minutes from the Sun Valley CAB reflect discussion on the following items:

Following are the comments/concerns heard at the CAB meeting

- Staff heard about concerns as they related to potential traffic, noise, and natural drainage adjacent to property

Note: Staff and the applicant will be available at the meeting to address questions/concerns or issues.

Reviewing Agencies

The following agencies/Individuals received a copy of the project application for review, comments and/or conditions:

- Nevada Department of Transportation (NDOT)
- Washoe County Building & Safety Division
- Washoe County District Health – Environmental Division
- Washoe County Public Works Department – Engineering Division
- Washoe County Public Works Department – Traffic Division
- Washoe County Fire Services Coordinator
- Reno Fire Department
- Sun Valley Citizen Advisory Board
- Regional Transportation Commission (RTC)
- Reno Community Development
- Sparks Planning Department
- Washoe County School District
- Washoe-Storey Conservation District
- State of Nevada Manufactured Housing Division
- Commissioner Bonnie Weber

The following is a brief **summary** received of each agency's comments and/or recommended conditions of approval and their contact information. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Community Development addressed the site design, access, landscaping, grading, parking, and compliance with Article 314, "Manufactured Home Parks" of the Washoe County Development Code.

Contact: Sandra Monsalve, AICP, Senior Planner 775.328.3608
smonsalve@washoecounty.us

- Washoe County Health District addressed project conformance to District Board of Health Regulations Governing Mobile Home and Recreational Vehicle Parks. Health Department conditions are attached and can only be appealed to the District Health Board.

Contact: Douglas Coulter, P.E., 775.328.2434 dcoulter@washoecounty.us

- Washoe County Department of Public Works addressed access, drainage, road improvements, haul routes and grading. The following comments were made:
 - The Engineering Division would support an application to abandon Lupin Drive from East 4th Avenue to East Gepford Pkwy.
 - The site plan shows a 3 foot DG path within the development. It is recommended that the DG path be at least 4 feet wide.
 - Recommend consideration for pedestrian access at Short Avenue and Gepford Parkway.

Contact: Leo Vesely, P.E., 775.328.2041 lvesely@washoecounty.us

- Sun Valley General Improvement District (SVGID) The SVGID indicated that the subject property is within the Sun Valley service territory and was annexed into the District on December 11, 2008. SVGID addressed water rights, sewer and water service and trash service. Additionally, the subject property has been identified as being within the current master plan to be developed.

Contact: Mike Ariztia, 775.673.2253 mariztia@svgid.com

- Reno Fire Department commented on fire suppression, hydrants, water flow rates and emergency access.

Contact: Joan Presley, 775.657.4626 presleyj@ci.reno.nv.us

- Reno-Tahoe International Airport addressed noise attenuation.

Contact: Dean Schultz 775.328.6400

- Regional Transportation Commission (RTC) Commented on transit improvements, to include pedestrian and bicycle paths. These were not written as conditions, but

rather as comments. However, it is advisable that the applicant speak with RTC in order to comply with any applicable requirements they may have for the proposed project.

Contact: Patrice Echola, 775.335.1904 pechola@rtcwashoe.com

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB11-004 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case No. SB11-004 for Valle Vista Manufactured Home Park, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the Sun Valley Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable a Manufactured Home Park and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and,
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Board of Commissioners.

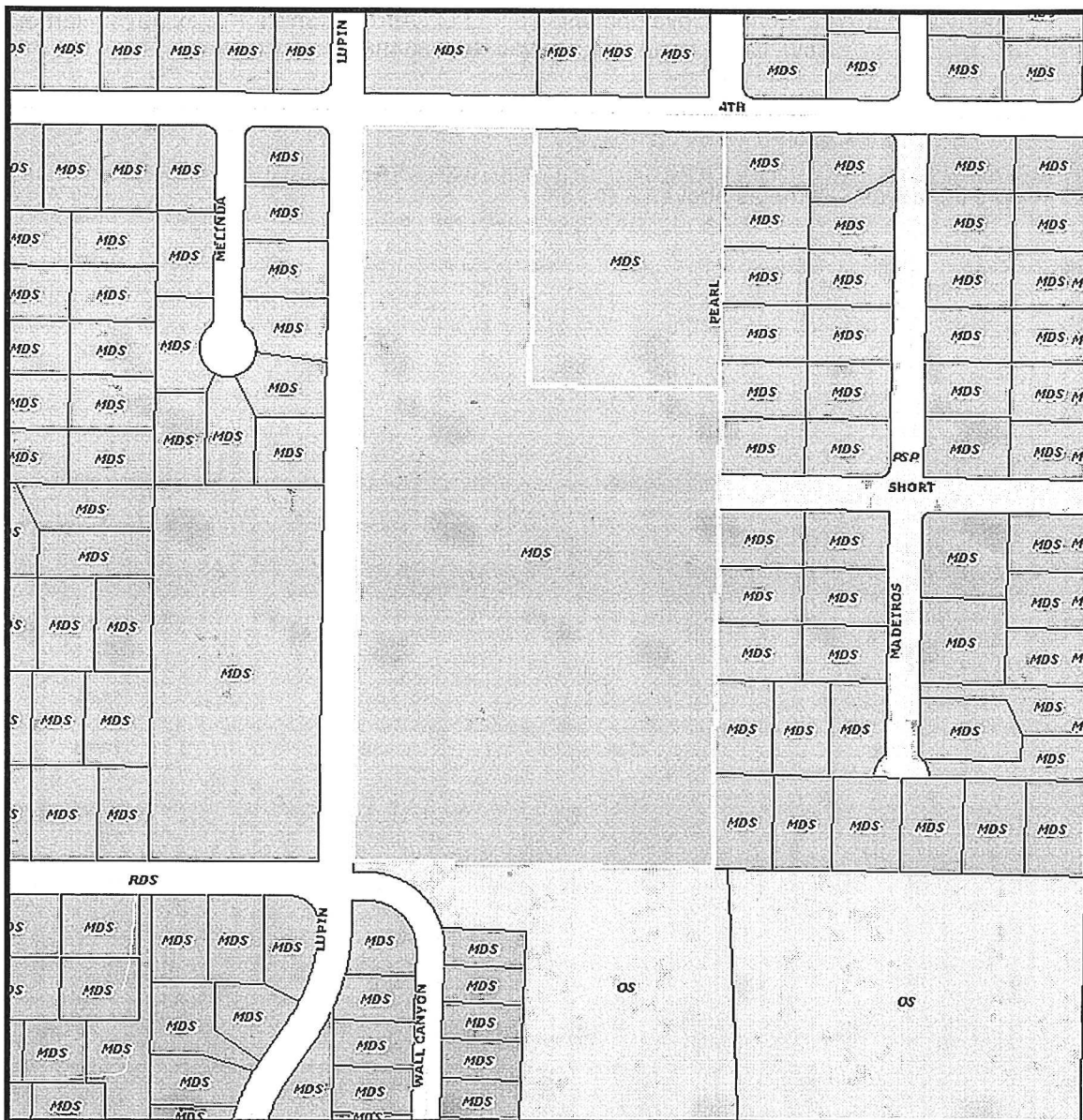
xc:.

Property Owner: Landbank Development Co., LLC, Attn: Darren Proulx, 325 Harbour Cove Drive, Suite 211, Sparks, NV 86436.

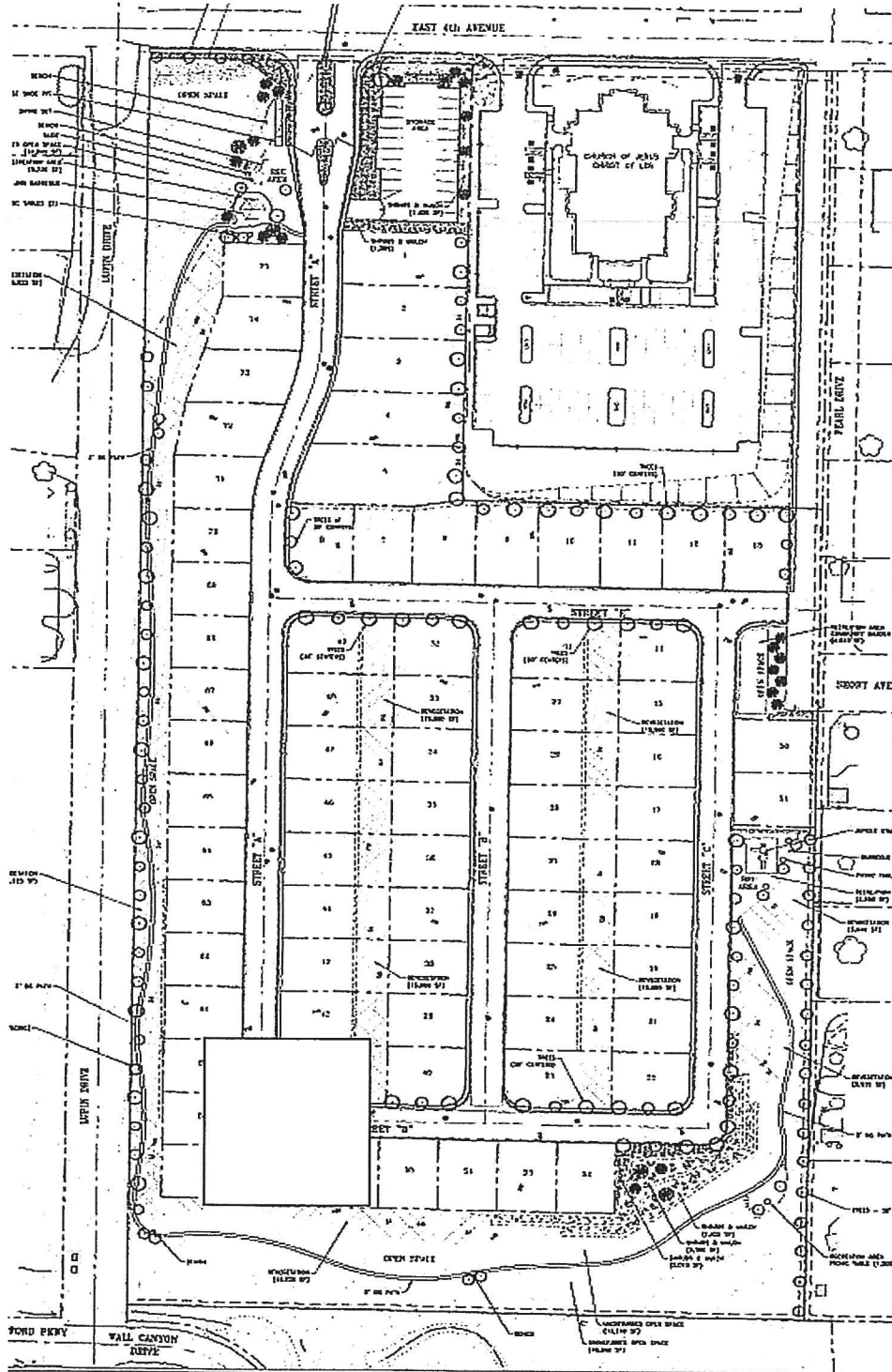
Applicant: Probert Engineering, Attn: Gary Probert, 3862 Vistacrest Drive, Reno, Nv 89509.

Representatives: Same as above

Zoning Map



Proposed Landscaping



Site Suitability

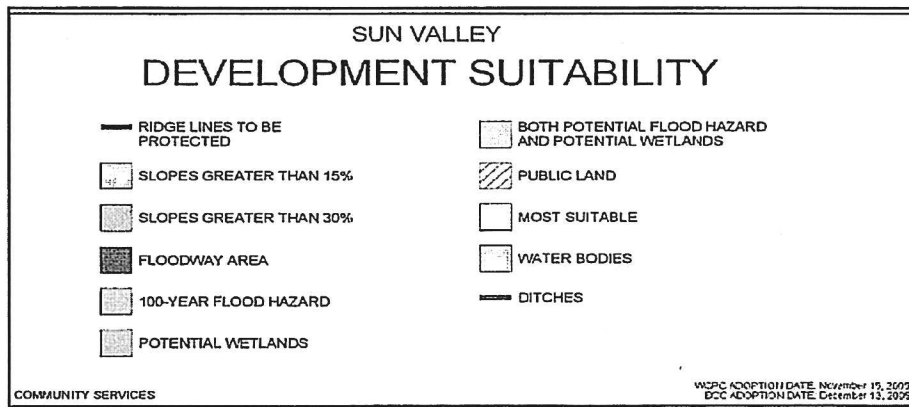
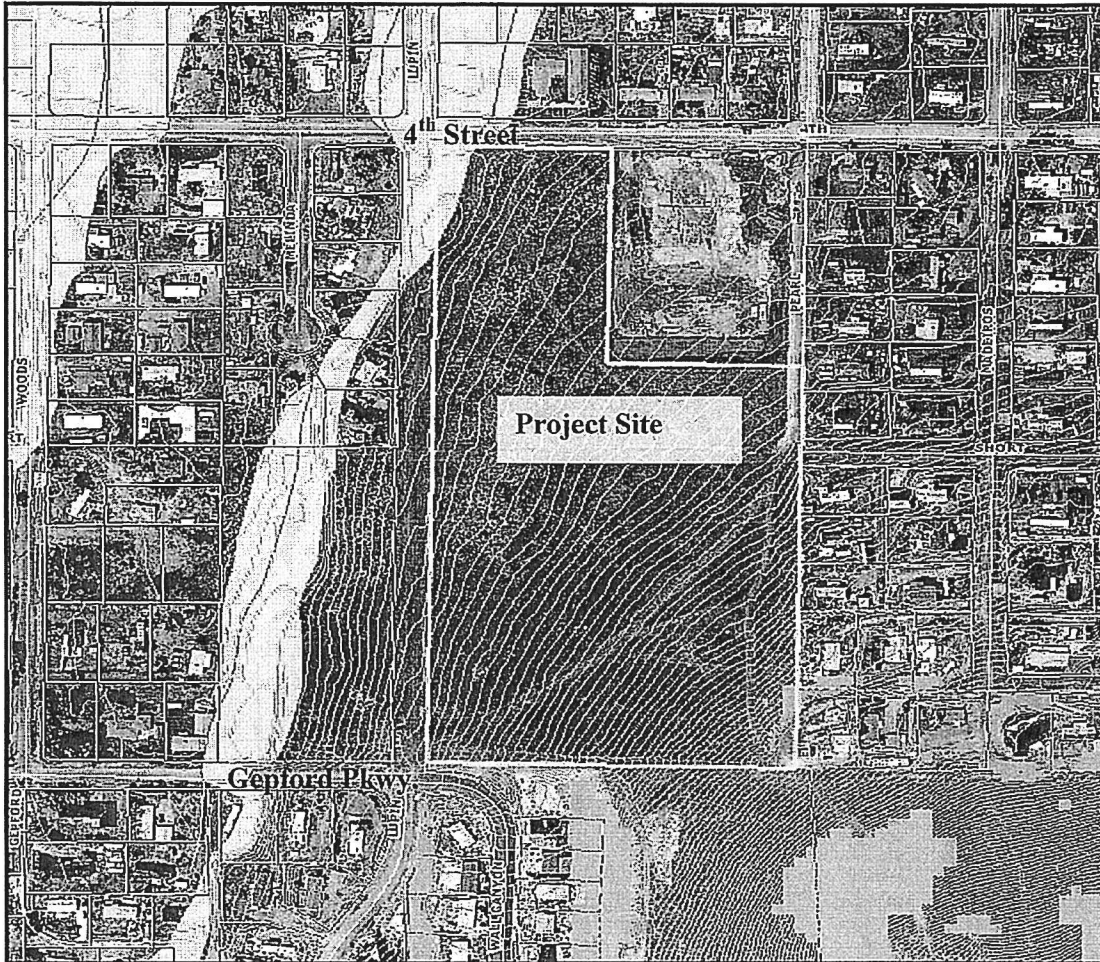


EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB11-004

The project approved under Special Use Permit Case No: SB10-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2011. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev

WRZA17-0006
EXHIBIT C

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.
- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Sandra Monsalve, AICP, Senior Planner, 775.328.3608

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The project shall be build in two phases:
 - i. Phase One (42 units/spaces) shall be completed in its entirety (all site improvements, landscaping, building permits, and other project requirements completed) within eight (8) years of the date of final approval by Washoe County.
 - ii. Phase Two (33 units/spaces) shall be completed four (4) years thereafter Phase One.
 - iii. The applicant shall submit complete construction plans for the entire project, and building permits for Phase One shall be issued within eight (8) years from the date of final approval by Washoe County. The same applies for Phase Two, within four (4) years thereafter Phase One. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.

- c. The special use permit is valid only for the parcel identified in this report. The development shall be phased over a twelve (12) year period of time. If construction/development of the property is not complete after the twelve (12) consecutive years, this special use permit shall be reviewed by the appropriate reviewing body for possible extensions of time and/or amendment of conditions.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to the issuance of building and/or grading permits, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: signage, exterior lighting (if any), fencing, trash enclosures, landscaping materials (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, final grading plans, retaining wall(s), revegetation, retention/detention areas, and financial assurances that the landscaping will be planted and maintained.
- f. All retaining walls shall not exceed a maximum of 6-feet and shall be terraced at a ratio of 6 feet high to 6 feet wide. (Verticle:Horizontal)
- g. All perimeter site fencing for adjoining lots shall be a minimum of 6 feet, but not more than 7 feet in height, must be a solid-decorative style. All perimeter fencing that boards all public rights-of-way, street or highway must be a minimum of 3 feet but not more than 4 feet in height. All site perimeter fencing/screening must meet the exterior boundary screening requirements of Article 314 Manufactured Home Parks, Section 110.314.45 of the Washoe County Development Code.
- h. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles **[314, 408, 410 and 412 as applicable]** of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

- i. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- j. On site lighting poles shall be restricted to 12-feet in height when within 100-feet of adjacent residential use types. Additionally, all project lighting shall have cutoff shields, and be down facing in order to prevent spillover glare.
- k. All mechanical equipment, tanks, ventilating fans or similar equipment, whether located on the roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated buildings and shall be measured from the highest point of the object being screened.
- l. All project signage shall match the overall architectural style of the project by incorporating similar building materials and colors. All project signage must comply with *Division Five* of the Development Code and receive a building permit from the Building and Safety Division prior to installation.
- m. The applicant shall comply with all applicable portions of Article 314 Manufactured Home Parks of the Washoe County Development Code.
- r. The following **Operational Conditions** shall be required for the life of the project:
 - A. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - B. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - C. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - D. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Department of Public Works

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2041, ivesely@washocounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All roadway improvements necessary to serve the project including, but not limited to, curb, gutter, sidewalk, signing and striping, driveways, street lighting, shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer. The 4 foot DG path along the west side of Pearl Drive shall be extended to the intersection of Pearl Drive and Short Avenue.
- f. The applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- g. Exported materials shall not be sold without the proper business license.
- h. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
- i. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- j. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
- k. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the

methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- l. Any increase in storm water runoff resulting from the development of the site and based upon the 5 and 100-year storms, shall be detained and/or mitigated on site to the satisfaction of the County Engineer.
- m. A note shall be placed on the improvement plans stating that at no time shall natural drainage be impeded.
- n. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
- o. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- p. Any grading that falls within the FEMA 100 year flood zone shall be in accordance with Washoe County Code 416. The County Engineer shall determine compliance with this condition.
- q. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- r. If required, the applicant shall dedicate any additional right-of-way as may be required for improvements to East 4th Avenue. The County Engineer shall determine compliance with this condition.
- s. As emergency access road shall be constructed from the eastern property access to East 4th Avenue and shall be in accordance with Washoe County Code 436.95.
- t. The developer shall verify and submit proof of acceptable truck traffic movements for fire and solid waste trucks within the project including the emergency access from Pearl Drive. The County Engineer shall determine compliance with this condition.

Sun Valley General Improvement District (SVGID)

3. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

Contact Name – Mike Ariztia, 775.673.2253, mariztia@svgid.com

- a. The applicant shall be responsible for attending a meeting of the Sun Valley General Improvement District Board of trustees for approval at a regular meeting.
- b. The Developer shall be responsible for meeting all GID requirements for development to include a hydraulic analysis, sewer capacity study and dedication of sufficient water rights to service the proposed development.

Washoe County District Health Department

4. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Douglas L. Coulter, P.E. 775.328.2429, dcoulter@washoecounty.us

- a. Construction plans must be submitted to the Health District for review and approval. The project must conform to the District Board of Health Regulations Governing Mobile Home and Recreational Vehicle Parks.

Reno Fire Department

5. The following conditions are requirements of the Reno Fire Department, which shall be responsible for determining compliance with these conditions.

Contact Name – Joan Presley, Fire Marshall, 775.657.4626 presleyj@ci.reno.nv.us

- a. The applicant shall provide water for fire suppression. Hydrants shall meet or exceed minimum flows as set forth in Washoe County Code 60, and hydrant location maps shall be submitted to the Reno Fire Department for approval.
- b. Roadways designed as primary access must contain a "rapid entry system" for the opening of gates. Such gates shall be operated by radio operated controls (i.e., click2Enter or other approved equal equipment).
- c. The design and layout of all emergency access gate systems shall be with the approval of the Reno Fire Department.
- d. The applicant shall submit a plan for the maintenance of all open space, to be approved by the Reno Fire Department.

Reno-Tahoe International Airport

6. The following conditions are requirements of the Reno-Tahoe International Airport, which shall be responsible for determining compliance with these conditions.

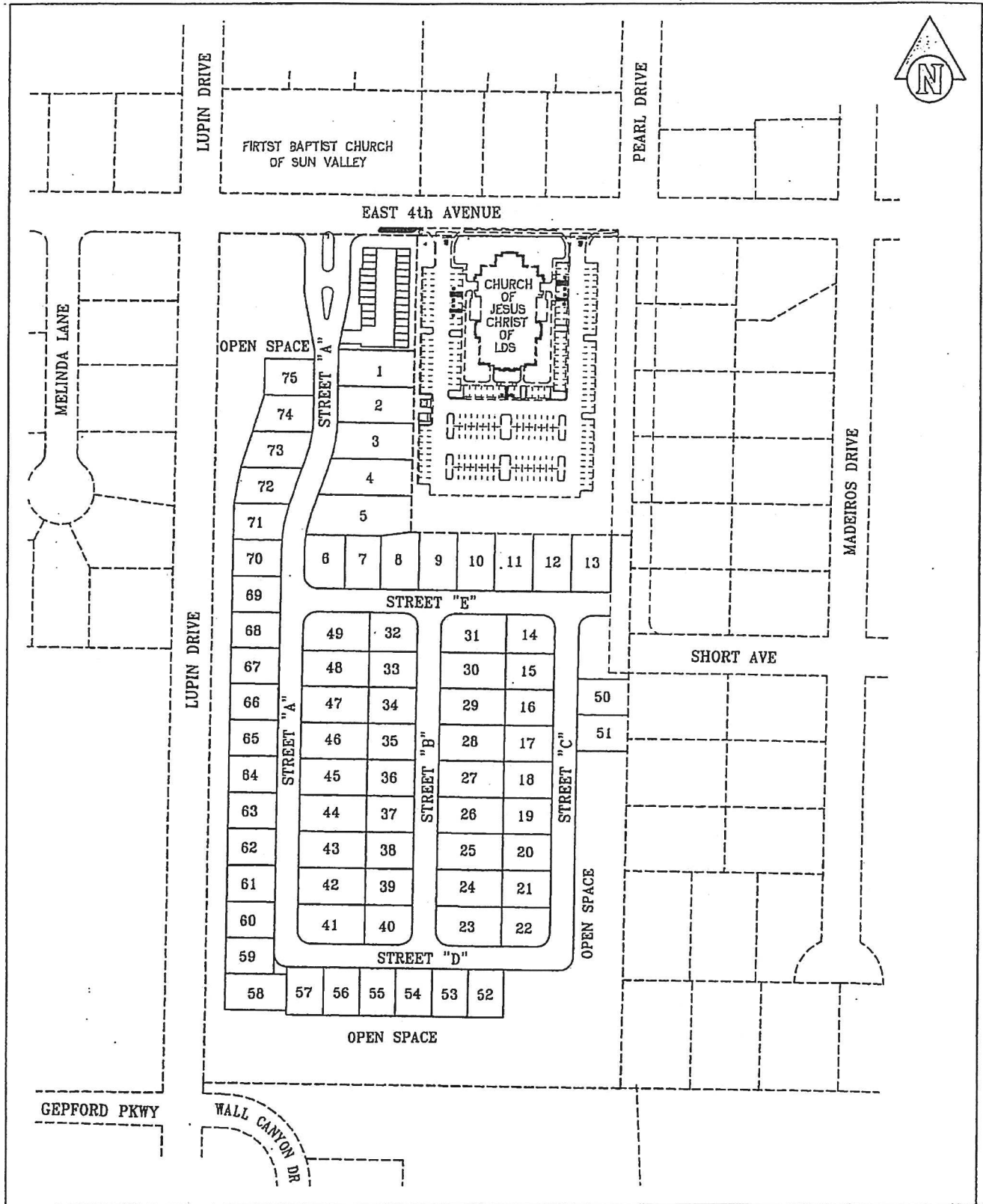
Contact Name – Dean Schultz 775.328.6400

- a. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA Ldn, prior to the issuance of a building permit.

*** End of Conditions ***

PROJECT PLAN

NOT TO SCALE





WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

DAN ST. JOHN, P.E., Public Works Director

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: July 7, 2011
TO: Sandra Monsalve, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: SB11-004
APN 085-122-03
VALLE VISTA

I have reviewed the referenced special use permit and recommend the following conditions and comments:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. All roadway improvements necessary to serve the project including, but not limited to, curb, gutter, sidewalk, signing and striping, driveways, street lighting, shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer. The 4 foot DG path along the west side of Pearl Drive shall be extended to the intersection of Pearl Dr. and Short Ave.
6. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
7. Exported materials shall not be sold without the proper business license.

8. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
9. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
10. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
11. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
12. Any increase in storm water runoff resulting from the site grading and based upon the 5 and 100-year storms shall be detained and/or mitigated on site to the satisfaction of the County Engineer.
13. A note shall be placed on the improvement plans stating that at no time shall natural drainage be impeded.
14. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
15. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
16. Any grading that falls within the FEMA 100 year flood zone shall be in accordance with Washoe County Code 416. The County Engineer shall determine compliance with this condition.
17. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
18. If required, the applicant shall dedicate any additional right-of-way as may be required for improvements to East 4th Avenue Drive. The County Engineer shall determine compliance with this condition.
19. An emergency access road shall be constructed from the eastern property access to East 4th Avenue and shall be in accordance with Washoe County Code 436.95.
20. The developer shall verify and submit proof of acceptable truck traffic movements for fire and solid waste trucks within the project including the emergency access from Pearl Drive. The County Engineer shall determine compliance with this condition.

Comments:

1. The Engineering Division would support an application to abandon Lupin Drive from East 4th Ave. to East Gepford Pkwy.
2. The site plan shows a 3 foot DG path within the development. It is recommended that the DG path be a least 4 feet wide.
3. Recommend consideration for pedestrian access at Short Ave and Gepford Parkway.

LRV/lrv



Sun Valley General Improvement District
5000 Sun Valley Boulevard
Sun Valley, NV 89433-8229
Phone: (775) 673-2220
Fax: (775) 673-1835

June 29, 2011

Washoe County Department of Community Development
P.O. Box 11130
Reno, Nevada 89520

Attention: Sandra Monsalve, Senior Planner

RE: Special Use Permit Case No. SB11-004 Valle Vista Manufactured Home Park

Dear Sandra:

I have reviewed the request from Landbank Development Co., LLC / Probert Engineering for a special use permit to develop a 75 unit manufactured home park within the Sun Valley GID service area. The above mentioned property is within the Sun Valley service territory and was annexed into the District on December 11th 2008.

The referenced parcel was identified in our current master plan to be developed and served for water, sewer and garbage by the District. Sun Valley GID currently has no objections to the approval of a special use permit allowing for the development of a manufactured home park on this parcel.

Any plan to develop the above referenced property will be required to come before the Sun Valley General Improvement District Board of trustees for approval at a regular meeting. Developer will be responsible for meeting all GID requirements for development to include a hydraulic analysis, sewer capacity study and dedication of sufficient water rights to service the proposed development.

Approval of the special use permit does not in itself guarantee approval of any future development plans.

Please contact me should you have any further questions or concerns.

Sincerely,

SUN VALLEY G.I.D.

Mike Ariztia

Public Works Director

Office (775)673-2253 Fax (775)673-7708



RECEIVED
JUN 29 2011
WASHOE COUNTY
COMMUNITY DEVELOPMENT

Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION

DATE: June 27, 2011

TO: Sandra Monsalve, AICP, Senior Planner
Washoe County Community Development

FROM: Douglas L. Coulter, P.E., Senior Registered Engineer
Environmental Health Services

SUBJECT: **Valle Vista Manufactured Home Park**
Special Use Permit, SB11-004
E2011-015


Dear Ms. Monsalve,

This District has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this District is subject to the following condition:

1. Construction plans must be submitted to the Health District for review and approval. The project must conform to the District Board of Health Regulations Governing Mobile Home and Recreational Vehicle Parks.

If you have any questions regarding the foregoing, please call me at 328-2429.

Sincerely,


Douglas L. Coulter, P.E.
Senior Registered Engineer
Environmental Health Services

DLC:dc

Cc: Darren Proulx, Landbank Development Co., LLC
Gary Probert, Probert Engineering

1001 EAST NINTH STREET / P.O. BOX 11130; RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

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PRINTED ON RECYCLED PAPER

WRZA17-0006
EXHIBIT C

From: "Joan Presley" <presleyj@reno.gov>
To: "smonsalve@washoecounty.us" <smonsalve@washoecounty.us>
Date: 07/06/2011 01:54 PM
Subject: SB11-004 Valle Vista

Hi Sandra,

I have reviewed the above-referenced application on behalf of the Truckee Meadows Fire Protection District and approve it with the following comments:

Water for fire suppression shall be provided. Hydrants shall meet or exceed minimum flows as set forth in Washoe County Code 60, and hydrant location maps shall be submitted to the Reno Fire Department for approval.

On roadways that are designed as the primary means of access, a rapid entry system of opening gates shall be established, which operates by radio operated controls (i.e., Click2Enter or other approved equal equipment). The design and layout of all emergency access gate systems shall be with the approval of the fire department.

A plan for maintenance of open space shall be provided and approved by the Reno Fire Department.



Reno-Tahoe International Airport

P.O. Box 12490 • Reno, NV 89510-2490 • (775) 328-6400 • Fax (775) 328-6510

June 24, 2011

RECEIVED

JUN 27 2011

WASHOE COUNTY
COMMUNITY DEVELOPMENT

Sandra Monsalve, AICP
Senior Planner
Washoe County Department of Community Development
P.O. Box 11130
Reno, NV 89520

Re: **Valle Vista**
APN 085-122-03

Dear Ms. Monsalve:

The above referenced project is within the Airport Airspace Plan for Reno-Tahoe International Airport and specifically within the approach surface as defined by FAR Part 77. The project is also in the immediate vicinity of the Sparks Visual Approaches for runways 16L/R and the Reno 330 and Reno 360 Departures for runways 34L/R and within the 80 dBA L_{max} contour. Residents of this new development will experience aircraft overflights and / or noise.

For this reason, the Reno-Tahoe Airport Authority strongly encourages the following be included as condition of approval:

The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA L_{dn} prior to the issuance of a building permit.

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6469 or Lissa Butterfield, Airport Planner, at (775) 328-6476.

Sincerely,

Dean E. Schultz, A.A.E., Vice President
Planning, Engineering & Environmental Mgmt

DES/ikb

Reno-Tahoe Airport Authority
Reno-Tahoe International Airport • Reno Stead Airport

WRZA17-0006
EXHIBIT C



REGIONAL TRANSPORTATION COMMISSION

Public Transportation Streets and Highways Planning

June 29, 2011

FR: Chrono/PL 183-11

Sandra Monsalve, AICP, Senior Planner
Washoe County Community Development
P.O. Box 11130
Reno, NV 89520-0027

RE: SPECIAL USE PERMIT CASE NO. SB11-004 (VALLE VISTA)

Dear Sandra,

The applicant is requesting a special use permit to establish a gated manufactured home park consisting of 75 units on private streets on +/-15.33 acres located at 550 East 4th Avenue, Sun Valley in the MDS zoning district.

This parcel is located near existing Route 5 bus service. Please have the developer contact RTC Assistant Transit Planner, Christina Leach, at 335.1916 to discuss transit improvements. These transit improvements may include providing pedestrian access to the existing bus route along Lupin Drive, dedicating right-of-way and constructing a concrete passenger boarding/alighting bus pad to accommodate future bus service and connecting the pad to the internal pedestrian circulation system by a sidewalk at least five feet wide.

The Regional Transportation Plan (RTP) policies indicate all new development will be encouraged to construct pedestrian and bicycle facilities internal and/or adjacent to the development within the regional road system. We recommend the applicant be required to design and construct a sidewalk along the frontage of the property in conformance with Americans with Disabilities Act (ADA) specifications.

Thank you for the opportunity to comment on this project. If you have any specific questions please call me direct at 335.1904.

Sincerely,

Patrice Echola
Transportation Planner

PE/jm

Copies to: Washoe County Commission
Washoe County Planning Commission
Kimberly H. Robinson, Washoe County Community Development
Julie Masterpool, RTC Engineering
Christina Leach, RTC Operations

WALLE VISTA.doc

SUN VALLEY CITIZEN ADVISORY BOARD



DRAFT: *Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.*

The regular meeting of the Sun Valley Citizen Advisory Board held July 9, 2011, at the Sun Valley Neighborhood Center, 115 W. 6th Avenue, Sun Valley, Nevada.

1. **CALL TO ORDER** – Chairperson Brighton called the meeting to order at 9:00 a.m.
2. **ROLL CALL/DETERMINATION OF QUORUM** – Roll call was heard and a quorum of seven members was determined.
 - MEMBERS PRESENT** – Warren Brighton (Chairperson), Bruce England, Patricia Lancaster, James Georges, Jim Brunson, Lisa Louengo, Ralph Spain
 - MEMBERS ABSENT** – None
3. **APPROVAL OF AGENDA FOR MEETING OF JULY 9, 2011** – Chairperson Brighton stated that he would request that the Election of Officers be moved to the last item on the agenda. Bruce England moved to revise the agenda and place the Election of Officers as the last agenda item. James Georges seconded the motion. The motion carried. Chairperson Brighton noted that Commissioner Bonnie Weber would be joining the meeting, but would be late. He introduced the new CAB members, Lisa Louengo and Ralph Spain.
4. **APPROVAL OF MINUTES FOR MEETING HELD ON May 14, 2011** - Pat Lancaster moved to approve the May 14, 2011 meeting minutes, as presented. Lisa Louengo seconded the motion. The motion carried.
5. **REPORTS AND UPDATES**
 - A. **Updates/Announcements/Correspondence** – Chairperson Brighton reported that the following information is available for anyone wishing to review it: a revised CAB member roster which contains information regarding the new CAB members; a memorandum from Kelly Mullin, Water Management Planner, regarding the Central Truckee Meadows Remediation District Program 2011 Boundary and Fee Ordinance Amendments; a flyer from the Washoe County Sheriff's Office regarding the ALERT ID Program, and what you can do about graffiti; a memorandum from Lorrie Adams, County Liaison, titled "Washoe County Update". He noted that the last page lists the May, 2011 responses by the Truckee Meadows Fire Protection District. Lastly, the Washoe County School District has sent a report regarding the budget, as set by the Board of Trustees, in lieu of an in-person attendance at a CAB meeting to discuss issues pertinent to the children in Sun Valley. Chairperson Brighton commented that he would again attempt to get a School District representative to attend the CAB's September, 2011 meeting. Board member England reported that the Sun Valley Boy Scouts, Troop 52, are holding a rummage sale, car wash and bake sale this week and next weekend at the LDS Church in order to raise funds to enable some members to attend camp.
 - B. **Washoe County Update** – Commissioner Bonnie Weber or Commissioner Kitty Jung may be present for an update on County issues.
 1. "Coffee with Commissioner Weber" will not be held in July or August, but will resume in September on the 3rd Saturday of each month at 10:00 a.m. at the Sierra Sage Golf Course, 6355 Silver Lake Road in Stead.
 2. Lorrie Adams, County Liaison for Districts 4 and 5, is available to answer your questions and concerns. Please feel free to contact her at ladams@washoecounty.us or at (775) 328-2720. To sign up to receive e-mail updates from the county visit www.washoecounty.us/cmail. The written county updates are available online at: www.washoecounty.us/cab (follow the link to your CAB).
 Commissioner Jung reported:
 - In order to comply with the federal law which is based on the most recent Census data, Washoe County re-districting is underway. She noted there is a possibility that Sun Valley would come under her responsibility rather than that of Commissioner Weber. The goal is to have the decision in place by October, 2011.
 - She welcomed the new CAB members.
 - Washoe County lost the lawsuit regarding the property appraisal rate for Incline Village residents, and the Nevada Supreme Court has ruled that Washoe County will repay approximately \$40 million to the Incline Village residents. At this time, it has not been determined where these funds will come from.
 - The Nevada Supreme Court has ruled that the State of Nevada cannot sweep local funds. Washoe County has requested that the \$21 million that was previously swept by the state be returned to the county.
 - The county is again operating in "emergency mode", and there is a possibility that property taxes will need to be increased in order to pay back the residents of Incline Village per the court's ruling. Bob Fink requested to know the rate of interest that will be imposed on the funds owed. Commissioner Jung responded that this is not known at the present time, but a meeting with legal counsel regarding this issue is scheduled for next week.
 - She is now the point person for issues pertaining to the clock tower rather than Commissioner Weber.

Concerns/Comments

- James Petch requested to know how property taxes can legally be increased, which in effect fines the current property owners for the Appraiser's actions regarding the appraisal rates for Incline Village residents. Commissioner Jung replied that, at this time, she does not have the answer to this question. Board member Lancaster requested to know if Washoe County has risk insurance that would cover this type of action by a county official. Commissioner Jung replied that she will bring this up with legal counsel at the upcoming meeting.

- Susan Severt requested information regarding the Washoe County Commission's action pertaining to fire services. Commissioner Jung reported this will save the county approximately one million dollars per year. She noted that she voted against this action because it was reported by the Fire Coordinators that this would increase the response time in outlying areas.

Chairperson Brighton noted that Commissioner Weber would not be holding a "Coffee with Commissioner Weber" sessions in July or August, 2011.

C. Reno Fire Safety Update - There was no one in attendance to present a report.

D. Washoe County Sheriff's Office Items - There was no one in attendance to present a report.

E. GID Update – Darrin Price, Sun Valley GID General Manager, reported the following:

- The next Board meeting will be held on Thursday, July 14, 2011 at 6:00 p.m. at the GID office. Doug Malloy, Project Engineer for the 395 Interchange Project, will be in attendance to provide an update.

- There are recreational fee discounts available for Sun Valley residents who meet the criteria.

- On July 17, 2011, the Sun Valley Fun Sunday event will be held at this location, and funds that are raised will be used to assist the Sun Valley schools.

- On July 28, 2011, Judge Higgins from the City of Sparks will be attending the meeting to report on the graffiti process and how those individuals are prosecuted through the court system. This will help to educate residents so that it can be determined how the citizens can best assist in addressing this issue. He noted that local governmental graffiti programs have either been eliminated or severely reduced.

- There are over five hundred fire hydrants in Sun Valley, and many of the water storage tanks located throughout the valley are to assist in fire suppression.

Concerns/Comments

- Chairperson Brighton requested to know if there would be an increase in water fees. Mr. Price replied that possibly there would be an increase in October or November, 2011.

F. Red Hill Update – Board member Brunson reported that work is still going on regarding this project. A meeting was held, and ideas were discussed. Susan Severt reported that both she and Board member Brunson are members of the Red Hill Working Group. The goal of the group is to turn this area into a regional park that could be shared by several communities. Last year, a meeting was held with incoming sixth graders to share the vision for this area and obtain their input. On September 30, 2011, a meeting with the new sixth graders will be held to get their input. On October 21 and 22, 2011, a workshop will be held, and some landscape architects have volunteered their time to design the park at this workshop incorporating the input that has been received from various entities. She pointed out that Washoe County Parks and Recreation Department and the National Parks and Recreation Division of the National Forest Service, as well as many other interested parties, have participated in the planning.

G. Sun Valley Clock Tower Update – Chairperson Brighton thanked Commissioners Jung and Weber, as well as Susan Severt for their efforts in trying to resolve this issue. He reported that the clock tower company can't find a local contractor to work on the tower, set the time, etc. He noted that there is an agreement between the property owner and Washoe County regarding the maintenance and support of the clock tower. He questioned why the county staff hasn't determined how they can enforce the contractual agreement that is in place with them, and commented that it is his opinion that what is happening is unacceptable.

Concerns/Comments

- Chairperson Brighton was asked who has the schematics on the clock. It was noted that Susan Severt has a set as well as Washoe County. A representative from Washoe County Planning commented that the builder of the tower is now gone, and it has changed hands approximately three times. Commissioner Jung requested to know if the tower company could be fined, and the Washoe County representative replied that she did not know due to the language in the Special Use Permit and Conditions. She commented that the county is working with the tower company to try to get the issue resolved and they have set the end of 2011 as the time limit to accomplish this. If they don't repair it by then, Code Enforcement would get involved. The issue is that if the tower was not there, it could affect public safety in the area as there would then be no cell facilities nearby.

- Susan Severt requested that the County Commissioner direct her staff to cite the tower company as they are not in compliance. Her issue is that the tower company is collecting fees for the use of the tower from companies that are using it, but they are not maintaining it in violation of the Special Use Permit.

- Commissioner Jung stated that she will work on the issue as soon as possible.

- A member of the audience agreed that this has been an ongoing issue for the past few years, and it is time to get it solved.

- Barry Bouchard commented that there was an article that appeared in a publication a few months ago that spoke of the clock tower, and the conclusions in that article perhaps were premature according to what is being said now.

- Chairperson Brighton suggested that legal counsel be present at the upcoming meeting of county staff scheduled to discuss the issue. Also, the issue regarding who will pick up the trash on the site has not been resolved. He requested that a representative from Washoe County be present at the next CAB meeting to provide a status report. Commissioner Jung agreed.

- A member of the audience requested to know if there has to be a clock in the tower since a clock would always require ongoing maintenance. Chairperson Brighton replied that this is what the agreement states. Commissioner Jung requested to know if a clock in the tower was mandatory. Chairperson Brighton replied that at the present time this is a requirement, and the current issue needs to be resolved first. Following that, a discussion could be held if the company wants to propose something else.

- Darrin Price suggested that a petition be written and placed at the GID offices regarding whether or not the residents are satisfied with how the clock tower is maintained. Those signatures could then be turned over to Washoe County to use in further action by the county.

5. REPORTS AND UPDATES - Reopened

B. Washoe County Update – Commissioner Weber reported:

- The recent court ruling regarding the Incline Village property tax case will be difficult for Washoe County to comply with, but the involvement of the community in issues is very helpful. Commissioner Jung reiterated that she would be the point person for the Sun Valley Clock Tower issue, and has requested that this issue be placed on the Washoe County Commission meeting agenda.

- "Coffee with Commissioner Weber" is not being cancelled, but rather is on summer break for July, August and possibly September, 2011. She encouraged everyone to attend when the sessions resume

- Welcomed the new CAB members.

- Graffiti is an issue in Sun Valley as well as other areas. She has requested that the Washoe County Sheriff's Office make a presentation to the County Commission regarding the Graffiti Program that they have in place, and believes this would be a helpful presentation to make at a CAB meeting as well since this program needs to be community-based.

Concerns/Comments

- An audience member requested to know how to address a property that has items dumped in front of it. In particular, she referred to a property across from the Water District office, and she has called to see what could be done about it. It was noted that this depends on the Code regulations, and this particular property has been addressed by county staff and is now in compliance with the Code. Commissioner Jung commented that there are regulations that address serial garage sales. Commissioner Weber stated that people need to take responsibility for their own property. She pointed out that Code Enforcement is complaint-driven, and encouraged people to address issues on their own when possible since the amount of staff available to work on them has been reduced.

- Vicky Maltman commented there is an issue with a residence at Fourth and Lupin Streets. She has filed several complaints about the condition of the property, but it still has not been fully addressed. A county representative reported that Washoe County has ongoing cases regarding this property. The owner has taken some steps to comply, but financial constraints incurred with the removal of debris have slowed the process. Board member England commented that this particular property is running an illegal recycling business without a permit or license to do so. It was moved, seconded and carried to place the Code Enforcement process on the next meeting agenda for discussion.

6. PUBLIC COMMENT

A. Garth Elliott commented that graffiti is a very big issue in Sun Valley. He requested a summit to discuss the issue, and requested Washoe County's assistance in setting this up.

B. James Petch requested that discussion be held regarding the quantity of chickens, particularly roosters, located in Sun Valley. He suggested that a limit on the number of chickens, and ratio of roosters to hens, that a residence could have be put in place. Chairperson Brighton suggested that this be discussed under the agenda item about animal control.

C. Susan Severt reminded those present that some fuels reduction is going to be done in the Sun Valley Regional Park area, mainly along the private property lines, starting in November, 2011 through April, 2012.

D. Board member Georges commented that Washoe County did a great job on the sidewalks and other recent construction.

7. NEW BUSINESS (The Staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

A. Administrative Permit Case No. AP11-001–Terry Forcom–Nevada Transmission Exchange – To allow the operation of an automotive transmission repair facility (Automotive and Equipment-Automotive Repair Use Type). The parcel is located on the east side of 5350 Sun Valley Boulevard, approximately 600 feet south of its intersection with 4th Avenue, Sun Valley (APN 085-155-18), and is 1.078 acres in size, is zoned General Commercial (GC), is

located within the Sun Valley Area Plan. This request is authorized in Article 302, Allowed Uses, in the Washoe County Development Code, is in Commission District 5, within Section 19, T20N, R20E, MDM Washoe County, NV.

Terry Forcom commented that the business is not open yet. Chairperson Brighton stated that former CAB member John Jackson had contacted him and encouraged the CAB to approve the opening of this business.

Concerns/Comments

- Susan Severt commented that she is very happy to see a new business opening in Sun Valley, and hopes that they will be a good neighbor.
- Garth Elliott stated that he also supports the opening of this business, and agreed that this was important to the revitalization of Sun Valley.
- A member of the audience commented that she believed that the business did a great job of cleaning up the existing building and making it more attractive.
- Bob Fink pointed out that the key to the business is that the work is being done inside the building.
- Board member Lancaster requested confirmation that in order for this business to open, it needed a petition with one hundred signatures in support of the business even though it is in a Commercial Zone. Terry Forcom replied that signatures from everyone within five hundred feet of the business, or approval by the Board of Adjustment, was required in order to open the business. Commissioner Jung pointed out that all land use changes are required to come through the CAB first, or they would need to secure their own signatures, such as in this case.

Pat Lancaster moved to approve the opening of Nevada Transmission Exchange and welcome the business to the Sun Valley community. Jim Brunson seconded the motion. The motion carried.

B. Special Use Permit Case No. SB11-004 – Valle Vista – To establish a gated manufactured home park consisting of 75 units on private streets. The parcel is located at 550 E. 4th Avenue, Sun Valley (APN 085-122-03), and is 15.33 acres in size, is zoned Medium Density Suburban (MDS), is located within the Sun Valley Area Plan. The request is authorized in accordance with Article 314, Manufactured Home Parks, in the Washoe County Development Code, is in Commission District 5, within Section 20, T20N, R20E, MDM, Washoe County, NV.

Gary Probert introduced himself and stated that he was representing the applicant.

Concerns/Comments

- A member of the audience commented that he owns property adjacent to this project. He noted that there is a natural drainage ditch that runs through that property. He requested to know how this would be handled as he recently tried to get a permit to put in a fence in this area, and Washoe County denied it because eight feet of his property was in the Flood Zone. It took several discussions with county personnel, but he was finally able to obtain a permit. He requested to know how homes could be built on this drainage ditch.

A suggestion was made that the applicant's representative provide a presentation on the project prior to further discussion

Sandra Monsalve commented that she was the Senior Planner for Washoe County, and she would be the one writing the staff report and putting the conditions together to take to the Planning Board.

Gary Probert reviewed the project site, and noted that the project will be a private, gated community with 75 manufactured homes on private streets built to Washoe County standards. There will be recreational amenities, and will be controlled by a Home Owners' Association (HOA). Mr. Probert stated that this project is out of the drainage line.

- A neighbor adjacent to the property commented that she was not pleased with the prospect of the traffic coming and going out of this project right next to her home.
- Board member Lancaster requested to know if there was only one entrance and exit for seventy-five homes. Mr. Probert replied that there is a secondary emergency exit with a gate that would tie into Pearl Drive.
- Mrs. Berg, resident on Gepford Parkway, requested to know why this project is necessary. She expressed concern regarding the noise and traffic as a result of the project.
- Robert Fink requested confirmation that the area where the ditch is located is not included in the developed area. Mr. Probert agreed, and commented that the ditch is not on their property. Mr. Fink requested information regarding the fencing that will be put in. Mr. Probert replied that there is different fencing for different areas, and he and Ms. Monsalve reviewed the Code requirements. Mr. Fink commented that some areas of fencing needed to be reviewed very closely due to the issues with the drainage ditch.
- Board member England requested to know what is going to be done regarding maintenance of the public roads in that area, particularly since they are presently only two lanes and the project will be increasing the traffic volume significantly. Sandra Monsalve stated that she needs to have further discussion with the Traffic Engineers to see if there will be enough of a traffic volume increase to require a Traffic Report. Board member England requested a review of the difference between the issuance of a Special Use Permit and a Building Permit. Ms. Monsalve replied that the Special Use Permit process is to allow development that has potential impact, and conditions can be imposed to mitigate any potential negative impact. The Building Permit can't be issued until these conditions are met in the developer's plans.

• James Petch requested to know if walk paths or sidewalks will be put in place between the project and Scolari's. Ms. Monsalve replied that this would have to be required by Engineering, and she didn't know if this would be a requirement.

• Board member Brunson requested to know who will be doing the maintenance of the property on an ongoing basis since it will be rental property. Gary Probert replied that the common areas and any properties that weren't leased would be maintained by the HOA. The HOA will oversee any leased properties, and properties will need to be maintained in compliance with the regulations that have been adopted by the HOA and recorded with Washoe County.

• Board member Brunson expressed his concern with just one entrance and exit. In his opinion, Fourth Street was big enough to handle it. He suggested that another main entrance be put in place that goes out onto Gepford Parkway. Mr. Probert responded that the project does not have excess to Gepford Parkway as there is private property between the project site and Gepford Parkway.

• Susan Severt requested to know where the drainage from the project will be directed. Mr. Probert replied that any drainage will be retained on site and directed towards the back side of the project's recreational area where a retention pond will be put in place. Ms. Severt commented that there is a lot of water that collects in this area, and it has been her experience that retention ponds are not maintained. She stated that Sun Valley has worked very hard to get away from the mobile home image, and the requirement that a home be on a minimum of one-third acre was put in place to help facilitate this. Also, she has a major concern regarding having only one entrance and exit. Mr. Probert commented that the project is outside of FEMA's One Hundred Year Flood Plane, as is the retention pond.

• Garth Elliott commented that he hopes the project uses construction techniques that help keep it from becoming a target of graffiti.

• A member of the audience stated that she lives on top of the hill, and when it rains or snows, the area under discussion gets flooded. Also, Fourth Street is not constructed to handle a significant increase in traffic volume. She noted that just having the church there and the traffic that it generates creates overcrowding of the street. She pointed out that she will be looking down on the project, and she doesn't want to look down on an eyesore.

• A member of the audience spoke about the drainage problems that he has seen going across his property in the several years he has lived in Sun Valley.

• Board member Brunson requested to know if the developer has funds to totally complete the project as he didn't want to see any more half-finished projects. Gary Probert replied that the project will be built in four phases, and he reviewed them.

• A member of the audience requested to know how the project will attract customers who would rather have their own land, particularly given the current situation that one in five homes in Sun Valley are empty.

• Darrin Price commented that water and sewage facilities are currently in place, but the project will have to bring the water rights. He suggested that the storage area be placed at the back of the project rather than at the front.

• A member of the audience requested to know if people are going to be allowed to bring their own manufactured homes into the project, or will they all be new. Mr. Probert responded that they could bring their own homes into the project, but they will have to be manufactured homes rather than mobile homes and they will need to meet certain criteria.

• Board member Lancaster stated that concerns have been expressed regarding the one entrance and exit that will increase traffic flow on Fourth Street. Also, there are concerns about the Flood Plane and the upkeep of the project. She requested to know the timeframe of the project. Mr. Probert replied that the developer has requested the ability to start the project at a later time, based upon the economy, with a maximum timeframe of six years. Board member England commented that he doesn't want to see a project that would be under construction for years.

• Chairperson Brighton stated that, in his opinion, neither the traffic issues on Fourth Avenue nor the water issues have been properly addressed. He suggested that this project be brought back for further discussion after more research is done. Board member Spain suggested that a community meeting with the engineers, developers and residents who live in the area be scheduled. It was noted that the CAB should take some action at this meeting because the developer will move to the next level with or without this action. It could then be brought back to the CAB for further discussion as suggested. Susan Severt suggested that the CAB take action stating that at this time they do not support the Special Use Permit due to the issues that were brought up at the meeting.

Jim Brunson moved that Special Use Permit Case No. SB11-004 – Valle Vista not be approved as presented. Ralph Spain seconded the motion. The motion carried.

C. Washoe County Regional Animal Services Update – Lt. Bobby Smith, Washoe County Regional Animal Services, introduced himself. He reviewed statistics for the past fiscal year: the service responded to 34,769 calls for service, which equates to approximately 2,300 calls per officer; about one-third of the calls received were for stray animals; staffing has been reduced from nineteen to fifteen officers, and it is possible that further reductions will be made. Due to staff reductions, dispatch has been brought in-house. Lt. Smith commented that a new civil penalty process has been instituted whereby people who have not paid the fines that have been issued to them can have their tax returns levied. It was noted that payment from the property owner can also be pursued if no payment is received from a tenant. He reviewed steps that can be taken to address the issue of an animal that is running loose

such as taking a picture or video of the animal and writing a statement that the animal is frequently running loose. Lt. Smith stated that in response to an earlier comment, the issue of roosters making noise can be addressed through the civil penalty complaint process. He pointed out that the department does have video cameras that can be used to record what is happening in your neighborhood. The dispatch number is 322-3647. Lastly, it was noted that in Sun Valley dogs can be under "voice control" as there is no leash law. A leash law would need to be instituted by action of the Washoe County Commissioners.

E. CERT Presentation – Kaydie Paschall, CERT Coordinator, introduced herself. She reported that the CERT Program is a volunteer program that allows residents to learn about disaster preparedness. This is a twenty-four hour course that is open to all interested residents. Classes are held four or five times a year, and they are also available for groups and organizations. CERT volunteers are trained to handle an emergency until first responders can get on scene, and they also provide support services during a community disaster. Ms. Paschall noted that brochures and applications are available for anyone who is interested.

Concerns/Comments

- Board member England requested to know how he could take the course since he can't make the established meeting schedule of two consecutive weekends. Ms. Paschall replied that if you take the first weekend course, then you could take the second portion with one of the special sessions for organizations or businesses, or take it during the next regularly scheduled course session.

8. **OLD BUSINESS** – There is no Old Business agenda for review.

9. **CHAIR/MEMBER COMMENTS** - No comments were offered.

Future agenda items include: (a) Discussion with representative from Washoe County School District; (b) Sun Valley Clock Tower update; (c) Code Enforcement Process; (d) Special Use Permit Case No. SB11-004 – Valle Vista

7. **NEW BUSINESS** – Reopened

D. Election of Officers – Jim Brunson nominated Warren Brighton for the office of Chairperson. Pat Lancaster seconded the nomination. The motion carried. Warren Brighton nominated Bruce England for the office of Vice-Chairperson. Ralph Spain seconded the motion. The motion carried. Bruce England nominated Lisa Louengo for the office of Secretary. Pat Lancaster seconded the motion. The motion carried.

10. **ADJOURNMENT** – There being no further business, the meeting adjourned at 11:42 a.m. Ralph Spain moved to adjourn the meeting. James Georges seconded the motion. The motion carried.



BOARD OF ADJUSTMENT MEETING MINUTES

Board of Adjustment Members

Philip J. Horan, Chair
Robert F. Wideman, Vice Chair
Mary S. Harcinske
Richard "R.J." Cieri
Kim Toulouse
Kimberly H. Robinson, MUP, Secretary

Thursday August 4, 2011
1:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

WASHOE COUNTY BOARD OF ADJUSTMENT

Minutes

August 4, 2011

The regular meeting of the Washoe County Board of Adjustment was scheduled for Thursday, August 4, 2011 at 1:30 p.m., in the Washoe County District Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Chair Horan called the meeting to order at 1:31 p.m. The following members and staff were present:

Members present: Philip Horan, Chair
Robert Wideman
Richard "R.J." Cieri
Mary S. Harcinske

Members absent: Kim Toulouse

Staff present: Roger Pelham, Senior Planner, Community Development
Sandra Monsalve, AICP, Senior Planner, Community Development
Don Morehouse, Planner, Community Development
Lauren Barrera, Intern, Community Development
Greg Salter, Deputy District Attorney, District Attorney's Office
Dawn Spinola, Recording Secretary, Community Development

2. Pledge of Allegiance

Member Harcinske led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney (DDA) Salter recited the Ethics Law standards.

4. Appeal Procedure

Mr. Pelham recited the appeal procedure for items heard before the Board of Adjustment.

5. Public Comment

Garth Elliott opined that the Nuisance Ordinance should be more fully implemented.

Gary Schmidt discussed his upcoming appeal case regarding a box trailer.

6. Approval of Agenda

Mr. Pelham told the Board Item Item12f would not be heard as the applicant had requested a continuance.

In accordance with the Open Meeting Law, Member Wideman moved to approve the agenda of August 4, 2011 as amended. The motion, seconded by Member Cieri, passed by a vote of four in favor, none opposed, none abstaining and one absent.

7. Approval of Minutes

Member Harcinske moved to approve the minutes of June 2, 2011. The motion was seconded by Member Cieri and passed by a vote of four in favor, none opposed, none abstaining and one absent.

8. Consider and Adopt a Resolution Commending Nathan Edwards for his service to Community Development and the Board of Adjustment

Member Cieri moved to adopt the Resolution. The motion was seconded by Member Harcinske and passed by a vote of four in favor, none opposed, none abstaining and one absent.

Chair Horan and Member Cieri thanked Nate for his service and clear direction. Nate complimented the Board on how well they do their job.

Gary Schmidt commended Nate for his public service.

9. Chair and Board Items

A. Member Cieri nominated Robert Wideman for the position of Chair. The motion was seconded by Member Horan and also stated he would decline any nomination to retain him as Chair. The motion passed by a vote of four in favor, none opposed, none abstaining and one absent. Chair Wideman accepted the gavel from outgoing Chair Horan.

Member Cieri nominated Mary Harcinske for the position of Vice Chair. The motion was seconded by Member Horan. The motion passed by a vote of four in favor, none opposed, none abstaining and one absent.

B. Chair Wideman volunteered to remain in his position as Board of Adjustment representative to the Design Review Committee and noted Kim Toulouse was an alternate representative. Member Horan moved Chair Wideman and Kim Toulouse remain as representatives in the same positions they currently held. The motion was seconded by Member Harcinske and passed by a vote of four in favor, none opposed, none abstaining and one absent.

C. *Report on Previous Board of Adjustment Items

None

D. *Legal Information and Updates

None

10. Director's Items

None

11. Consent Items

None

12. Project Review Items

Agenda Item 12A

PUBLIC HEARING: Variance Case No VA11-004 - Tim Sauer - To reduce the required front yard setback from 20 feet to 0 feet to facilitate construction of a proposed porch, entrance, 3-car garage and second story addition.

Chair Wideman asked if any member had disclosures to report. Hearing none, he opened the public hearing.

Ms. Barrera reviewed the staff report dated July 8, 2011. She pointed out the parcel had no exceptional conditions or special circumstances regarding shape, size or topography, so no hardship could be identified. She explained the Citizen's Advisory Board (CAB) had recommended denial, as the new structure would be within the easement and would be in the road if the road were widened.

Member Cieri asked what the width of the easement was in relation to the width of the roadway. Member Horan explained that typically in that area, the road easement extended into the home's driveways, so that portion of the easement would not be available for use.

Member Marcinske expounded that if the garage was approved it would encroach into the easement.

Applicant Tim Sauer noted his property line was 28 feet from the edge of the road, so building his garage on his property line would maintain that distance, unlike other properties on the street. He acknowledged that Mr. Pelham had advised him the project would not be approved but chose to move forward. Since that time he had learned more about what he could and could not do and intended to revise his plans.

Chair Wideman explained if the project were to be denied it would be considered a denial with prejudice and the Board would not hear the case again for a year. If Mr. Sauer requested a continuance, there would be no prejudice and he could revise his plans and return to the Board anytime.

DDA Salter recommended starting the entire process over.

As there was no response to the call for public testimony, Chair Wideman closed the public hearing.

Member Horan opined staffs recommendation of denial was appropriate. Member Cieri agreed.

Member Horan moved to deny Variance Case No VA11-004. The denial was seconded by Member Cieri and passed by a vote of four in favor, none opposed, none abstaining and one absent.

The motion was based on having not made all five findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the absence of special circumstances applicable to the property, including the lack of exceptional narrowness, shallowness or shape of the specific piece of property; the lack of exceptional topographic conditions; the lack of extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation does not result in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated due to the fact that there is no hardship to the owner of the property.
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Member Harcinske clarified the topography and property line issues were why she was unable to make the findings.

Chair Wideman read the appeal process aloud for the record.

Agenda Item 12B

PUBLIC HEARING: Administrative Permit Case No AP11-001 - Terry Forcom, Nevada Transmission Exchange - To allow the operation of an automotive transmission repair facility (Automotive and Equipment – Automotive Repair Use Type)

Chair Wideman opened the public hearing.

Ms. Krause reviewed the staff report dated July 22, 2011. She emphasized the applicants had improved the property and all work would take place inside the building. She noted an amendment made to Condition 1b. The current language would be deleted and would instead state:

“Applicant shall obtain a Director’s Modification for landscaping prior to obtaining a business license.”

Member Cieri asked how combustible materials would be handled and Ms. Krause replied the Health Department required a Hazardous Material plan.

Member Harcinske asked how vehicle seepage would be contained so it did not run off into the storm drainage system. Ms. Krause stated there was no condition concerning that but the Board could create one. The issue falls under the jurisdiction of the Health Department.

Applicant Terry Forcom explained there were steps in place to contain any vehicle seepage. Applicant Karen Forcom noted Reno Drain Oil was contracted to come to the site and remove any oil. Mr. Forcom stated there would be no combustible solvents on the property.

Garth Elliott noted the landscaping standards had been a hindrance to those wanting to open new businesses in Sun Valley and was glad to see the department was working with the applicants on that issue. He did not support the procedure available to the applicant which subverted the (CAB).

Gary Schmidt supported Mr. Elliott's comments about the CAB and explained that if the applicants did not agree with the Director's decision regarding the landscaping that they could appeal it.

Chair Wideman closed the public hearing and asked if member had any disclosures to report. None did.

Member Cieri moved to approve conditionally as amended Administrative Permit Case No AP11-001. The motion was seconded by Member Harcinske and passed by a vote of four in favor, none opposed, none abstaining and one absent.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a transmission exchange business, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Agenda Item 12C

PUBLIC HEARING: Special Use Permit Case No. SB11-004 - Valle Vista - To establish a gated manufactured home park consisting of 75 units on private streets.

Chair Wideman asked if any member had disclosures to report. Hearing none, he opened the public hearing.

Ms. Monsalvè reviewed the staff report dated July 15, 2011. She noted a flood hazard that had been addressed by engineering division conditions and that the anticipated additional traffic was below a threshold that required a full traffic study. Members of the CAB were unable to support the request, stating they did not feel they had received sufficient information from the applicant and citing concerns with drainage and traffic. Many of those concerns had been addressed by engineering staff in the conditions.

Member Cieri asked if the developer had attended the CAB meeting and Ms. Monsalvè replied they had. There had been discussion regarding the flood containment due to flooding issues in the past which were related to the property in its current condition. She stated any flooding would be contained on site.

Member Harcinske opined the traffic count seemed low in relation to other subdivision cases. Ms. Monsalvè replied a study had been conducted and suggested the applicant would be able to better answer the question.

Applicant's Representative Gary Probert addressed Member Harcinske's traffic question, explaining there was a difference between daily trips and peak hour trips, which is what the report was addressing per county code.

Member Cieri asked why the CAB had not been satisfied with the answers regarding drainage. Mr. Probert stated he wasn't sure; the project will be located completely out of the floodplain but the citizens were concerned that it was much wider than what was mapped by the Federal Emergency Management Association (FEMA). The water would drain off to the west.

Member Harcinske pointed out that since the ground currently absorbing water would be developed, it would generate runoff. Mr. Probert acknowledged that and noted that, per the conditions of approval, they would be required to detain the runoff. Member Harcinske stated she did not see that in the plans and Mr. Probert explained there would be a detention basin behind the recreation area and the retention could be expanded to include pipes or tanks as necessary. The floodplain was down the hill from that location.

Garth Elliott re-emphasized the CAB and citizens had numerous concerns regarding traffic and drainage. They had been told the county would address those concerns, which did not answer their questions.

Vicky Maltman stated the lights from the vehicles would spill directly into her home and discussed an issue of a reduction in size of a storm drain that has impacted her property by creating uncontrolled flooding.

Gary Schmidt emphasized the need for more authority for the CABs and inferred that completely trusting the county was not always the best idea.

Mr. Probert explained the storage area was placed forward towards the street because the neighboring church would block the view of it; it has a heavily landscaped block wall and creates a quiet area. He reiterated they had followed county standards regarding traffic. They would be widening East 4th Avenue in front of the property and putting in curb and gutter.

Mr. Probert stated he was a licensed engineer, and is required to meet all codes and requirements for storm drainage and floodplain hydrology. He reiterated the flood plain was not an issue because of where the development is located.

Chair Wideman explained the Board has always placed much weight on the comments submitted by the CAB and citizens, and the comments submitted for this project were more extensive than most. He asked if the developer had taken any steps to mitigate those with the neighbors. Mr. Probert stated they did look at the flood concerns and suggested the flooding may appear to be greater on the parcel than it is because it neighbors Lupin Drive, which is 60 feet wide and undeveloped. Lupin Drive is within the designated flood plain, while only a corner of the parcel to be developed is.

Darren Proulx of Landbank Development addressed the traffic problem, stating a preliminary study had been completed by Solaegui Engineering that analyzed the traffic count and indicated it did not trip the county requirements for a more in-depth study. He felt that the engineers had looked at both problems and addressed them properly. Chair Wideman asked if Mr. Proulx believed the neighbors were just incorrect and he indicated he did. He did not know what to do if the neighbors did not accept the opinions of professional engineers.

Member Cieri asked where the drainage went. Mr. Probert replied it was an open channel and did not know where the drainage pipe noted earlier by Ms. Maltman was located. Mr. Proulx pointed out that was not on the property and any drainage from their project had been addressed. Member Cieri asked about the lights pointing into her home and Mr. Proulx replied the exit was in line with the church. There may be light wash into the home as the cars turn.

Member Horan asked what the distance was between the entrance to the project on 4th Street and Lupin Dr. Mr. Proulx replied it was approximately 190 feet.

Chair Wideman closed the public hearing. He went on to explain rules were created as directed by state statute so land owners could develop their property and could live in harmony with affected neighbors. The Board's job was to determine if the rules were being followed, not if the rules or the development were popular.

Member Harcinske stated she was generally in favor of infill projects but did not see a good plan for runoff after the dense project was developed. She was also concerned the community felt they were not being heard.

Member Cieri also expressed concern with the runoff being intensified due to the ground coverage. He opined the potential for a traffic study needed to be looked at.

Member Horan felt the Chair's opening remarks regarding a project not being popular was well made. He echoed the other's concerns regarding runoff and lack of communication with the citizens, but would be inclined to support it with conditions as recommended by staff.

Chair Wideman noted they had seen many contentious cases, in which the differences had been worked out between the developer and the community participants. Whether or not the developer has taken those steps was not a decision point.

Member Horan moved to approve conditionally Special Use Permit Case No. SB11-004. The motion was seconded by Member Wideman.

Member Harcinske stated she had not been persuaded that the issuance was not detrimental to the surrounding property owners, specifically with regards to drainage. Therefore she would not be able to support the motion. Member Cieri agreed, and although he felt it was a great development, he also would not be able to vote in favor.

The vote was two in favor, two opposed, none abstaining and one absent. DDA Salter explained the applicant had the right to postpone consideration of the measure until the next meeting due to the fact the full Board was not in attendance and there was a tie vote. Another option would be to take another vote and decide if it was a Denial without Prejudice, in which case the applicant could reapply within a year.

Member Horan asked if the two-two vote was a denial. Mr. Proulx proposed an alternative, that he explain the accommodations that had been made for the runoff. Chair Wideman explained they were already at a procedural stage. DDA Salter stated the rules clarified that a tie constituted denial of the project. He reiterated the applicant had the option of continuing the item to the next scheduled meeting as the full Board had not been present for the vote.

Mr. Proulx stated they would like a continuance. Chair Wideman acknowledged his request and said he had no objection. DDA Salter opined a vote on the matter, while not necessary, would be prudent.

Member Harcinske moved to accept the applicant's request to continue Special Use Permit Case No. SB11-004 to be heard time certain at the next Board of Adjustment meeting, to be held in October. The motion was seconded by Member Horan and passed by a vote of four in favor, none opposed, none abstaining and one absent.

Chair Wideman declared a recess at 3:18 p.m. The meeting was called back to order at 3:30 p.m.

Agenda Item 12D

PUBLIC HEARING: Administrative Permit Case No. AP11-002 - Maranatha Road Detached Accessory Structure – To allow for the construction of a detached accessory structure (DAS) of larger square footage than the existing residence.

Chair Wideman asked if any member had disclosures to report. Hearing none, he opened the public hearing.

Mr. Morehouse reviewed the staff report dated July 21, 2011. He noted conditions requiring the structure to be painted and landscaped in such a manner as to blend in with the surroundings and minimize visual impact.

Member Cieri asked if the CAB conditions were included in the staff report. Mr. Morehouse replied there were no actual CAB conditions but the CAB was approving the included conditions.

Member Harcinske asked for clarification regarding the difference between a DAS and a Detached Accessory Dwelling (DAD), particularly in relation to plumbing fixtures. Mr. Morehouse explained a DAS is limited to two fixtures. A DAD may have more. Mr. Pelham added that the owner of an approved DAS was required to record an affidavit certifying the structure would not be used as a dwelling.

Jane Countryman indicated the CAB had voted to include a non-reflective roof surface. Mr. Morehouse stated Conditions 1b & 1c specified that the entire building be of non-reflective material. Member Horan did not feel the wording of the conditions was specific enough and consensus supported a new condition stating the building would have a non-reflective roof. Mr. Morehouse added that as Condition 1g.

Chair Wideman closed the public hearing.

Member Harcinske moved to approve conditionally Administrative Permit Case No. AP11-002 to include Condition 1g. The motion was seconded by Member Horan and passed by a vote of four in favor, none opposed, none abstaining and one absent.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the South Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a detached accessory structure (DAS), in that there are no other facilities that might be utilized in this location;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation, as there are no military installations in that area of Washoe County.

Agenda Item 12E

PUBLIC HEARING: Special Use Permit Case No. SB11-003 - Stevens Residential Wind Turbine - To allow for the construction of a 160 foot tall residential wind turbine.

Chair Wideman asked if any member had disclosures to report. Member Harcinske noted she had received an e-mail from a member of the public. Chair Wideman opened the public hearing.

Mr. Morehouse reviewed the staff report dated July 20, 2011. He explained the measures the applicant had taken to mitigate the visual impact. The CAB had voted three in favor and three against, those against citing adverse visual impact and that the project was not consistent with the South Valleys Area Plan (SVAP).

Member Horan asked for further explanation of the viewpoint it was inconsistent with the SVAP. Mr. Morehouse explained it was his understanding it was not consistent because the plan defined and protected view sheds and scenic vistas and this project may affect those visual resources. Member Horan asked if he had any response as to why it would not. Mr. Morehouse replied it would have impacts but could not find specific language in the plan that would be directly affected.

Member Harcinske asked if there were other towers in the area. Mr. Morehouse replied there were others but this was the first requesting a Special Use Permit (SUP) for a tower over the specified maximum height.

Member Cieri asked how long the blades were and would extend the height of the tower and Mr. Morehouse replied they were 15 feet long.

Applicant Tim Stevens explained, in order for the wind turbine to perform, he could either cut down a number of trees or put a turbine up that was high enough to clear them. He had obtained letters of support from all four of his neighbors. He presented photographs and graphics that demonstrated the visual impact.

Member Cieri asked what the color would be and Mr. Stevens replied it would be dark grey but he was considering requesting it be painted green. Member Cieri asked how long it would be effective considering the trees would keep growing and Mr. Stevens replied he anticipated it would be some time as the blades would have 10 feet of clearance above the tops.

Jane Countryman stated the CAB vote had been two in favor, two against and one abstention. One of the concerns at the CAB meeting was that the approval of this turbine would set a precedent. She stated the neighbors who supported the project would not see the tower but others will. She referred to sections in the SVAP that referred to preserving character and the scenic views in the valley.

Rich Hamilton explained he owned a company that installed wind and solar and conducted meteorological assessments for utility-scale developers. He indicated the project was well-planned and would be effective and quiet.

Leslie Medeiros, owner of Rainbow Conservation Corporation, explained how they had worked with Mr. Stevens to establish the best system possible to meet his needs. She emphasized the turbine has secondary benefits including economic and reduced air and water pollution from energy produced by fossil fuels. She opined beauty was in the eye of the beholder.

Jane Countryman stated she understood that Mr. Stevens was trying to be a good neighbor, but the SVAP was designed to preserve the area for good of the community in general. She reiterated her concern the approval would set precedence.

Bob Rusk described his experiences assisting various boards in creating open space, parks and plans for Washoe Valley. He opined that wind turbines have replaced windmills as part of the landscape and noted there was nothing in the area plan that prohibited them.

Dennis Medeiros noted Mr. Stevens was within the law and was providing a positive environmental service. Mr. Medeiros felt Mr. Stevens had done everything right.

Gary Schmidt discussed his support of maintaining the integrity of the community.

DDA Salter commented on Ms. Countryman's statement, noting the county was limited by Nevada Revised Statutes (NRS) as had been stated in the staff report. It said the county shall not take any action that prohibits or unreasonably restricts the owner of real property from using a system for obtaining wind technology. He noted Ms. Countryman had pointed out a possible exception to that under Paragraph 2b, which says the provisions of Subsection 1 do not prohibit a reasonable restriction based on height.

DDA Salter went on to note that what was not included in the staff report was Subsection 3 of the statute, which goes on to define what an unreasonable restriction is. The statute says: "For the purposes of this section, unreasonably restricts the owner of the property from using a system for obtaining wind energy includes the placement of a restriction or a requirement on the use of the system for obtaining wind energy which significantly decreases the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost with substantially comparable efficiency." DDA Salter concluded the county was in a bit of a dilemma, because if the turbine was level with the tress, that would impair its efficiency.

Chair Wideman closed the public hearing.

Member Harcinske opined removal of trees for the purpose of erecting a shorter turbine would not make it less conspicuous. She was inclined to support the project as presented.

Member Horan addressed the comments regarding setting precedence, stating the Board has historically judged each project on its own merit. He supported the points about retaining scenic beauty, but he felt their hands were tied with regards to the portion of NRS that Counsel had brought up. He felt it was a worthwhile and well-thought-out project and intended to support it.

Member Cieri agreed with Member Horan's statements and added he would like to see the tower painted green.

Chair Wideman was also concerned about the view shed aspect but noted the vast majority of the valley was not covered in trees. He pointed out the wind turbine projects had legal favor and encouragement and reiterated that they were allowed up to 95' without an SUP. He agreed it was better to have a higher turbine than to see a number of trees cut down.

Mr. Morehouse asked if the Board wanted a new condition added that required the turbine to be painted green. Members Horan and Harcinske said no and Chair Wideman agreed, noting efforts to make it a muted color were sufficient.

Member Cieri moved to approve conditionally Special Use Permit Case No. SB11-003. The motion was seconded by Member Harcinske

DDA Salter asked for clarification that the motions included the conditions of approval and Members Cieri and Harcinske stated they did.

The motion passed by a vote of four in favor, none opposed, none abstaining and one absent.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the South Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for a residential wind turbine, in that there are no other facilities that might be utilized in this location;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
6. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation, as there are no military installations in that area of Washoe County.

Agenda Item 12F

PUBLIC HEARING: Special Use Permit Case No. SB11-001 - Southwind Communications Facility - To allow for the construction of an unmanned wireless communications facility involving the installation of four wireless telephone carriers and/or broadband internet providers.

Chair Wideman reiterated the item had been withdrawn. Mr. Pelham noted that was correct, but because it was on the agenda, it was necessary to open the hearing for public comment.

Chair Wideman opened the public hearing and introduced the case, noting there would be no staff or applicant presentations.

Jane Countryman stated there was also a view impact with this project. She indicated there had been quite a bit of opposition at the West Washoe Valley CAB as well as the Galena/Steamboat CAB.

Chair Wideman closed the public hearing.

13. Other Items

None

14. Public Comment

Gary Schmidt discussed the Notice of Violation he had received regarding a utility trailer.

Leslie Medeiros commended the wisdom of the Board in not requiring a specific color for the wind turbine. She noted another section of NRS includes that making the conditions of passage for a renewable energy extraordinarily expensive was not legal. If the turbine were required to be green, the maintenance costs for the upkeep of the paint would be prohibitive.

15. Adjournment

There being no further business to come before the Board of Adjustment, the meeting adjourned at 4:43 p.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Board in session on _____, 2011

Kimberly H. Robinson, MUP
Secretary to the Board of Adjustment

DRAFT

APPENDIX C

CHATTEL - VS - FHA/VA MORTGAGE

CHATTEL: "A Loan for a Manufactured Home that is Personal Property rather than Real Property. Non-Government Backed and therefore not offered by most Lending Institutions"

Lack of Availability:

- Warren Buffet:
 - 21st Mortgage
 - Vanderbilt Mortgage
- Few Other Options
- Private Lenders

Rates:

- Not Competitive with FHA/VA
- Substantial Down Payment Required
- Shorter Loan Terms = Higher Payments

COST COMPARISON:

Down Payment:

- 10% Minimum
- 20%-30% Often Required

Payment Example:

- Financed Amount = \$125,000 @ 8.5%
- Shorter Term Required ▶ 20 years
- Monthly = \$1,084.78 P&I

CHATTEL
= Higher Down Payment
= Higher Monthly Payment
= Higher Interest Rate

FHA/VA: "The Federal Housing Authority (FHA) and the U.S. Department of Veterans Affairs (VA) offer Government Backed Loans on Real Property that have features such as Low Down Payment/ Flexible Credit & Income Guidelines"

Lots of Availability:

- Banks (national/Local)
- Credit Unions
- Mortgage Companies
- Lending Tree/Rocket Mortgage
- CostcoHomeFinance.com

Rates:

- Easy to Compare
- Lowest Possible
- Easy to Refinance

COST COMPARISON:

Down Payment:

- FHA = 3%
- VA = 0%

Payment Example:

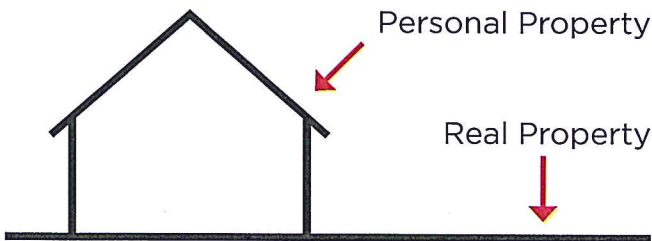
- Financed Amount = \$125,000 @ 4%
- Traditional Term ▶ 30 years
- Monthly = \$596.77 P&I

FHA/VA
= Lower Down Payment
= Lower Monthly Payment
= Lower Interest Rate

CHATTEL MORTGAGE

- VS -

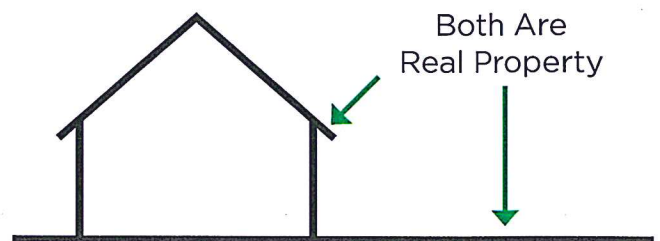
FHA/VA MORTGAGE



Property Taxes = Two Bills

Personal Property Tax on Home
Real Property Tax on Land

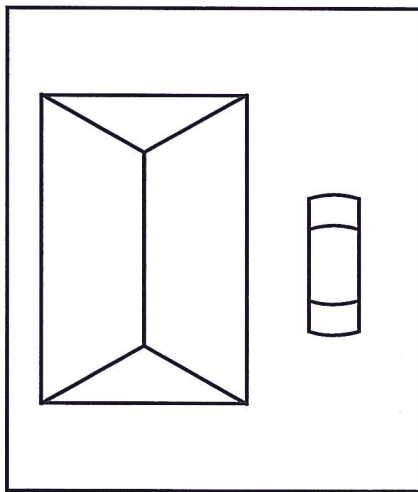
NO SUBSTANTIAL DIFFERENCE



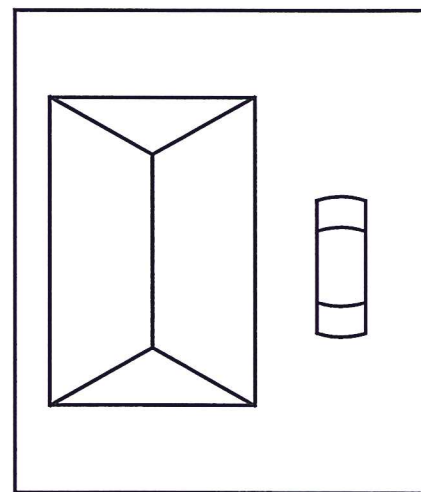
Property Taxes = One Bills

Home & Land
are Taxed as One Asset

NO SUBSTANTIAL DIFFERENCE



LOOKS THE SAME



LOOKS THE SAME

"All the Difference in the World"

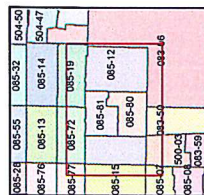
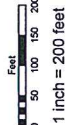
Requirements to be Real Property:

- Separate APN
(Assessor's Parcel Number)
- File 1-Page County Form
- Meet Inspection/Install Requirements

APPENDIX D

Assessor's Map Number
085-12

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada, 89512
(775) 326-1221



created by: TWT 9/1/2011
last updated:

area previously shown on maps)

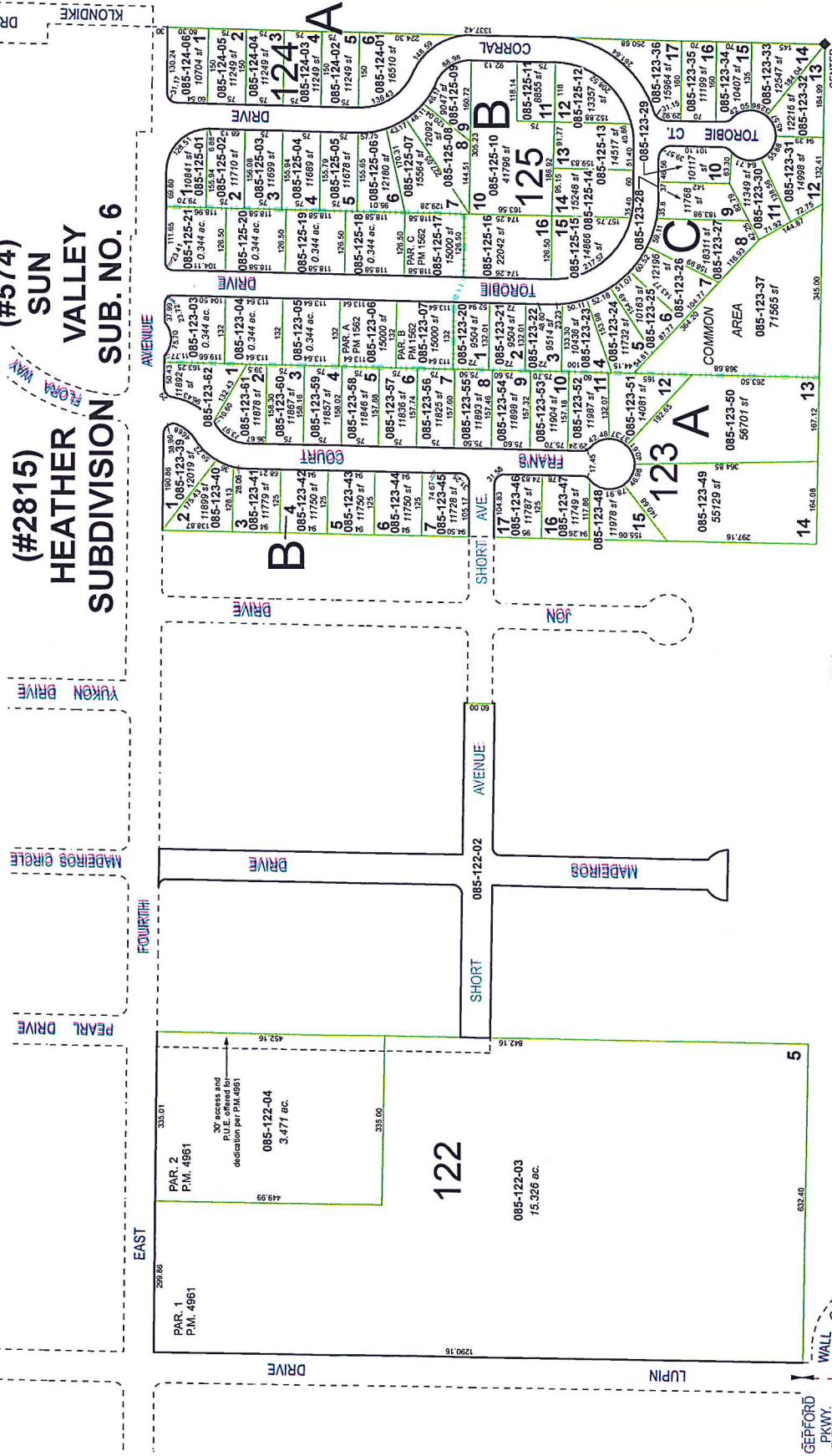
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of accuracy or liability. It is intended as to the sufficiency or accuracy of the data delineated hereon.

PORTION OF SOUTH 1/2 OF NW 1/4 OF SEC. 20
T20N - R20E

(#2815)
HEATHER VALLEY
SUBDIVISION
SUB. NO. 6

(#574)
SUN VALLEY
SUB. NO. 6

(#2384)
SUN DANCE RIDGE
SUBDIVISION



GEORFORD PKWY
WALL CANYON DRIVE

DOC # 3714309

12/22/2008 11:01:51 AM

Map ID P4961

Requested By

WOOD RODGERS

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$31.00 RPTT:

Page 1 of 2



CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3714309

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LANDBANK DEVELOPMENT COMPANY LLC, IS THE OWNER OF THAT PART OF LAND DESCRIBED ON THIS MAP AND HAS CONSENTED TO THE RECORDING AND REGISTRATION OF THIS MAP AND THE PART THEREOF AND TO THE RECORDING AND REGISTRATION OF THIS MAP AND THE PART THEREOF AS A PLANNED DEVELOPMENT PROJECT.

BY: [Signature] Dec 17, 2008

MR. DARREN K. TRAVIS

ACKNOWLEDGMENT:

STATE OF NEVADA, 1st

COUNTY OF WASHOE, 1st

THE STATE OF NEVADA HAS APPROVED THIS MAP AND THE PART THEREOF AND HAS CONSENTED TO THE RECORDING AND REGISTRATION OF THIS MAP AND THE PART THEREOF AS A PLANNED DEVELOPMENT PROJECT.

NOTARY PUBLIC

[Signature]

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FIDELITY HAS CONSENTED TO THE RECORDING AND REGISTRATION OF THIS MAP AND THE PART THEREOF AND TO THE RECORDING AND REGISTRATION OF THIS MAP AND THE PART THEREOF AS A PLANNED DEVELOPMENT PROJECT.

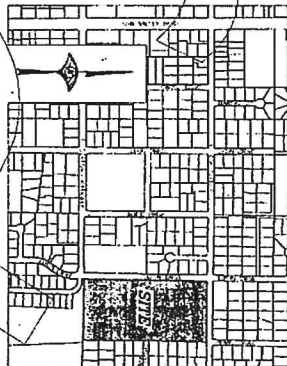
TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED, TITLE COMPANY, HAS CONSENTED TO THE RECORDING AND REGISTRATION OF THIS MAP AND THE PART THEREOF AND TO THE RECORDING AND REGISTRATION OF THIS MAP AND THE PART THEREOF AS A PLANNED DEVELOPMENT PROJECT.

[Signature] Dec 17, 2008

MR. DARREN K. TRAVIS

1961



SUPERVISOR'S CERTIFICATE:

I, JOHN H. ALBERT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT THE PART DESCRIBED ON THIS MAP AND THE PART THEREOF IS A PLANNED DEVELOPMENT PROJECT.

JOHN H. ALBERT, P.L.S.

NEVADA CORPORATION, NO. 10028



UTILITY COMPANIES' CERTIFICATE:

THE UTILITY COMPANIES SHOWN ON THIS MAP HAVE BEEN ADVISED, ADVISED AND ADVISED THAT THE PART DESCRIBED ON THIS MAP AND THE PART THEREOF IS A PLANNED DEVELOPMENT PROJECT.

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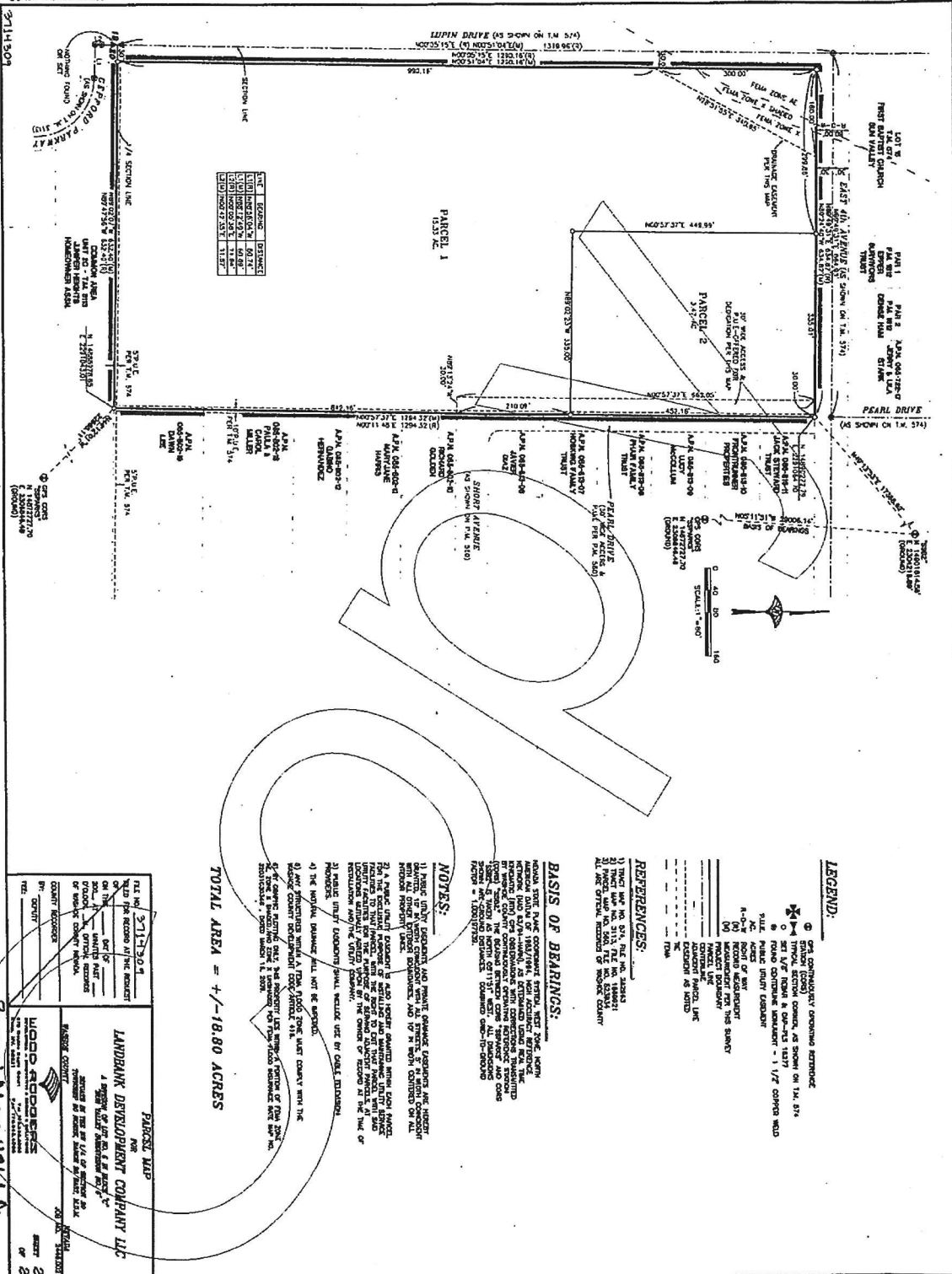
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Parcel map information including parcel ID, owner name (WOODBANK DEVELOPMENT COMPANY LLC), and other details.

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

1961

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP



LINE	BEARING	DISTANCE
1	N 89° 57' 30" W	133,372.00
2	N 12° 52' 30" E	6,637.00
3	S 89° 57' 30" W	133,372.00
4	S 12° 52' 30" E	6,637.00

- LEGEND:**
- Symbol for survey corner
 - Symbol for iron pipe
 - Symbol for iron pipe with cap
 - Symbol for iron pipe with cap and key
 - Symbol for iron pipe with cap and key and survey mark
 - Symbol for iron pipe with cap and key and survey mark and monument
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- REFERENCES:**
- 1) THIS MAP NO. 3714309-1
 - 2) THIS MAP NO. 3714309-2
 - 3) THIS MAP NO. 3714309-3
 - 4) THIS MAP NO. 3714309-4
 - 5) THIS MAP NO. 3714309-5
 - 6) THIS MAP NO. 3714309-6
 - 7) THIS MAP NO. 3714309-7
 - 8) THIS MAP NO. 3714309-8
 - 9) THIS MAP NO. 3714309-9
 - 10) THIS MAP NO. 3714309-10
- NOTES:**
- 1) THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS AND IS BASED ON THE BEST AVAILABLE DATA AND THE SURVEYOR'S FIELD NOTES AND PLANS.
 - 2) THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS AND IS BASED ON THE BEST AVAILABLE DATA AND THE SURVEYOR'S FIELD NOTES AND PLANS.
 - 3) THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS AND IS BASED ON THE BEST AVAILABLE DATA AND THE SURVEYOR'S FIELD NOTES AND PLANS.
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 - 10) THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS AND IS BASED ON THE BEST AVAILABLE DATA AND THE SURVEYOR'S FIELD NOTES AND PLANS.
- BASIS OF BEARINGS:**
- THE BEARINGS AND DISTANCES ON THIS MAP ARE BASED ON THE TRUE MERIDIAN AND THE TRUE AZIMUTHS OF THE LINES ARE AS SHOWN ON THE MAP.

TOTAL AREA = +/- 18.80 ACRES

Parcel Map

Parcel 1
 133,372 sq. ft.
 3.07 acres

Parcel 2
 7,274 sq. ft.
 0.17 acres

Total Area
 +/- 18.80 acres

Parcel Map 4961A

LANDBANK DEVELOPMENT COMPANY LLC
 1000 GARDEN GROVE AVENUE, SUITE 100
 GARDEN GROVE, CA 92640
 PHONE: (714) 952-1100
 FAX: (714) 952-1101
 WWW.LANDBANK.COM

Map No. 3714309-1
Date 12/22/08
Scale 1" = 100.00' (Horizontal)
North Arrow True North

19612

APPENDIX E

DOC # 4216134

03/18/2013 04:21:43 PM

Requested By
WASHOE COUNTY TREASURER
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$19.00 RPTT: \$0.00
Page 1 of 3

APN: 085-122-03

Recording Requested By:
WASHOE COUNTY TREASURER



WHEN RECORDED, MAIL TO:
LANDBANK DEVELOPMENT CO LLC
325 HARBOUR COVE DR STE 211
SPARKS NV 89434

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

WASHOE COUNTY
TREASURER'S DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LANDBANK DEVELOPMENT CO LLC
325 HARBOUR COVE DR STE 211
SPARKS NV 89434

The duly qualified owner(s) of whom the property herein described was assessed, according to law, has paid to the undersigned, Tammi Davis, Treasurer and Ex-Officio Tax Receiver of Washoe County, Nevada, the sum of TWENTY TWO THOUSAND TWO HUNDRED EIGHTY SEVEN and 64/100 (\$22,287.64) DOLLARS, lawful money of the United States of America, the receipt whereof is hereby acknowledged, and

WHEREAS, said sum is the total of all delinquent PROPERTY TAXES, legally chargeable against the property herein described, situated and being in the County of Washoe, State of Nevada, and particularly described as follows: see exhibit "A" attached hereto and made a part hereof

NOW THEREFORE, in consideration of the premises and of the said payment, this DEED OF RECONVEYANCE of said property is executed and delivered in conformity with Nevada Revised Statutes, Section 361.570 and 361.585.

IN WITNESS WHEREOF, I have hereunto set my hand this Monday, March 18, 2013.

TAMMI DAVIS
Treasurer of and for the
County of Washoe, State of Nevada

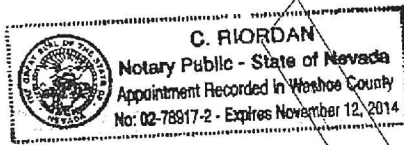
By 
LINDA JACOBS
Deputy Treasurer

ACKNOWLEDGMENT
STATE OF NEVADA

 } ss.
COUNTY OF WASHOE

On 03/18, 2013, before me, a Notary Public, personally appeared LINDA JACOBS, Deputy Treasurer, personally known to me to be the person whose name is subscribed to the within instrument and who acknowledged to me that he/she executed the same in his/her authorized capacity on behalf of the Washoe County Treasurer.

WITNESS my hand and official seal.



C. Riordan
NOTARY PUBLIC My commission expires:

APN: 085-122-03
Page 2 of Deed Of Reconveyance

COPY

EXHIBIT "A"

LEGAL DESCRIPTION

APN # 085-122-03

550 E 4TH AVE Township 20 Lot 1 Range 20 SubdivisionName FM 4961

COPY

APPENDIX F

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08512203	Active	11/13/2017 2:12:42 AM
Current Owner: LANDBANK DEVELOPMENT CO LLC 1227 BARING BLVD SPARKS, NV 89434		SITUS: 550 E 4TH AVE WCTY NV
Taxing District		Geo CD:
Legal Description		
Township 20 Section Lot 1 Block Range 20 SubdivisionName SUN VALLEY SUBDIVISION 6		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$786.76	\$0.00	\$0.00	\$786.76
INST 4	3/5/2018	2017	\$786.76	\$0.00	\$0.00	\$786.76
Total Due:			\$1,573.52	\$0.00	\$0.00	\$1,573.52

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$155.84	\$0.00	\$155.84
<u>Sun Valley GID</u>	\$176.74	\$0.00	\$176.74
<u>Truckee Meadows Fire Dist</u>	\$495.02	\$0.00	\$495.02
<u>Washoe County</u>	\$1,275.77	\$0.00	\$1,275.77
<u>Washoe County Sc</u>	\$1,043.67	\$0.00	\$1,043.67
<u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u>	\$0.03	\$0.00	\$0.03
Total Tax	\$3,147.07	\$0.00	\$3,147.07

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017172122	B17.111342	\$786.76	9/29/2017
2017	2017172122	B17.70705	\$786.79	8/24/2017

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

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.

APPENDIX G

SOLAEGUI
ENGINEERS

June 6, 2011

Clara Lawson, P.E.
Washoe County Engineering
P.O. Box 11130
Reno, Nevada 89520

RE: Valle Vista Manufactured Home Park

Dear Clara:

Per the request of our client we are submitting this trip generation information for the above mentioned project. The project site is located south of East 4th Avenue and east of Lupin Drive. The project will include the construction of a Manufactured Home Park containing 75 lots. The project will also include storage units that will be utilized by only the project residents. The storage units will not generate off-site trips.

Trip generation rates for the project were obtained from the Eighth Edition of *ITE Trip Generation* (2008) for two separate land use designations. These land use designations are ITE Land Use 210: Single Family Detached Housing and ITE Land Use 240: Mobile Home Park. The trip generation worksheets are attached. Table 1 shows a summary of the trip generation volumes for both land uses.

TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR</u>			<u>PM PEAK HOUR</u>		
		<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
Single Family							
75 Dwelling Units	718	14	42	56	48	28	76
Mobile Home Park							
75 Dwelling Units	374	7	26	33	28	17	45

As shown in Table 1 the single family land use generates 718 average daily trips, 56 AM peak hour trips and 76 PM peak hour trips. The mobile home park land use generates 374 average daily trips, 33 AM peak hour trips and 45 PM peak hour trips. The peak hour totals for both the single family and mobile home park land uses are below the 80 peak hour trip threshold that triggers the need for a full traffic study.

We trust that this information will meet your requirements. Please call if you have any questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS LTD
PAUL W. SOLAEGUI
CIVIL
Paul W. Solaegui, P.E.
66-11
EXP 6-30-12

Enclosures

LETTERS\Washoe County\Valle Vista Manufactured Homes

Summary of Average Vehicle Trip Generation
 For 75 Dwelling Units of Single Family Detached Housing
 June 03, 2011

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	718	14	42	48	28
	24 hour Two-Way Volume	Peak Hour			
		Enter	Exit		
Saturday	756	37	33		
Sunday	658	35	30		

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 75 Occupied Dwelling Units of Mobile Home Park
 June 03, 2011

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	374	7	26	28	17

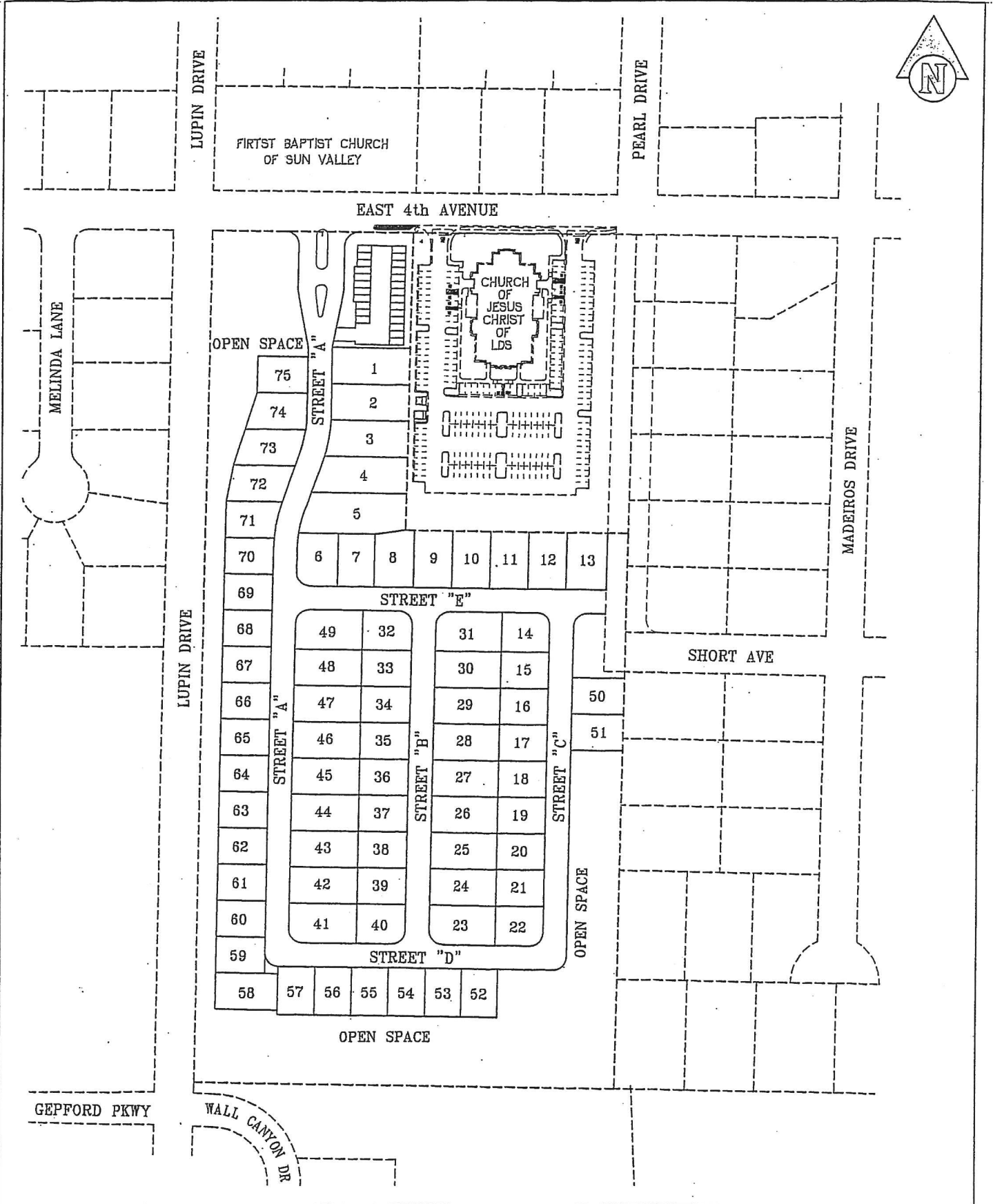
	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	375	22	19
Sunday	327	19	19

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

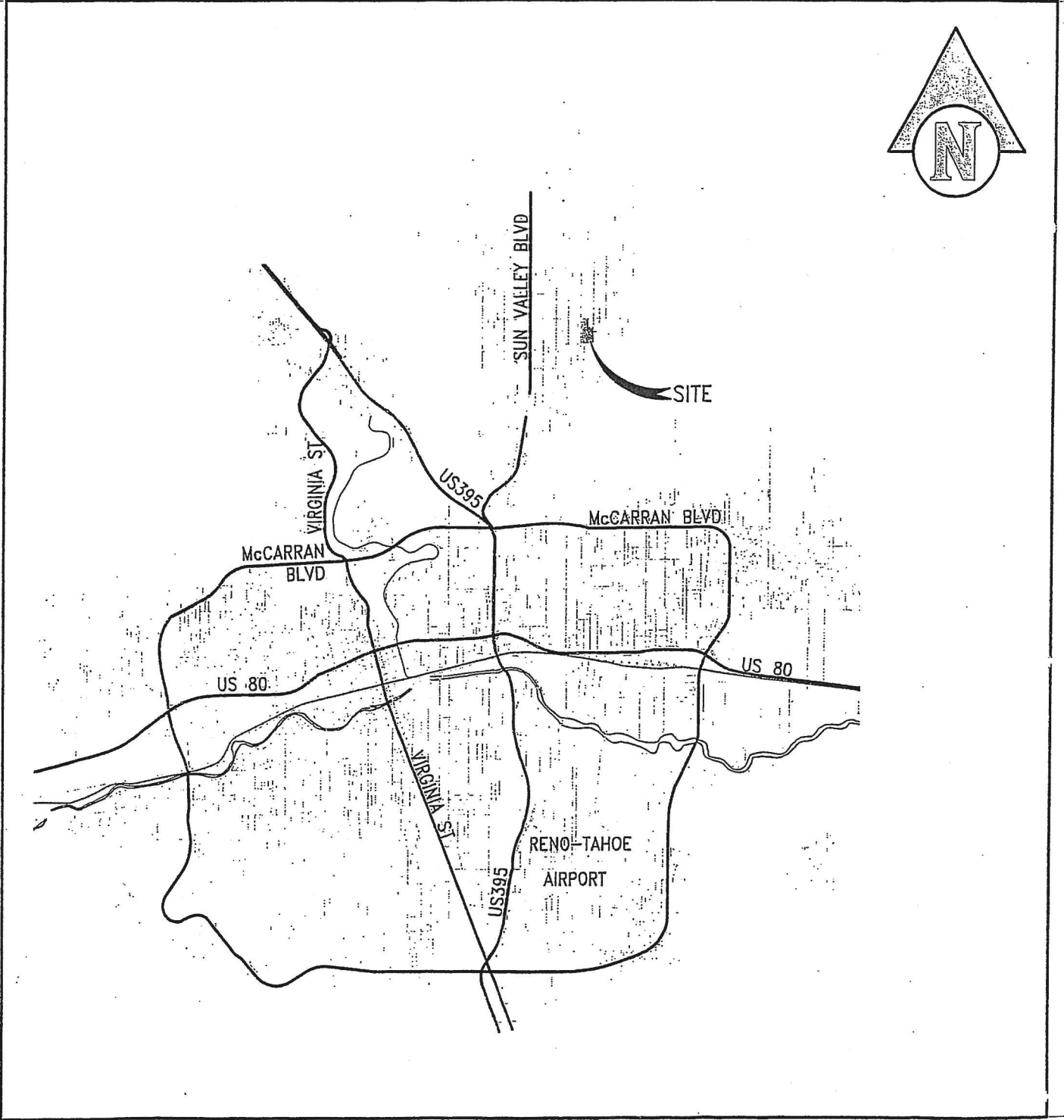
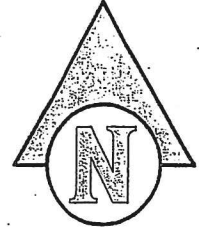
PROJECT PLAN

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



APPENDIX H

Housing crunch: White picket fence dreams in Reno's nightmare housing market

RENO FEELS SQUEEZE FROM RISING HOME PRICES, RENTS AS GROWTH AND INFLUX OF COMPANIES SHRINK HOUSING SUPPLY

Jason Hidalgo (/staff/10367/jason-hidalgo), jhidalgo@rgj.com

House of pain

WHETHER IT BE NEW HOUSES, EXISTING HOMES OR APARTMENT UNITS, A LACK OF INVENTORY IN RENO IS MAKING IT INCREASINGLY TOUGH FOR PEOPLE TO FIND A PLACE TO CALL HOME.

SHARE THIS STORY

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Three years ago, one Reno couple decided it was time to grab their personal slice of the American Dream.

As first-time homebuyers, Bob Whitefield admits that he and wife Weston Spann had a romanticized view of the process when they decided to take the plunge into Reno's real estate market.

"We always wanted to live in a house in Old Southwest Reno when my wife moved back to town after graduating from law school," Whitefield said. "It was that whole white picket fence sort of ideal."

After throwing their hats into the real estate market, the couple motivated themselves further by marathoning episodes of "Property Brothers." As they watched the Scott twins turn fixer-uppers into dream homes, Whitefield and Spann pictured themselves settling in a corner of Reno's iconic neighborhood. Both imagined a yard shaded by decades-old trees. They thought about renovation projects to transform the house into one they could truly call their own.

"We thought we could look at any house and have our pick of the litter," Whitefield said.

And look, the couple did. Again and again. And then some more.

Whitefield and Spann found themselves getting emotionally attached to house after house, only to lose it to another buyer. Their initial excitement gradually turned into quiet despair. Brick by brick, their American Dream was crumbling against the cold, harsh reality of Reno's housing market.

"There were houses that would go on the market in the morning and we thought we would be the first to look and, lo and behold, it was just on the market for show and had already gone to an investor," Whitefield said. "Our agent showed us so many houses — we looked at over 50."

It took about half a year for the couple to finally buy their house, which, as luck would have it, had a white picket fence. Although it was a happy occasion, there was one feeling that trumped all others once the papers were signed and the purchase was official.

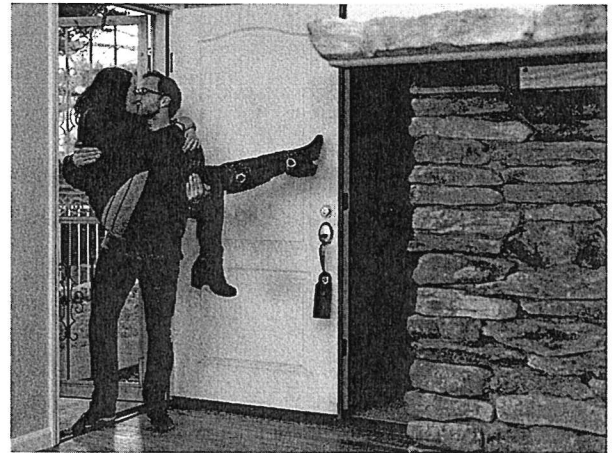
"Relief," Whitefield said. "We were just glad it was done."

After the purchase, Whitefield and Spann did not even want to think about buying a house again. But with their home gaining significant equity in recent years, their 90-pound golden retriever Ruby digging holes in their small yard, and thoughts of starting a family filling their minds, the couple started entertaining the prospects of moving to a bigger house. Fast forward to the present and both are ready to jump into Reno's real estate waters once more.

If they thought buying their house three years ago was tough, however, today's market is proving to be even more of a challenge.

Their biggest obstacle is one many Reno homebuyers face today, affecting everything from rising home prices to skyrocketing rents.

"There's less inventory," Whitefield said. "It's definitely more of a seller's market."



Bob Whitefield and wife Weston Spann celebrate the purchase of their home in Reno's old southwest neighborhood.

(Photo: Bob Whitefield)

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Biggest little housing shortage

The Reno area is in the midst of a housing crunch.

Whether it be new homes, existing houses or even apartment units, finding a place to live in the Biggest Little City can be a tough gamble with unfavorable odds.

"It's painful out there," says Nancy Fennell, president of Reno-based Dickson Realty. "This is something I worry about every day."

Available listings, for example, are down 13.3 percent year-over-year, Fennell said. New listings entering the market, meanwhile, are down 17 percent from March of last year, according to the Reno/Sparks Association of Realtors. The competition is so stiff in the existing home market that Fennell recently saw one buyer pay \$75,000 above a house's list price.

Chalk it up to simple economics.

At its most basic level, Reno's tight housing situation boils down to the age-old tug of war between supply and demand. So far, demand is winning, and it's winning big. As the first quarter of 2017 came to a close, the Reno/Sparks market for existing single-family homes found itself behind the proverbial eight-ball as it entered its traditional busy season.

"The active inventory in the Reno market is about half of what it should be," said John Graham, president of the Reno/Sparks Association of Realtors. "Buyers have a lot less choice."

Supply of existing homes in Reno/Sparks is down to 1.7 months, according to Graham. The National Association of Realtors considers a balanced market to have a six-month supply based on the rate of sales activity.

Supply gets even worse when looking at the lower end of the market, where demand is strongest. The market for homes priced between \$600,000 to \$900,000, for example, is at 5.2 months, Fennell said. Supply drops to less than two months in the \$300,000 to \$600,000 range, where inventory is down to just 56 days. For existing homes priced \$300,000 and below, supply gets even tighter at just 24 days — just a little over three weeks.

The feeding frenzy at the lower end of existing homes is especially bad news for first-time homebuyers, who make up a key chunk of the entry-level market.

"That market is on fire," Graham said. "That's the one that's just killing it."

Part of the reason can be traced back to the housing crash, which led to a glut of bargain-price distressed homes. A disproportionate number of those homes ended up in the hands of investors instead of new homeowners due to various factors. Higher unemployment and more underwater mortgages, for example, meant there were fewer prospective buyers of homes due to lower incomes, job concerns and lack of equity.

Even as the economy started to recover in 2013, a previous investigation by the Reno Gazette-Journal (<http://pages.rgj.com/specialreports/soldshort/>) found that questionable short sale practices allowed select investors to snap up properties way below market value. This was done through prearranged deals that prevented regular home buyers from bidding on the property in the open market.

"Our affordable inventory got snatched up by investors a couple of years ago," Graham said. "They're seeing great returns on those properties now."

Not keeping pace

'IT'S NOWHERE NEAR ENOUGH TO KEEP UP WITH DEMAND'

On a clear spring day in late March, construction workers use yellow paint to color the drab gray exterior of a new house at Lennar's Sage Meadow and Dry Creek development in Damonte Ranch.

The Great Recession and the housing bubble's collapse brought new home construction to a near standstill in Northern Nevada. Today, new lots that were left to languish during the downturn are humming with activity once more.

Although Graham deals primarily in existing homes, he considers new houses an important part of solving Reno's housing shortage. The increased construction activity is good news, Graham said. There's just one problem.

"The home builders are starting to build more but it's nowhere near enough to keep up with demand," Graham said.

After seeing fellow homebuilders lose their business during the downturn, many developers spent the last few years being gun-shy on new developments. Last year, however, was a turning point.

More than 2,000 permits were pulled for new single-family homes in 2017, according to the Builders Association of Northern Nevada. About 1,200 permits were also pulled for multifamily or apartment projects.

The activity is a huge improvement from the recession years, said Don Tatro, BANN executive director. In 2010, only 471 single-family and 134 multifamily permits were pulled for new developments, Tatro said.

Tatro, however, echoed Graham's concerns.

"There's obviously significantly more activity than the recession," Tatro said. "But it's still well short of the boom years."

More than 5,300 single-family and 1,172 multifamily permits were pulled in the greater Reno-Sparks area in 2005. Although the market 10 years ago was overheated, last year's numbers still pale to the kind of activity that's traditionally seen in the area, according to Tatro.

In 1985, for example, the area saw 4,000 permits pulled for new single-family homes. BANN did not track multifamily permits back then.

Tatro points to several challenges when explaining why new home building is unable to keep up with demand. One is manpower.

Back in June 2006, construction was one of the leading employers in Nevada, hitting a peak of about 148,300 workers. By May 2012, the sector shed 99,100 jobs, falling by nearly 67 percent to just 49,200 workers.

Since hitting its lowest point about four years ago, construction has started to bounce back. Activity especially started to pick up in December 2014, with the sector posting the state's highest percentage growth in jobs each month since then. By March, construction employment in the state reached 80,800. The number, however, still falls short of the total number of construction jobs lost during the recession.

Getting all those workers back continues to be difficult. One reason is that many transitioned to other fields during the recession. There's also a lot of competition for workers from areas that are experiencing a construction boom, including San Francisco, Los Angeles, Seattle, Chicago and New York City. Los Angeles, for example, is seeing its busiest construction since the 1920s, according to real estate research company CoStar.

"So you've got a labor shortage," Tatro said. "There's also a myriad of things that are working against the supply."

Construction speed bump

'ALL THE EASY LOTS HAVE BEEN DEVELOPED'

Labor is just one piece of the new housing puzzle, Tatro said.

Even if Northern Nevada manages to regain all the construction workers it lost after the recession, building new homes still won't be easy.

"All the easy lots have been developed," Tatro said. "You also have a process that's growing in complexity and price when it comes to developing new houses."

Building costs are already skyrocketing as the increased demand for homes puts pressure on several of its components. In addition to increasing land costs, builders are seeing "huge spikes in lumber costs and materials," Tatro said.

Permits and fees, meanwhile, are impacting not just costs but project timing as well. The problem is especially pronounced in Washoe County, according to builders and developers. In Carson City, permitting and fees cost about \$12,000 for a new single-family home, Tatro said. In Washoe County, however, the cost can range between \$30,000 to \$40,000.

Add several regulatory hurdles and you're looking at significant delays just to get something built, according to Tatro.

"If you have a project of any real significance, you're looking at a minimum of 24 months before you can even start, so there's a significant lag to meet demand," Tatro said. "You have increasing regulatory cost, increasing regulatory expansion of codes and increasing regulatory expansion of jurisdictions, which is making it very complex and difficult to deliver new projects."

The increased costs and project complexities combined with the unpredictability of the permitting process also make financing a new project a tougher proposition, Tatro added.

Chip Bowlby, a managing partner for developer Reno Land Inc., agreed that the process could be more streamlined. Bowlby also has experience developing properties in California and is involved in several projects in the area, including Rancharra, Park Lane and the Summit Apartments

(<http://www.rgj.com/story/money/business/2017/03/03/summit-club-mixed-apartment-housing-breaking-ground/98699378/>) near The Summit Reno mall. Bowlby says the city and state have "bent over backward" to help him with his various developments. At the same time, he admits that the process could be better.

"Is it fast enough? I don't think so," Bowlby said. "But it's still a lot quicker than California."

Bowlby cited the recession for some of the issues between developers and the cities and county. More specifically, the lack of activity during the downturn has adversely affected communication between the various parties, including the utility, water authority and planning agencies, Bowlby said.

"We went almost 10 years not needing to talk to anybody because nothing was going on," Bowlby said. "Now my line is always busy and everybody else is very, very busy right now."

"We just all need to sit down together, have a conversation and figure out how to get this ball rolling so we can provide people with housing."

To address the concerns raised by Tatro and Bowlby, Reno Mayor Hillary Schieve says that she formed a housing and development task force that works directly with developers. BANN's Tatro was recently named the group's chairman and the city has been working hard to play catch up and get on top of the situation, Schieve said. The mayor is also considering visiting other cities with the task force to see what works in those areas and learn from them.

Part of the challenge involves the need to work with various entities through the development process, which can take time, Schieve said. One of the responsibilities of the task force, which meets every Monday morning, is to find ways to streamline the fee and permitting process.

"There's a disconnect involving the different entities and where to go next — the health department is a different entity, Truckee Meadows Water Authority is a different entity," Schieve said. "What we found and think is a great solution is to bring in a liaison from the county to work in conjunction with the city of Reno so now you have a one stop shop to handle all of the duties."

But can you afford it?

'WE LUCKED OUT'

After seeing his house appreciate by \$120,000 in the last couple of years, Bob Whitefield joined the ranks of what was considered a rare breed during the recession: the move-up buyer.

"We lucked out," Whitefield said.

As more homeowners gain equity in their property, the pool of prospective buyers in Reno-Sparks starts to widen. For those dreaming about getting their first house, however, buying a new abode is easier said than done.

In addition to the challenge of finding a house in a market with limited options, buyers also have to deal with another side effect of low supply and high demand — rising prices.

Just four years ago in January 2012, the median price for an existing single-family home in Reno-Sparks was \$135,000. By April of this year, the median price has climbed nearly 140 percent to \$323,695. It's the highest figure that the area has seen since the recession. Median price peaked at \$365,000 in January 2006 at the height of the real estate boom.

With wages failing to keep pace with rising home values, affordability is a big concern in the Reno area. Based on current valuations, the median income in Reno can no longer afford the median home.

In order to afford a \$319,000 house, for example, a household must have a salary of \$70,000 per year — and that's with a 10 percent down payment, according to the Reno/Sparks Association of Realtors. According to the latest numbers from the U.S. Census Bureau, the median household income in Reno in 2015 was \$50,451. The number is slightly below the median household income in 2008.

Apartments typically provide an affordable alternative. With Reno posting the third-fastest (<http://www.rgj.com/story/money/business/2016/02/15/real-estate-reno-posts-3rd-fastest-increase-apartment-rent-nationwide/80388812/>) and sixth-fastest (<http://www.rgj.com/videos/news/2017/05/04/watch-3-news-stories-get-you-through-your-day/101279378/>) increase in rents nationwide in the last two years, however, apartments aren't providing much respite for residents who are feeling the squeeze from the housing crunch.

After staying within the \$800 range from 2006 to 2014, average rents in Reno-Sparks hit \$1,066 by the end of 2016, according to real estate consulting group Johnson Perkins Griffin. Although the average apartment vacancy rate at the end of last year was 2.93 percent, areas such as Northeast Reno, West Reno and the neighborhood around Reno-Tahoe International airport saw vacancy rates fall below 2 percent. Vacancies for rental properties managed by RE/MAX Premiere Properties in Reno are running at 1.2 percent.

Add Nevada's lack of rent control to the mix and some tenants are seeing constant increases in rent, sometimes on a monthly basis. It's an issue that is on the city of Reno's radar, Schieve said.

"Apartments raising rents is something that we're keeping a close eye on," Schieve said. "One of the things this council is working hard on is to make sure that people can stay in their homes without their rents being raised (unreasonably)."

As part of efforts to increase available housing, the city of Reno is looking at selling land it owns so they can be used for developing projects such as workforce or affordable housing. In April, for example, the Reno Housing Authority sold \$1 million worth of its land (<http://www.rgj.com/story/money/business/2017/04/26/only-rgj-casino-co-investing-over-50-m-into-three-blocks-downtown-fourth-street/306764001/>) to Jacobs Entertainment as part of a project that the casino operator is working on that involves several downtown blocks. A side effect from the project is the displacement of tenants who had to leave the low-cost units they were renting. Schieve says the city is working with the housing authority to find housing for displaced renters. The city will also recognize landlords who do a good job as a way to incentivize them to keep rents fair and stable.

One encouraging trend amid Reno's housing crunch is a moderation of price increases for housing in places such as Reno's new southeast and new southwest neighborhoods, according to Fennell. The common thread in both areas? New housing construction. Given the challenges involved with building new projects, however, it could take a while before such trends become more widespread. Tatro is hopeful that the new housing task force will help speed things up.

"There's a significant lag to meet demand," Tatro said. "Anything along the way that can improve the process and bring predictability to development would help improve getting more projects through."

An economic drag

'WHEN YOU'RE BRINGING JOBS INTO TOWN AND
EVEN DUAL-INCOME HOUSEHOLDS HAVE NO
WAY OF BUYING A HOUSE, THEN YOU BECOME
SAN FRANCISCO'

The lack of housing is seen as a potential drag to Reno's economic development prospects, which have celebrated the arrival of big names such as [Apple](http://www.rgj.com/story/money/reno-rebirth/2015/05/29/how-reno-landed-apple-one-of-the-biggest-prizes-in-the-data-center-industry/28181319/) (<http://www.rgj.com/story/money/reno-rebirth/2015/05/29/how-reno-landed-apple-one-of-the-biggest-prizes-in-the-data-center-industry/28181319/>), [Tesla](http://www.rgj.com/story/news/2014/09/04/nevada-strikes-billion-tax-break-deal-tesla/15096777/) (<http://www.rgj.com/story/news/2014/09/04/nevada-strikes-billion-tax-break-deal-tesla/15096777/>), [Panasonic](http://www.rgj.com/story/money/business/2017/02/15/switch-largest-data-center-building-world-opens-near-reno/97925188/), [Switch](http://www.rgj.com/story/money/business/2017/02/15/switch-largest-data-center-building-world-opens-near-reno/97925188/) (<http://www.rgj.com/story/money/business/2017/02/15/switch-largest-data-center-building-world-opens-near-reno/97925188/>) and [Google](http://www.rgj.com/story/money/business/2017/04/17/google-buys-land-near-tesla-gigafactory-east-reno-data-center-technobubble/100566250/) (<http://www.rgj.com/story/money/business/2017/04/17/google-buys-land-near-tesla-gigafactory-east-reno-data-center-technobubble/100566250/>). The University of Nevada, Reno recently made arrangements to house Tesla and Panasonic employees at its dorms in the summer. Other companies also expressed concerns about adequate and affordable housing for their workers.

"I've talked to Tesla, I've talked to Switch, I've talked to everybody and the No. 1 concern they have is housing," Bowlby said.

With new jobs running the gamut from warehouse positions to advanced manufacturing, the area needs to have a comprehensive selection of housing options, said Mike Kazmierski, president and CEO of the Economic Development Authority of Western Nevada.

Some companies have responded to the area's more competitive job market by raising wages, Kazmierski said. Wages, however, still won't be able to keep pace if housing continues to skyrocket at its current rate, Kazmierski warned. The average pay for advanced manufacturing, for example, typically ranges between \$40,000 to \$60,000, he said.

"When you're bringing jobs into town and even dual-income households have no way of buying a house, then you become San Francisco," Kazmierski said. "We've got a long way to go before we get to that point but we are creeping up beyond the affordability factor."

The housing crunch could lead to something considered unfathomable in an economy that continues to add big names: population loss. At least, that's what state demographer Jeff Hardcastle is forecasting for 2018 — a 0.9 percent drop to 444,478 for Washoe County — citing the housing situation as one key factor.

"That's because housing prices are so much higher relative to the nation and our wages are lower than relative wage rate," Hardcastle said. "The migration of people is based on opportunity ... so as housing prices go up, that may serve as a drag to attracting people to the region."

On the positive side, a slight loss in population could lead to a decrease in housing prices, which could make the area more attractive to retaining people, Hardcastle said.

Kazmierski and the builder's association's Tatro, however, consider the failure to address the housing issue as tantamount to a lost opportunity.

"We don't want to be the city that had a chance," Tatro said. "We want to be the city that made the most of its opportunity."

Meanwhile, prospective homebuyers such as Whitefield and Spann continue to take their chances in a tight real estate market. For the couple, the search for a new home is all about the opportunity to experience a lifestyle that they continue to dream about.

Whether it be running around a bigger yard with their golden retriever Ruby or having more space to raise a family, fulfilling those dreams makes it worth going through the grief of falling in love with property after property once more, only to face rejection repeatedly.

"We probably eat at places like La Vecchia and Hiroba more than we should, but that's part of the appeal of living in Old Southwest Reno," Whitefield said. "You get these mature landscapes and the trees are just so beautiful."

"Our hope is to be able to raise a family in this same neighborhood, but in a bigger house with a bigger yard."

Preferably, with a white picket fence.

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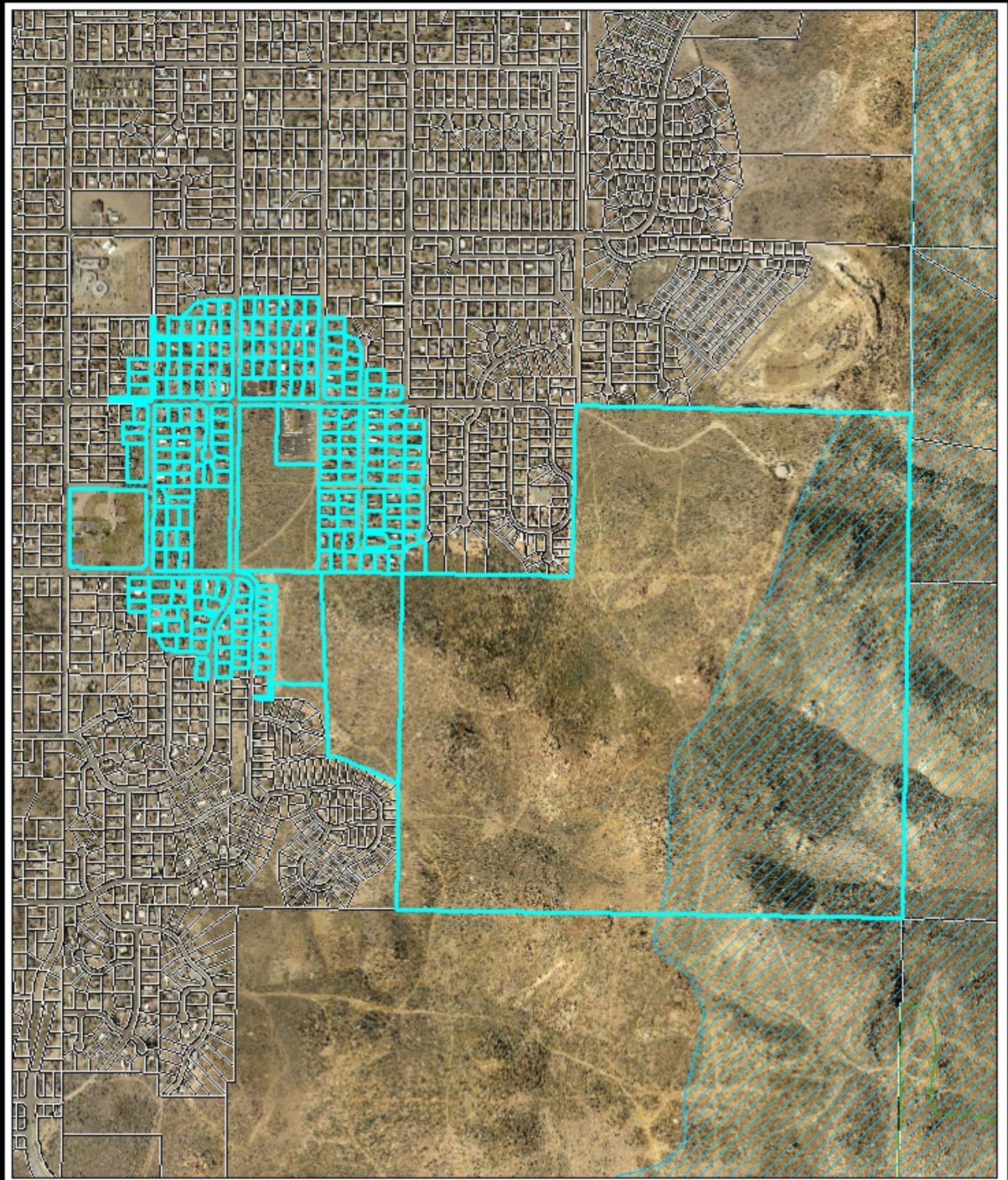
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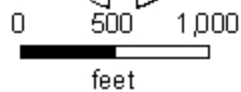
reno gazette journal
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WRZA17-0006 (Valle Vista)

Noticing map- 750 feet and 221 property noticed



Source: Program Name

Date: November 2017

Community Services
Department, Planning
and Building



Real Office Box 11190
Reno, Nevada 89520 (775) 223-2800

From: [Stark, Katherine](#)
To: ["Jon Combs"](#); [Olander, Julee](#)
Cc: [Jennifer](#); [Emerson, Kathy](#); [Stark, Katherine](#)
Subject: RE: November Agency Review Memo
Date: Monday, November 27, 2017 1:06:45 PM
Attachments: [image001.png](#)

Jon, thank you for your response. I am including the Planner for the case in this email.

Julee, please see the agency review response from Jon below, regarding WRZA17-0006.

Thank you!

Katy Stark
Office Support Specialist | Washoe County Community Services Department | Planning & Building
Division
krstark@washoecounty.us | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV
89512



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From: Jon Combs [mailto:jcombs@svgid.com]
Sent: Monday, November 27, 2017 12:35 PM
To: Stark, Katherine
Cc: Jennifer
Subject: RE: November Agency Review Memo

Katherine,

Sun Valley GID comments on Regulatory Zone Amendment Case Number WRZA17-0006 (Valle Vista)

1. APN 085-122-03 for 15.33 acres is within Sun Valley GID service boundary.
2. Sun Valley GID will be the water and waste water provider.
3. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
4. Water and Sanitary Sewer facility fees must be paid to service all individual lots.
5. Sun Valley GID to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley

General Improvement District shall be required.

Thank you,
Jon Combs
Public Works Director
Sun Valley G.I.D.
5000 Sun Valley Blvd.,
Sun Valley, NV 89433
Ph: (775)673-2253 Fx: (775) 673-7708
www.svgid.com

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From: Stark, Katherine [<mailto:KRStark@washoecounty.us>]
Sent: Tuesday, November 21, 2017 2:14 PM
To: 'jcombs@svgid.com'
Cc: Stark, Katherine; Emerson, Kathy
Subject: November Agency Review Memo

Good afternoon,

Please find the attached Agency Review Memo with cases received in November by Washoe County Community Services Department, Planning and Building.

You've been asked to review the application for **Item 2**. The item description and link to the application are provided in the memo.

For Item 2 (WRZA17-0006), please also read the attached letter.

Thank you!

Katy Stark
Office Support Specialist | Washoe County Community Services Department | Planning & Building
Division
krstark@washoecounty.us | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV
89512



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**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

December 18, 2017

Julie Olander, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Valle Vista; APN 085-122-03
Regulatory Zone Amendment; WRZA17-0006

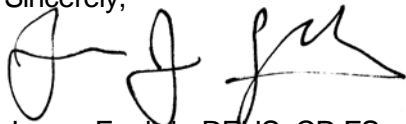
Dear Mrs. Olander:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the above regulatory zone amendment and has no objections to the approval as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

Cc: File - Washoe County Health District