



Planning Commission Staff Report

Meeting Date: February 4, 2020

Agenda Item: 9D

MASTER PLAN AMENDMENT & REGULATORY ZONE AMENDMENT CASE NUMBERS:
WMPA19-0009 & WRZA19-0009 (Reno-Stead Corridor Joint Plan)

BRIEF SUMMARY OF REQUEST: To adopt amendments to the Washoe County Master Plan North Valleys Area Plan and North Valleys Regulatory Zone Map to sunset the Reno-Stead Corridor Joint Plan (RSCJP) and change all RSCJP land use designations to equivalent Washoe County master plan and regulatory zoning categories for 416 parcels

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:

- (1) Adopt a master plan amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS). If approved, authorize the chair of the Washoe County Planning Commission and to forward their recommendation on to the Washoe County Commission for possible approval; and
- (2) Subject to final approval and adoption of the associated master plan amendment and a finding of conformance with the 2019 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the North Valley Regulatory Zone Map, changing all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zoning of Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zoning of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR) to Washoe County regulatory zoning of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory zoning of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zoning of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zoning of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zoning of Parks and Recreation (PR). If approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County

- Property Owners/Parcel Numbers: See Exhibit C, for information for all 416 parcels
- Location: Reno-Stead Corridor Joint Plan (RSCJP) is location in various areas along portions of US-395, North Virginia Street, Red Rock Road, Lemmon Drive, & Seneca Drive (Horizon Hills)
- Total Acreage of Parcels: 734.85 acres
- Existing Master Plan Categories: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR)
- Proposed Master Plan Categories: Suburban Residential (SR), Rural (R), Rural Residential (RR), Commercial (C), and Open Space (OS)
- Existing Regulatory Zones: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR)
- Proposed Regulatory Zones: Medium Density Suburban (MDS), Low Density Suburban (LDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), or Parks and Recreation (PR)
- Area Plan: North Valleys Area Plan
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman

MASTER PLAN AMENDMENT 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 resolution contained as Exhibit A to this staff report to amend the master plan as set forth in Master Plan Amendment Case Number WMPA19-0009, having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required North Valleys Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0009 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.

(Motion with Findings on Pages 15 and 16)

REGULATORY ZONE AMENDMENT 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 resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0009, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0009 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 Washoe County Planning Commission.

(Motion with Findings on Pages 16 and 17)

Staff Report Contents

Explanation of a Master Plan Amendment 5

Explanation and Processing of a Regulatory Zone Amendment..... 6

Reno-Stead Corridor Joint Plan Map..... 9

Background.....11

Analysis11

Staff Comment on Required Master Plan Amendment Findings.....12

Staff Comment on Required Regulatory Zone Amendment Findings13

North Valleys Citizen Advisory Board (NV CAB) and Neighborhood Meeting.....14

Public Comments.....14

Agency Comments.....14

Public Notice for Master Plan Amendment and Regulatory Zone Amendment15

Master Plan Amendment Recommended Motions15

Regulatory Zone Amendment Recommended Motions16

Appeal Process.....17

Exhibit Contents

Master Plan Amendment ResolutionExhibit A

Regulatory Zone Amendment ResolutionExhibit B

Property Owners & Assessor’s Parcel Numbers Exhibit C

Agency Comments..... Exhibit D

Public Comments.....Exhibit E

Noticing MapExhibit F

Explanation of a Master Plan Amendment

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings

as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

If adopted by the Planning Commission, it will then need to be adopted by the Washoe County Board of County Commissioners. After which it will require conformance review with Truckee Meadows Regional Plan.

This master plan amendment is proposing to remove all references to the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations from of Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Suburban Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR) to comparable Washoe County master plan categories of Rural (R), Rural Residential (RR), Suburban Residential (SR), Commercial (C), and Open Space (OS) on 416 parcels, totaling ± 734.85 acres.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a regulatory zone amendment (RZA) is to provide a method for amending Washoe County's regulatory zone maps. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

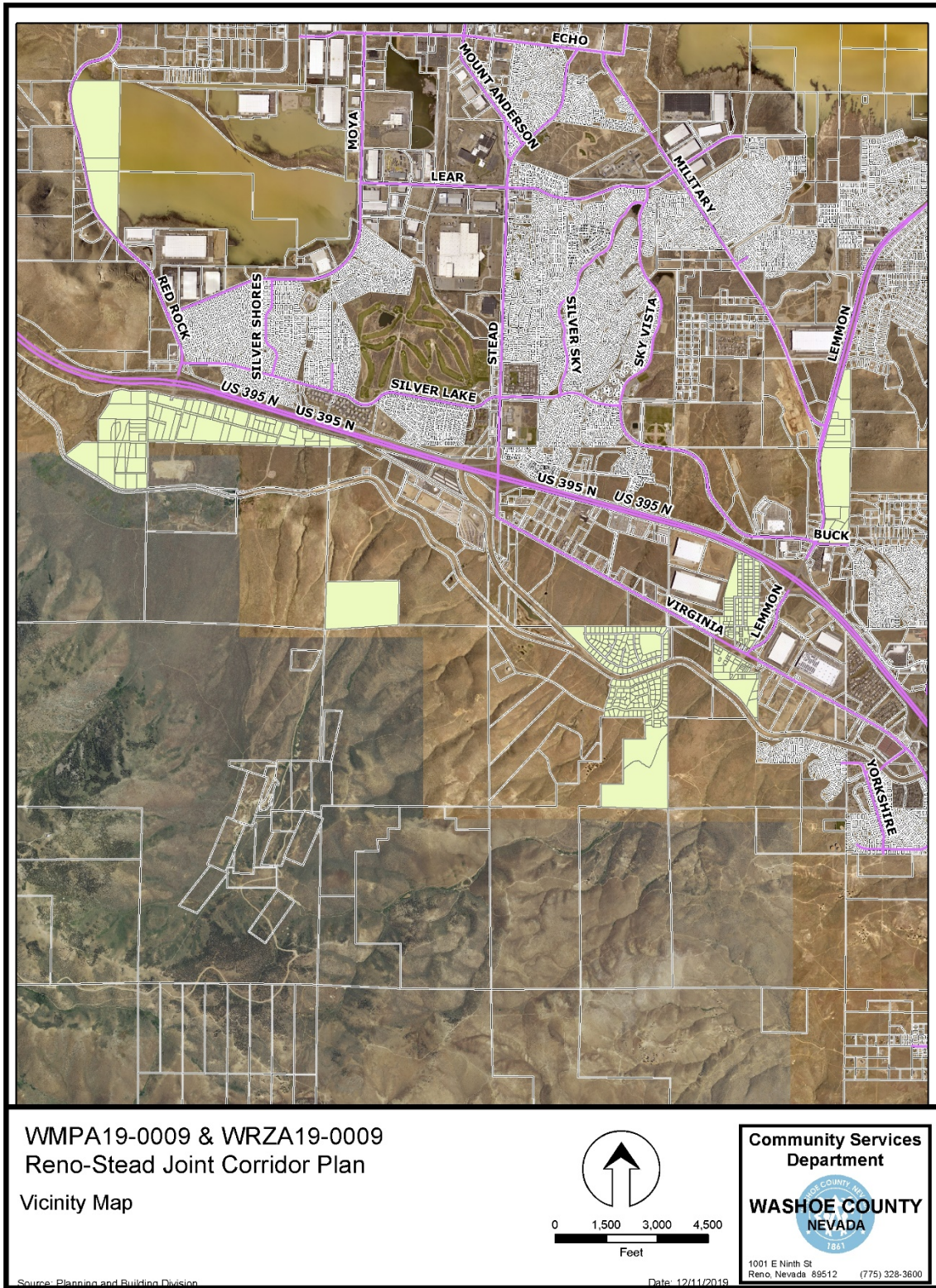
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one regulatory zone to another requires action by both the Planning Commission and the Board of County Commissioners.

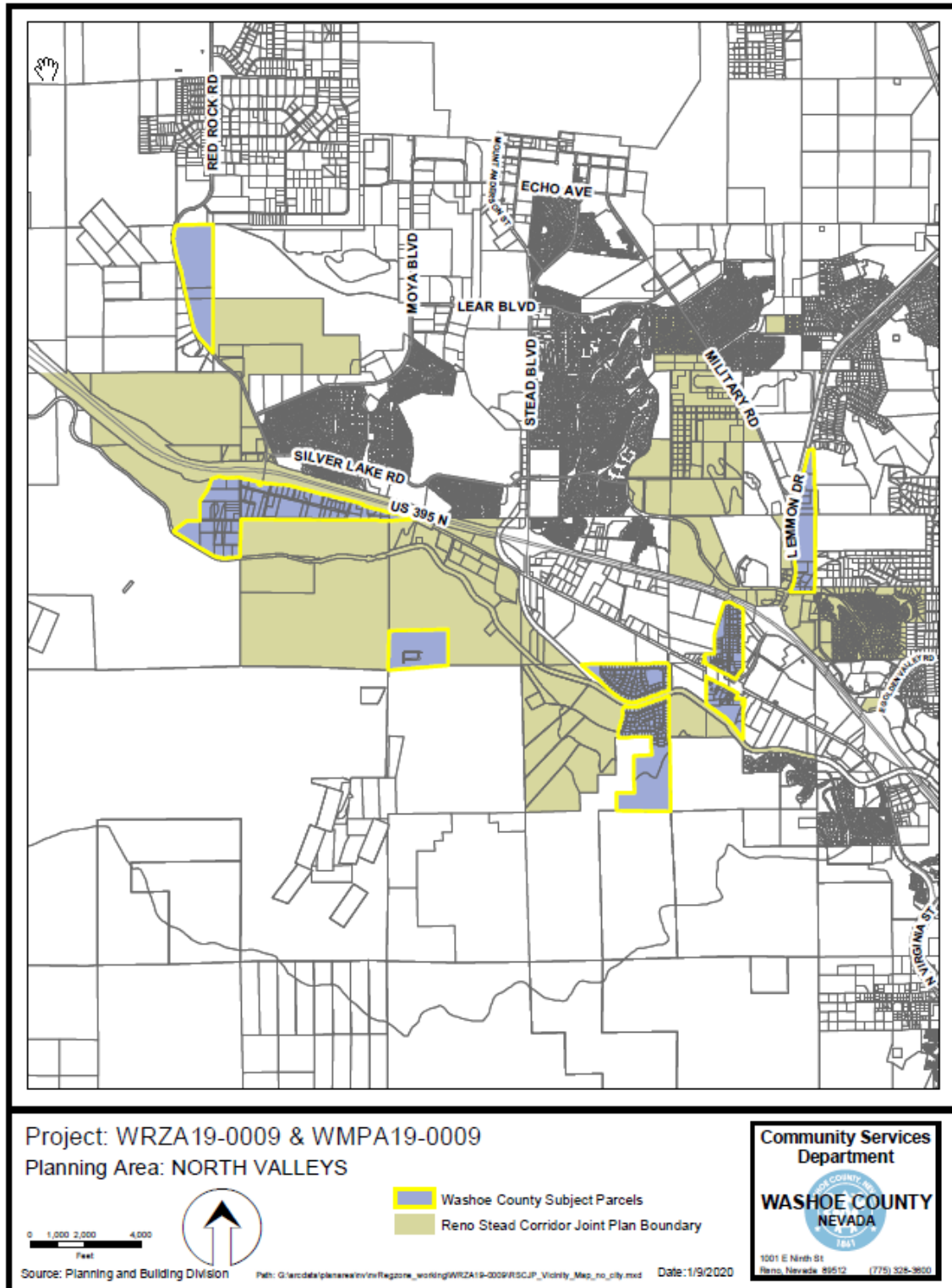
The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners

is required to hold a public hearing which must be noticed pursuant to WCC Section 110.821.20. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

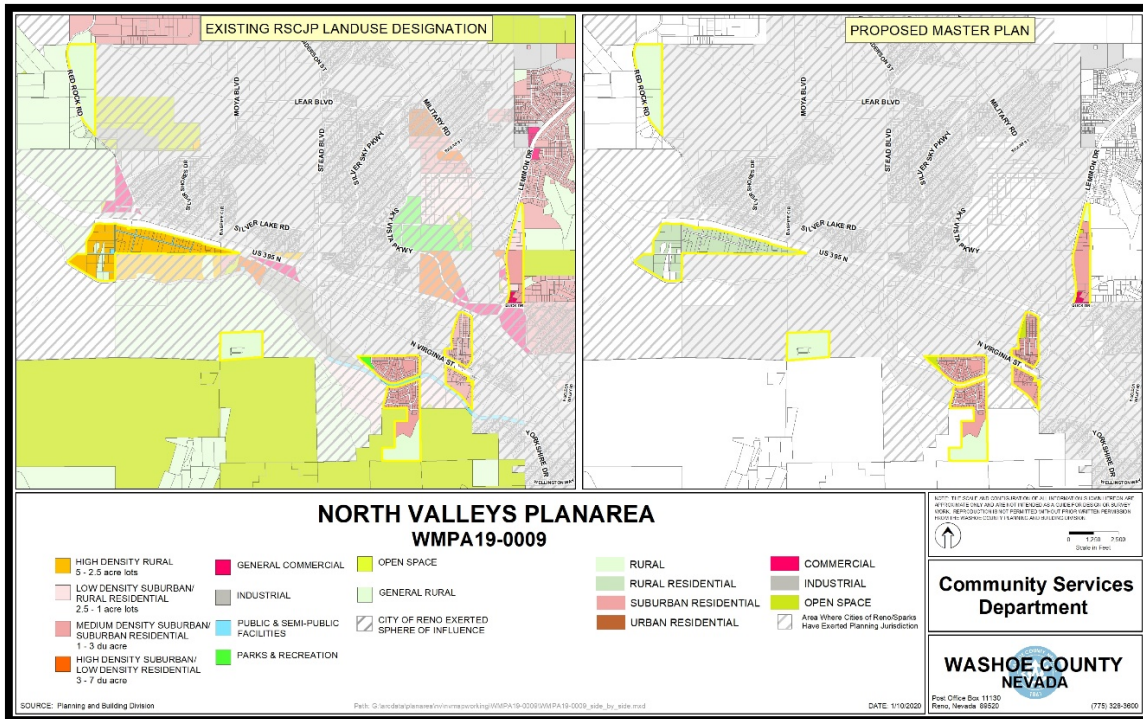
This amendment to the North Valley Regulatory Zone Map is proposing to change the regulatory zone on 416 parcels, totaling \pm 734.85 acres from Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Suburban Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR) to comparable regulatory zoning designations of Medium Density Suburban (MDS), Low Density Suburban (LDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), or Parks and Recreation (PR).



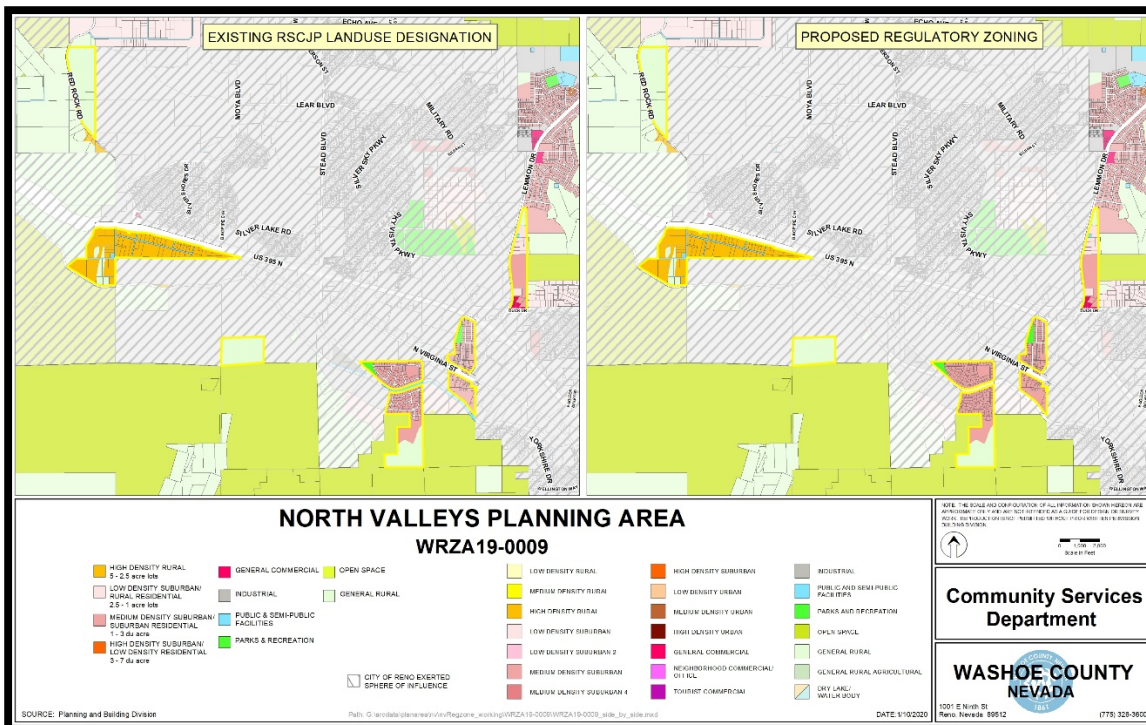
Vicinity Map



Reno-Stead Corridor Joint Plan Map



Existing and Proposed Master Plan Maps - Side by Side Comparison



Existing & Proposed Regulatory Zone Map - Side by Side Comparison

Background

The regional planning commission is allowed per NRS 278.027844 to designate joint planning areas, that are jointly adopted by the affected jurisdictions. The Truckee Meadows Regional Planning Commission (TMRPC) in 1996 designated the area that is now the Reno-Stead Corridor Joint Plan (RSCJP) as a joint planning area and required it to be consistent with the 1996 Truckee Meadows Regional Plan (TMRP). The RSCJP had been developed in response to differing interests and to guide the future growth and development of the area for residents, property owners, Washoe County and City of Reno. The RSCJP was included in the adopted 2007 TMRP. The RSCJP addressed conservation, land use, public services and facilities with specific policies. The RSCJP requires that any discretionary development or ministerial approvals for parcels within the RSCJP be approved by both Washoe County and City of Reno Planning Commissions and Washoe County Board of County Commissioners (BBC) and Reno City Council and final approval for conformance by the Regional Planning Commission.

There have been individual amendments to the Joint Plan since it was adopted. In 2009 at a joint meeting of the Reno City Council and the Washoe County Board of Commissioners, the Directors of the Departments of Community Development for both jurisdictions were instructed to update the RSCJP. The City of Reno's adoption of the North Virginia Street Transit Oriented Development Corridor (TOD) had been adopted impacted much of the area of the RSCJP. A series of workshops were held and the RSCJP was reviewed. Outdated policies were removed and the plan was updated to current language and standards. The revised plan was adopted in 2010 and no significant changes have been made to the plan since then.

Analysis

The newly adopted 2019 TMRP removed the RSCJP from the plan. Since the TMRP no longer designates the area as a joint planning area the need for the plan is no longer required. Staff was directed to convert the existing parcels in Washoe County's jurisdiction to standard Washoe County master plan and regulatory zoning categories and remove any reference to the RSCJP within the North Valleys Area Plan.

The 416 Washoe County parcels are separate and spread throughout the RSCJP area (see the Vicinity Map on page 7). Many of the RSCJP parcels are located within the City of Reno jurisdiction. The approximately 735 acres are primarily in six different areas with differing ownership and Exhibit C list all the property owners with parcel numbers and addresses. The properties are residential, commercial and undeveloped. The intent of the amendments are to maintain the character and densities from the existing RSCJP land use designations to the proposed Washoe County master plan and regulatory zoning categories.

The RSCJP lists ten land uses designations. Only seven land use designation are designated for the 416 parcels in Washoe County. The following tables show the RSCJP land use designations and Washoe County proposed changes:

RSCJP Existing Land Use Designation	Proposed Washoe County Master Plan Designation
Medium Density Suburban/Suburban Residential (MDS/SR)	Suburban Residential (SR)
Low Density Suburban/Suburban Residential (LDS/RR)	Suburban Residential (SR)
High Density Rural (HDR)	Rural Residential (RR)
General Commercial (GC)	Commercial (C)
General Rural (GR)	Rural (R)
Public and Semi-Public Facilities (PSP)	Open Space (OS)
Parks and Recreation (PR)	Open Space (OS)

RSJCP Existing Land Use Designation	Proposed Washoe County Regulatory Zoning
Medium Density Suburban/Suburban Residential (MDS/SR)	Medium Density Suburban (MDS)
Low Density Suburban/Suburban Residential (LDS/RR)	Low Density Suburban (LDS)
High Density Rural (HDR)	High Density Rural (HDR)
General Commercial (GC)	General Commercial (GC)
General Rural (GR)	General Rural (GR)
Public and Semi-Public Facilities (PSP)	Public and Semi-Public Facilities (PSP)
Parks and Recreation (PR)	Parks and Recreation (PR)

Staff Comment on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

Staff Comment: The proposed amendment does not conflict 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.

Staff Comment: The subject parcels will maintain the same land uses designation and will be developed with the same density. The proposed changes will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions. 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: The 2019 Truckee Meadows Regional Plan no longer includes RSCJP and no longer requires the plan. The North Valleys Area Plan will provide the master plan policies for the parcels that were within the RSCJP.

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 Master Plan designation.

Staff Comment: The availability of facilities will not be changed by this amendment.

5. 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 pattern of growth is not proposed to be changed by this amendment. The parcels' master plan designations will be the standard Washoe County designations.

North Valleys Area Plan Findings

Master plan amendments are required to be reviewed for compliance with applicable goals and policies of the North Valleys Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the North Valleys Area Plan are applicable to the proposed amendment requests.

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

- NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The removal of the RSCJP responds to the 2019 Truckee Meadows Regional Plan eliminating the RSCJP and will not change the Vision and Character Statement. The parcels will remain in the North Valleys Area Plan.

Staff Comment on Required Regulatory Zone Amendment Findings

Washoe County Code Section 110.821.15 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.

Staff Comment: The proposed amendment does not conflict 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.

Staff Comment: The subject parcels will maintain the same land uses designation and will be developed with the same density.

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: The 2019 Truckee Meadows Regional Plan no longer includes RSCJP and the plan is no longer required. The North Valleys Area Plan will provide the master plan policies for the parcels that were within the RSCJP.

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: The proposed amendment will not impact the availability of facilities.

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 will not adversely affect the impact of 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.

Staff Comment: The proposed amendment will continue to maintain the desired pattern of growth in the area.

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.

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

North Valleys Citizen Advisory Board (NV CAB) and Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held at the regularly scheduled NV CAB meeting on January 13, 2020, and the CAB members voted unanimously to deny the request. The staff report was due before the CAB meeting and staff will provide information concerning the CAB meeting at the Planning Commission meeting. The CAB discussion on the item including the following:

- Joint plan needs to stay
- Concerns with parcels adjacent to the City of Reno
- Annexation concerns
- Don't trust the County and want to keep City of Reno involved in decisions for the area
- Want double representation

Public Comments

Staff did receive phone calls concerning the amendments with questions about the proposed changes, the location of the changes and what would occur if the proposed amendments were approved. Two emails were received; see Exhibit E.

Agency Comments

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

- Washoe County Community Services Department
 - Engineering and Capital Projects

- Parks and Open Space
- Planning and Building
- Water Rights
- Washoe County Health District
 - Environmental Health Services
 - Air Quality
- Washoe County Sheriff
- State of Nevada
 - Department of Wildlife
 - Department of Forestry
 - Environmental Protection
 - Department of Transportation
 - Water Resources
- Truckee Meadows Fire Protection District
- City of Reno Community Services
- Truckee Meadow Water Authority
- NV Energy
- Regional Transportation Commission
- Washoe-Storey Conservation District

Comments were received from: Washoe County Parks and Engineering and Capital Projects. (See Exhibit D)

Public Notice for Master Plan Amendment and Regulatory Zone Amendment

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for August 23, 2019.

Noticing for this proposal: Thirty-four (34) property owners were noticed by mail not less than 10 days before the public hearing. (See Exhibit C)

Master Plan Amendment Recommended Motions

Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0009. It is further recommended that the Planning Commission to forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

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 resolution contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0009 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required North Valleys Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0009 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.

Washoe County Development Code Section 110.820.15(d) Master Plan Amendment Findings

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. 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 Master Plan designation.
5. 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.

North Valley Area Plan Required Finding

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Regulatory Zone Amendment Recommended Motion

Recommendation

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:

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 resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0009, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0009 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 Washoe County Planning Commission.

Washoe County Development Code Section 110.821.35 Regulatory Zone Amendment Findings

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

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

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 from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA19-0009), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 20-04

Whereas, Master Plan Amendment Case Number WMPA19-0009 came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2020; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0009, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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. 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 Master Plan designation.
5. 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

North Valleys Area Plan Required Findings

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA19-0009, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on February 4, 2020

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachments: Exhibit A – North Valleys Area Plan
Exhibit B – North Valleys Area Plan Master Plan Map

Exhibit A, North Valleys Area Plan



**Department of
Community Development**

Master Plan North Valleys Area Plan



Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.6100 – Fax: 775.328.6133 – www.washoecounty.us/comdev/

**WMPA19-0009 & WRZA19-0009
EXHIBIT A**



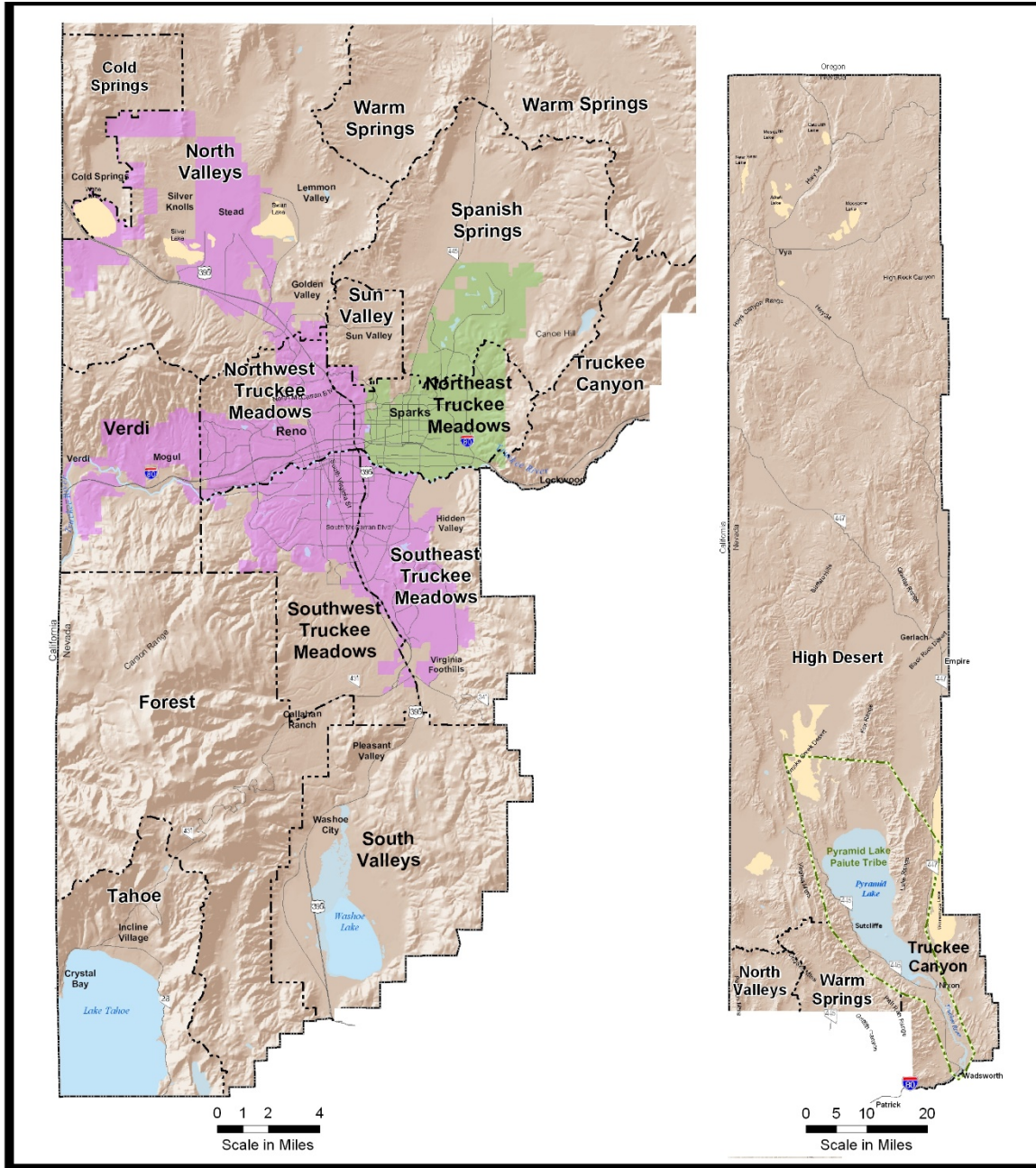
**Department of
Community Development**

Master Plan North Valleys Area Plan

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the North Valleys Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the North Valleys Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

THIRD PRINTING, SEPTEMBER 2010



WASHOE COUNTY PLANNING AREAS

--- Planning Area boundary	☐ Dry Lakes
--- Washoe County boundary	☐ Water Bodies
--- Pyramid Lake Paiute Tribe boundary	☐ Hillshade, 10 meter elevations
☐ City of Reno	
☐ City of Sparks	

Source: Community Services

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 COMMUNITY DEVELOPMENT DEPARTMENT.

Scale Bars are shown below each map

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

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

Date: June 2006

Contents

	Page
Acknowledgments	v
Introduction	1
Vision	1
Character Statement	1
Vision and Character Management	3
Land Use	3
Goal One	3
Policies	3
Goal Two	5
Policies	5
Goal Three	6
Policies	6
Goal Four	7
Policies	7
Goal Five	8
Policies	8
Goal Six	9
Policies	9
Transportation	10
Goal Seven	10
Policies	10
Scenic/Recreational/Cultural Resources	11
Goal Eight	11
Policies	11
Goal Nine	11
Policies	11
Goal Ten	12
Policies	12
Natural Resources	13
Air Resources	13
Goal Eleven	13
Policies	13
Land Resources	13
Goal Twelve	13
Policies	13

	Page
Goal Thirteen	13
Policies	13
Goal Fourteen	14
Policies	14
Water Resources – Flooding	14
Goal Fifteen	14
Policies	14
Water Resources – Supply	14
Goal Sixteen	14
Policies	14
Water Resources – Quality	15
Goal Seventeen	15
Policies	15
Goal Eighteen	15
Policies	15
Water Resources – Service/Wastewater	16
Goal Nineteen	16
Policies	16
Plan Maintenance	16
Goal Twenty	16
Policies	16
Appendix A – Maps	A-1
Character Management Plan	A-3
Development Suitability	A-5
Master Plan	A-7
Public Services and Facilities Plan	A-9
Recreational Opportunities Plan	A-11
Streets and Highways System Plan	A-13

Acknowledgments

Washoe County Board of County Commissioners

David E. Humke, Chair
Bonnie Weber, Vice Chair
John Breternitz
Kitty Jung
Robert M. Larkin

Office of the County Manager

Katy Simon, County Manager
John Berkich, Assistant County Manager
David Childs, Assistant County Manager

Washoe County Planning Commission

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy Hibdon
William Weber
D.J. Whittemore

North Valleys Citizen Advisory Board (Area Plan update)

Sarah Chvilicek, Chair
June Feero, Vice Chair
Jeannie Fow
Patricia McAlinden
Debra Richied
Mary Harcinske

Washoe County Department of Community Development

Adrian P. Freund, FAICP, Community Development Director

Project Staff (Area Plan update)

Eric Young, Ph.D., Planner, Project Coordinator
Chad Giesinger, Senior Planner
Moni J. Fox, Technology Services Developer II
Eva Krause, Planner
Advanced Planning Program Staff
Sara DeLozier, Office Support Specialist

Introduction

The North Valleys Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the North Valleys over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the North Valleys communities.

The result of this effort is the development of a comprehensive vision for the North Valleys planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The North Valleys Area Plan implements and preserves this community vision and character.

Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Provides a range of housing opportunities;
- Provides ample open space and recreational opportunities;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

Character Statement

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is

an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

~~Part of the North Valleys is subject to the Reno-Stead Corridor Joint Plan. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~

Identifiable communities in the North Valleys include:

- A mix of land uses, including large and small lot residential, some higher density residential opportunities and some small-scale commercial properties characterize the **Lemmon Valley Community**. In some areas of Lemmon Valley, mixed-use projects that include both residential and commercial uses may be appropriate. The Swan Lake wetlands area defines a large area of open space that is valued for its habitat, educational, open space, recreational and other components. Many residents in the Lemmon Valley area have horses, mules, fowl and other animals, and the existence of these animals for recreational, educational and economic purposes is recognized as a significant contributor to the local character. Outdoor recreational opportunities are also an important component of the community, especially as they relate to equestrian trails and multi-use trails. The availability of water has limited growth in this area, but as water resources become available, growth will again begin to impact the local landscape.
- The **Golden Valley Community** is characterized by a generally low-density residential suburban land use pattern. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and access to public lands utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.
- As a low density suburban residential community, the **Silver Knolls Community** is similar to the Golden Valley Community in its land use pattern. However, its location tends to provide Silver Knolls residents with a greater sense of isolation from other developed parts of the North Valleys. Silver Knolls is located at the west edge of the Reno-Stead Airport. It is bounded on the north and west by the Granite Hills range. Physically, the area can be characterized as gently sloping terrain at the base of this mountain range. These mountainous areas and the Reno-Stead Airport separate this community from developed areas in Reno-Stead, Cold Springs and Lemmon Valley. Commercial land use designations are not desired. Once again, the existence of livestock and other animals for recreational, educational and economic reasons is recognized as a significant contributor to the local character.
- The North Valleys Area Plan is home to two areas of a decidedly more rural character. These areas and the rural communities found there are identified on the Character Management Plan map as the North Valleys Rural Character Management Area. In the southern portion of the area plan, large private parcels and significant holdings of the National Forest Service characterize much of the northeast slope of Peavine Mountain. Likewise, large private parcels and significant holdings of the Bureau of Land Management characterize the northern section of the area plan, generally north of Stead, Lemmon Valley, and Silver Knolls, as well as east of Lemmon Valley. In the northern reaches of the North Valleys planning area, the communities of **Antelope Valley, Red Rock, Rancho Haven, Bedell Flats and Sierra Ranchos** contribute to a distinct character of large and very large lot

residential uses. These areas are not suburban land uses with a rural character. Rather, they are more truly rural in land use pattern and in community character. While some smaller lots exist, these areas are predominantly large lot (10 acre and greater) residential communities. A significant amount of home based business, agriculture, and agricultural related business exists in and around these communities. These activities are a key component of the character in these rural areas. These communities exist in and around large blocks of federal land, controlled primarily by the Bureau of Land Management. The key cultural, archaeological, natural, habitat, recreational and other special resources on these federal lands as well as on private lands, are a key component of the areas' character. Residents in these rural areas have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level. The lack of air, water, noise and light pollution, as well as low traffic congestion is commonly cited as key components of the rural areas' character. Equestrian activities for recreational, educational and economic purposes are commonplace, and the large lot size together with the proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities that form an important part of this area's character. In addition to horse, many residents also own hobby livestock such as alpaca, llama, donkey, etc. for similar purposes. The value of this area for educational and scientific purposes is highlighted by the existence of the Animal Ark Wildlife Sanctuary. This non-profit institution is an important member of the community, and its contributions, not only to the local area's character but also to the regional quality of life, make a strong statement regarding the broad contribution that rural areas make to the region at large.

- ~~**Horizon Hills, Black Springs and Anderson Acres Communities** are suburban areas within the Reno-Stead Corridor Joint Plan area. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~
- The **Cold Springs Community** has traditionally been considered part of the North Valleys planning area. However, due to its location, unique history, and the expansion of Incorporated Reno into the Cold Springs Community, Washoe County has worked with residents to develop a separate Cold Springs Area Plan.
- The **Reno-Stead Incorporated Area** within the North Valleys planning area contributes significantly to the overall character of the planning area. The Reno-Stead Airport, significant employment and commercial opportunities in industrial and commercial areas, and a full range of residential densities combine to make the Reno-Stead area a very large component of the landscape and local character.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.

Policies

- NV.1.1 The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), **and** the Golden Valley Suburban Character Management Area (GVSCMA), ~~and the Reno-Stead Corridor Joint Plan area.~~

- NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.
- NV.1.3 Policy growth levels for the North Valleys Rural Character Management Area are established for each hydrographic basin in the planning area as a function of the sustainable water resource yield in each basin. Changes to the established regulatory zones may add new units of land use capacity only to 85% of each basin's sustainable yield as determined by the Washoe County Department of Water Resources. The Washoe County Department of Community Development will cooperate with the Department of Water Resources to track increasing land use potential to ensure these growth levels are not exceeded.
- NV.1.4 The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Public/Semi-public Facilities (PSP).
 - d. Parks and Recreation (PR).
 - e. Open Space (OS).
- NV.1.5 The following Regulatory Zones are permitted within the Silver Knolls Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. High Density Rural (HDR – One unit per 2.5 acres).
 - e. Low Density Suburban (LDS – One unit per acre).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
- NV.1.6 The following Regulatory Zones are permitted within the Golden Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. High Density Rural (HDR – One unit per 2.5 acres).
 - e. Public/Semi-public Facilities (PSP).
 - f. Low Density Suburban (LDS – One unit per acre).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).

- NV.1.7 The following Regulatory Zones are permitted within the Lemmon Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. High Density Rural (HDR – One unit per 2.5 acres).
 - e. Public/Semi-public Facilities (PSP).
 - f. Low Density Suburban (LDS 1 – One unit per acre).
 - g. Low Density Suburban-Two (LDS 2 – Two units per acre).
 - h. Medium Density Suburban-Three (MDS 3 – Three units per acre).
 - i. Medium Density Suburban-Four (MDS 4 – Four units per acre).
 - j. High Density Suburban (HDS – Seven units per acre single family detached; Nine units per acre attached or mobile home).
 - k. Low Density Urban (LDU – 10 units per acre for single family detached, 14 units per acre for multi-family and 12 units per acre for mobile home parks).
 - l. Medium Density Urban (MDU – 21 units per acre).
 - m. Parks and Recreation (PR).
 - n. Open Space (OS).
 - o. Neighborhood Commercial (NC).

Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.

Policies

- NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.
- NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
 - b. Utilize natural contours and slopes.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage to minimize erosion.
 - e. Minimize cuts and fills.
- NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or

- the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.
- NV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the North Valleys planning area.
- NV.2.6 Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an aviation easement are required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno-Stead Airport (Figure 1), that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an aviation easement as a condition of approval.
- NV.2.7 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, 5 and 6; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.
- NV.2.8 The standards established in policies NV.2.1-NV.2.6 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.3.1 Washoe County will study the merit of supporting the disposal of federal land in the planning area for development purposes. The criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.
- NV.3.2 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and the United State Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."
- NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.

- NV.3.4 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- NV.3.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.
- NV.3.7 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that educational and scientific activities based on the area’s key resources will be supported and encouraged in a manner that is compatible with the local community and beneficial to the broader region. All development proposals that may negatively impact ongoing scientific and educational activities must demonstrate adequate mitigation measures to ensure that new development is compatible with those activities.

Goal Four: Silver Knolls Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Knolls community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.4.1 A minimum of 50% of the residential parcels in any subdivision established after the date of final adoption of this plan must be at least one acre in size.
- NV.4.2 The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.
- NV.4.3 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.4.4 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.4.5 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.4.6 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.4.7 In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
- NV.4.8 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.

- NV.4.9 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.4.10 The standards established in policies NV.4.1-NV.4.9 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Five: Golden Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Golden Valley community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.
- NV.5.2 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.5.3 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.5.4 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.5.5 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.5.6 In subdivisions established after the date of final adoption of this plan, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
- NV.5.7 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.5.8 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.5.9 The standards established in policies NV.5.1-NV.5.8 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Six: Lemmon Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Lemmon Valley community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.6.1 Single family subdivisions established after the date of final adoption of this plan in regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4 will:
- a. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
 - b. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
 - c. Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.
 - d. In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.
 - e. Vary setbacks and driveway design.
 - f. Construct no more than 25% of the total residential units in the same architectural elevation.
 - g. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
 - h. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
 - i. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.6.2 In HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial, and other non-residential development projects will meet the following minimum standards:
- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped yard.
 - b. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
 - c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of

community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

- NV.6.3 Mixed-use development and redevelopment in certain portions of the Lemmon Valley Suburban Character Management Area are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following bonuses and design standards may be applied:
- a. In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.
 - b. In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.
 - c. The Director of Community Development must certify that single family detached residential, including mobile homes, will not be in conflict with the above stated intent of any proposed mixed-use development.
 - d. Mixed-use developments must be proposed as a unified project.
 - e. Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
- NV.6.4 The standards established in policies NV.6.1-NV.6.3 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Transportation

Goal Seven: The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.
- NV.7.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the North Valleys planning area.
- NV.7.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies NV.7.1 and NV.7.2.
- NV.7.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

- NV.7.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- NV.7.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- NV.7.7 Washoe County will be an advocate for the establishment of efficient transit services to and within the North Valleys planning area.
- NV.7.8 Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.
- NV.7.9 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the North Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

Scenic/Recreational/Cultural Resources

Goal Eight: Maintain open vistas and minimize the visual impact of hillside development.

Policies

- NV.8.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the North Valleys Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.
- NV.8.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- NV.8.3 The grading design standards referred to in Policy NV.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Goal Nine: Public and private development will respect the value of cultural and historic resources in the community.

Policies

- NV.9.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

- NV.9.2 Washoe County will cooperate and participate with state and federal agencies and the Reno-Sparks Indian Colony in the planning and conservation activities of those agencies related to cultural and historic resources.
- NV.9.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- NV.9.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

Goal Ten: The North Valleys planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities; and contributes to the preservation and implementation of the community character.

Policies

- NV.10.1 Updates to the Parks District Master Plan for the North Valleys planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- NV.10.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- NV.10.3 Trails that provide links to the facilities listed in Goal 10 should receive priority for funding, planning, and construction.
- NV.10.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.
- NV.10.5 As new residential and commercial properties develop in the North Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- NV.10.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the North Valleys planning area or connect existing trails or otherwise implement Goal 10.
- NV.10.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- NV.10.8 Development projects located adjacent to or in the area described within the National Forest Services' "Peavine Mountain Roads and Recreation Strategy," must contribute to and not conflict with the implementation of that strategy.

Natural Resources

Air Resources

Goal Eleven: The North Valleys planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

Policies

- NV.11.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the North Valleys planning area.
- NV.11.2 Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.
- NV.11.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- NV.11.4 Washoe County Staff will remain cognizant of the interest of local Native American groups in air quality issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

Land Resources

Goal Twelve: The built environment will minimize the destructive potential of any identified geological hazard.

Policies

- NV.12.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the North Valleys planning area will include detailed soils and geo-technical studies sufficient to:
- a. Ensure structural integrity of roads and buildings.
 - b. Provide adequate setbacks from potentially active faults or other hazards.
 - c. Minimize erosion potential.
- NV.12.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy NV.12.1.

Goal Thirteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.

Policies

- NV.13.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Wildlife will be contacted and given an

opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

- NV.13.2 Washoe County Staff will remain cognizant of the interest of local Native American groups in wildlife and habitat issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

Goal Fourteen: Mining in the North Valleys planning area will be compatible with existing residential, agricultural, ranching, and educational uses.

Policies

- NV.14.1 Mining activities in the North Valleys must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the North Valleys Streets and Highways System Plan map.
- NV.14.2 Proposals for mining activities will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Public Health Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

Water Resources – Flooding

Goal Fifteen: Personal and economic losses associated with flooding will be minimized. Development in the North Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

Policies

- NV.15.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, “Flood Plain Storage Outside the Truckee River Watershed,” as well as locally specific flood control requirements as adopted by Washoe County.

Water Resources – Supply

Goal Sixteen: Water resources will be supplied to land uses in the North Valleys planning area according to the best principles/practices of sustainable resource development.

Policies

- NV.16.1 New development shall comply with Regional Water Plan Policy 2.1.a: “Effluent Reuse – Efficient Use of Water Resources and Water Rights.”
- NV.16.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, “Water Resources and Land Use,” and 1.3.e, “Water Resource Commitments.”
- NV.16.3 The Washoe County Department of Water Resources will protest the transfer of water resources between hydrographic basins whenever the department determines that the transfer will result in a significant negative impact to the sustainable use of the resource.
- NV.16.4 The creation of parcels and lots in the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory shall require the dedication of water rights to Washoe County in

- quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.
- NV.16.5 In the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.
- NV.16.6 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.
- NV.16.7 Unless approved by the Washoe County Board of Commissioners, water imported to the North Valleys planning area will not be diverted to supply land uses outside the North Valleys and Cold Springs planning areas.

Water Resources – Quality

Goal Seventeen: The quality of water from the North Valleys Hydrographic Basins will be protected from degradation resulting from human activities.

Policies

- NV.17.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County's municipal well facilities in the North Valleys Hydrographic Basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- NV.17.2 The reuse, recharge or storage of reclaimed water within the North Valleys will comply with all state and local provisions for the protection of groundwater quality.

Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.

Policies

- NV.18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- NV.18.2 Washoe County will work with other local jurisdictions and natural resource agencies to study the merit of using reclaimed water to establish and maintain wetland areas. Potential locations will include but not be limited to the playas found in the planning area.
- NV.18.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.
- NV.18.4 Washoe County will participate in and support efforts to establish a public Watchable Wildlife Area at, and adjacent to, the Silver Lake playa site, or to otherwise ensure the future of the site is consistent with Goal 18.
- NV.18.5 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 18.

- NV.18.6 Development proposals that impact any area designated “potential wetlands” on the North Valleys Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of any delineated wetlands.

Water Resources – Service/Wastewater

Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the North Valleys Vision and Character Statement.

Policies

- NV.19.1 Tentative subdivision maps will not be approved for any development until the water resource and infrastructure needs of that development have been evaluated by the Department of Water Resources and found consistent all applicable water and wastewater resources and facilities plan.

Plan Maintenance

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

- NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public’s health, safety or welfare.

- NV.20.2 For any amendment that proposes to:

- Revise the Vision and Character statements
- Revise Goal One or its associated policies

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.

- NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue

hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

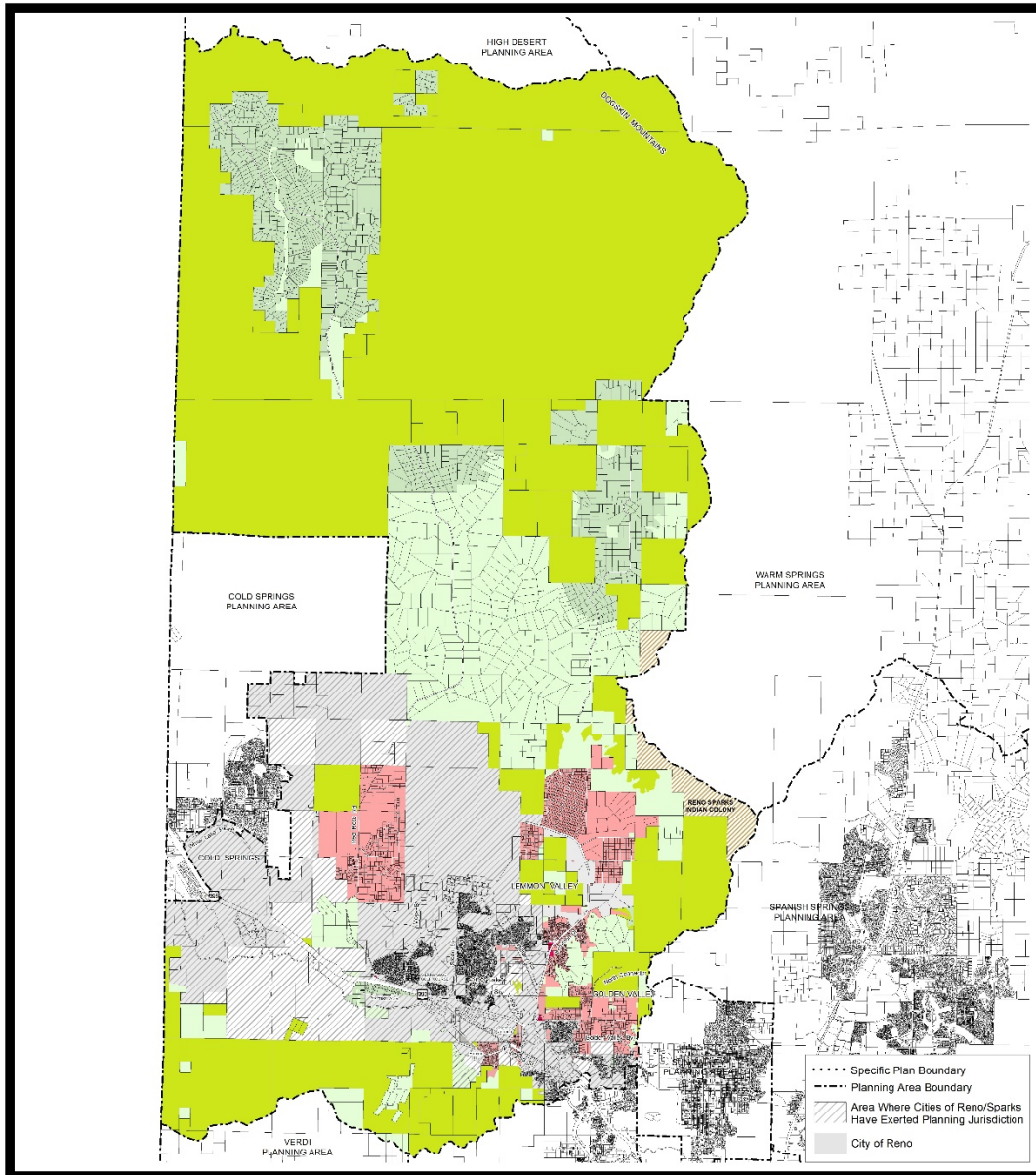
- NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.
- NV.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

Appendix A - Maps

Contents

	Page
Character Management Plan	A-3
Development Suitability	A-5
Master Plan	A-7
Public Services and Facilities Plan	A-9
Recreational Opportunities Plan	A-11
Streets and Highways System Plan	A-13

Exhibit B, WMPA19-0009



NORTH VALLEYS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUARANTEE. THIS IS AN UNLAWFUL COPY. REPRODUCTION IS NOT PERMITTED WITHOUT THE WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

G:\planning\information\maps\2019\19-0009\19-0009.mxd

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

DATE: _____ DIRECTOR: _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E. Ninth St.
Reno, Nevada 89512

775-328-3600

PC Date: February 4, 2020
BCC Date:
RPC Adoption Date:



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0009 AND THE AMENDED NORTH VALLEYS AREA PLAN REGULATORY ZONE MAP

Resolution Number 20-05

Whereas Regulatory Zone Amendment Case Number WRZA19-0009, came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2020; 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; and

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA19-0009) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

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 WRZA19-0009 and the amended North Valleys Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on February 4, 2020.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

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

PIN	STREETNUM	STREETDIR	STREET	FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
081-031-02	0	N	VIRGINIA ST		ANDERSON ACRES ASSOCIATION	11005 LONGVIEW LN	C/O PEAVINE VOL FIRE DEPT	RENO	NV	89506
081-031-09	10553		TRAIL DR	SCOTT & CINDY S	BURNER	10553 TRAIL DR		RENO	NV	89506
081-031-10	10515		TRAIL DR	TIMOTHY J	STOFFEL	10515 TRAIL DR		RENO	NV	89506
081-031-11	10300	N	VIRGINIA ST	DIXIE A	HAWKINS	10300 N VIRGINIA ST		RENO	NV	89506
081-031-12	10200	N	VIRGINIA ST	BENNY JR	FELIX	10609 BIGHORN DR		RENO	NV	89508
081-031-13	10150		TRAIL DR		HEINZ RANCH LAND COMPANY LLC	777 S CENTER ST # 105		RENO	NV	89501
081-031-16	111		MER MAC ST		VALLEY-TECH INVESTING GROUP LLC	59 DAMONTE RANCH PKWY STE B172		RENO	NV	89521
081-031-17	990		MER MAC ST	HUGH M & LINDA R	REDPATH	2616 FOREST LN		SARASOTA	FL	34231
081-031-18	9980	N	VIRGINIA ST	GREG S	LAWSON	9950 N VIRGINIA ST		RENO	NV	89506
081-031-20	9910	N	VIRGINIA ST	KEVIN M	STRAWN	9910 US HIGHWAY 395 N		RENO	NV	89506
081-031-21	150		MER MAC ST		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD STE A		RENO	NV	89521
081-031-22	155		MER MAC ST	BRUCE R	PETERSON	155 MER MAC ST		RENO	NV	89506
081-031-23	10100		TRAIL DR	MEGAN & JEFFERY	PARSONS	PO BOX 5973		RENO	NV	89513
081-031-24	10120		TRAIL DR	JOHN D & DONNELLE M	O'NEILL	10120 TRAIL DR		RENO	NV	89506
081-031-25	10250		TRAIL DR	SHAYAN	MALEK LIVING TRUST	3790 WILLIAMS RD		SAN JOSE	CA	95117
081-031-27	10408		TRAIL DR		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-28	317		LENCO AVE		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-29	207		LENCO AVE		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-30	204		LENCO AVE		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-31	202		LENCO AVE		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-32	200		SUSAN CT		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-33	10900		TRAIL DR		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-34	201		COPPERFIELD DR		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-35	208		COPPERFIELD DR		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-36	505		COPPERFIELD DR	TROY D & PATRICIA	GAVIN	505 COPPERFIELD DR		RENO	NV	89506
081-031-37	10800		LONGVIEW LN	CYNTHIA L	GRAJEDA-ACUNA	10800 LONGVIEW LN		RENO	NV	89506
081-031-42	9950	N	VIRGINIA ST	GREG S & HEIDI B	LAWSON	9950 N VIRGINIA ST		RENO	NV	89506
081-031-43	9920	N	VIRGINIA ST	GREG S & HEIDI B	LAWSON	9950 N VIRGINIA ST		RENO	NV	89506
081-031-45	10589		TRAIL DR		NORTH VALLEY FREEWAY CENTER LLC	12671 HIGH BLUFF DR		SAN DIEGO	CA	92130
081-031-46	10627		TRAIL DR		NORTH VALLEY FREEWAY CENTER LLC	12671 HIGH BLUFF DR		SAN DIEGO	CA	92130
081-031-47	10600	N	VIRGINIA ST	ROBIN R	SANCHEZ	10600 N VIRGINIA ST		RENO	NV	89506
081-031-48	10713		TRAIL DR		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-49	10727		TRAIL DR		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-50	0		UNSPECIFIED		BROWN MOUNTAIN LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-51	220		COPPERFIELD DR	KIEL A & JEANETTE L	LAMBDIN	150 MAE ANNE AVE		RENO	NV	89523
081-031-52	9250	N	VIRGINIA ST	RAPHAEL C & SUSAN A	CARPENTER	PO BOX 61625	C/O RAY CARPENTER	RENO	NV	89506
081-031-53	9902	N	VIRGINIA ST	THOMAS W	PATTEN	9902 N VIRGINIA ST		RENO	NV	89506
081-031-54	9200	N	VIRGINIA ST	COLUMBUS L JR & CEOLA S	DAVIS	9200 US HIGHWAY 395 N		RENO	NV	89506
081-031-56	10100	N	VIRGINIA ST	ROBERT	WEHE	10455 ALDEBARAN DR	C/O WENDY WEHE	RENO	NV	89508
081-031-57	10030	N	VIRGINIA ST	ELEK H	SEBESTYEN	10030 US HIGHWAY 395 N		RENO	NV	89506
081-031-58	10195		TRAIL DR	ANTONIO G	VIVEROS	10195 TRAIL DR		RENO	NV	89506
081-031-59	10117		TRAIL DR	SJANA J & CHRISTOPHER T	WAGNER	10117 TRAIL DR		RENO	NV	89506
081-031-60	10099		TRAIL DR	JOHN	TIEDJENS	10000 N VIRGINIA ST		RENO	NV	89506
081-031-61	10000	N	VIRGINIA ST	JOHN	TIEDJENS	10000 N VIRGINIA ST		RENO	NV	89506
081-031-65	10300		TRAIL DR	JOAN K	ANGLIN	10390 TRAIL DR		RENO	NV	89506
081-031-66	10390		TRAIL DR	TARYN	STUTLER	10390 TRAIL DR		RENO	NV	89506
081-040-01	11005		LONGVIEW LN		TRUCKEE MEADOWS FIRE PROTECTION DIST	1001 E 9TH ST BLDG D		RENO	NV	89520
081-040-02	11100		LONGVIEW LN		BARRY FAMILY 2018 TRUST	11100 LONGVIEW LN		RENO	NV	89506
081-040-03	11050		LONGVIEW LN	MICHAEL S	THEIS 2004 TRUST	1545 SKYLINE BLVD		RENO	NV	89502
081-040-04	11000		LONGVIEW LN	ROBERT A	KELLY	17360 US HIGHWAY 395 N		RENO	NV	89508
081-040-05	11005		DUFFNEY LN	CLARENCE M H & PAMELA J	BOHARTZ	11005 DUFFNEY LN		RENO	NV	89506
081-040-06	11105		DUFFNEY LN	EARL D & BETTY JO	SPURGEON	11105 DUFFNEY LN		RENO	NV	89506
081-040-07	11100		DUFFNEY LN	CATHERINE E	ROBINSON TRUST	11100 DUFFNEY LN		RENO	NV	89506
081-040-08	11050		DUFFNEY LN	JOHN-BODIE	LUNDEMO	17825 JAEGER CT		RENO	NV	89508
081-040-09	11000		DUFFNEY LN	JEAN A	HARRIS TRUST	9590 N VIRGINIA ST		RENO	NV	89506
081-040-10	0		DUFFNEY LN		COMMERCIAL FINANCING SERVICES	PO BOX 3828	C/O CAMEL FINANCIAL INC	TUSTIN	CA	92781
081-040-11	0		LONGVIEW LN	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-14	0		COPPERFIELD DR		UNITED STATES OF AMERICA	NONE		RENO	NV	00000

081-040-15	11400		LONGVIEW LN		BARRY FAMILY 2018 TRUST	11100 LONGVIEW LN		RENO	NV	89506
081-040-16	11395		LONGVIEW LN	VICTOR & REBECCA	ZATARAIN LIVING TRUST	11395 LONGVIEW LN		RENO	NV	89506
081-040-19	0		COPPERFIELD DR		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
081-040-20	11500		LONGVIEW LN	PAUL C & MARY H	HOFMANN	PO BOX 8785		RENO	NV	89507
081-040-21	11220	N	VIRGINIA ST	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-22	382		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-23	0		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-24	209		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-25	207		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-26	205		COPPERFIELD DR	DONNA L	ANDERSON	6452 BRISTOL WAY		LAS VEGAS	NV	89107
081-040-27	11055		LONGVIEW LN	TODD S	BALLOWE et al	11055 LONGVIEW LN		RENO	NV	89506
082-083-01	9906	N	VIRGINIA ST	CLIFFORD K	CARTER	9906 N VIRGINIA ST		RENO	NV	89506
082-083-09	0	N	VIRGINIA ST		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
082-092-21	0		MOHAWK LN		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512
082-180-12	2775		KIOWA WAY		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
082-221-01	2205		SENECA DR	RICHARD	YEE	5036 DODSON LN		SACRAMENTO	CA	95835
082-221-02	8035		CHIPPEWA AVE	JEAN E	MCCALL	8035 CHIPPEWA AVE		RENO	NV	89506
082-221-03	8065		CHIPPEWA AVE	DANIEL L & SHELBY M	ERLENDSON	8065 CHIPPEWA AVE		RENO	NV	89506
082-221-04	8095		CHIPPEWA AVE	MICHAEL R & DOROTHY J	ERLENDSON et al	8095 CHIPPEWA AVE		RENO	NV	89506
082-221-05	8125		CHIPPEWA AVE	KENNETH R & ELIZABETH L	ERLENDSON	8125 CHIPPEWA AVE		RENO	NV	89506
082-221-06	8155		CHIPPEWA AVE	JAMES J	ALLISTON	8155 CHIPPEWA AVE		RENO	NV	89506
082-221-07	8185		CHIPPEWA AVE		WINDERS FAMILY TRUST	8185 CHIPPEWA AVE		RENO	NV	89506
082-221-08	8215		CHIPPEWA AVE		WINDERS FAMILY TRUST	8185 CHIPPEWA AVE		RENO	NV	89506
082-221-09	8245		CHIPPEWA AVE		MCCLAIN/UDELL FAMILY TRUST	4922 CHARTER RD		ROCKLIN	CA	95765
082-221-10	8275		CHIPPEWA AVE	GARY A	FEERO	8275 CHIPPEWA AVE		RENO	NV	89506
082-221-11	8315		CHIPPEWA AVE	MEGAN R & JESSE	HARRELL	8315 CHIPPEWA AVE		RENO	NV	89506
082-221-14	8405		CHIPPEWA AVE	LAWRENCE F	PAVILIONIS	8405 CHIPPEWA AVE		RENO	NV	89506
082-221-15	8465		CHIPPEWA AVE	BENJAMIN Y & FE M	ENCALLADO	8465 CHIPPEWA AVE		RENO	NV	89506
082-221-16	8475		CHIPPEWA AVE	JAY C & HEIDI	GIBBS	8475 CHIPPEWA AVE		RENO	NV	89506
082-221-17	8495		MOHAWK LN	CARRA R	MACFARLANE LIVING TRUST	PO BOX 7736		SOUTH LAKE TAHOE	CA	96158
082-221-19	8345		CHIPPEWA AVE	LORI L	CALDWELL	8345 CHIPPEWA AVE		RENO	NV	89506
082-221-20	8385		CHIPPEWA AVE		FABIAN TRUST et al	8385 CHIPPEWA AVE		RENO	NV	89506
082-222-02	8440		MOHAWK LN		DEAS FAMILY TRUST	8440 MOHAWK LN		RENO	NV	89506
082-222-03	8390		MOHAWK LN	DONALD	LAYTON	8390 MOHAWK LN		RENO	NV	89506
082-222-04	8360		MOHAWK LN	SCOTT W & LISA K	CARLSON	8360 MOHAWK LN		RENO	NV	89506
082-222-05	8320		MOHAWK LN	TYE B	ERWIN	8320 MOHAWK LN		RENO	NV	89506
082-222-06	8290		MOHAWK LN	JULIE E	LUCERO et al	8290 MOHAWK LN		RENO	NV	89506
082-222-07	8270		MOHAWK LN	JAMES & MARY	CORDILL	8270 MOHAWK LN		RENO	NV	89506
082-222-08	8260		MOHAWK LN	DAVID D & RUBY L	HOWE	8260 MOHAWK LN		RENO	NV	89506
082-222-09	8250		MOHAWK LN	ALISON & JACOB	WEATHERILL	8250 MOHAWK LN		RENO	NV	89506
082-222-10	8230		MOHAWK LN	PATRICIA M	JIMENEZ TRUST	8230 MOHAWK LN		RENO	NV	89506
082-222-11	8220		MOHAWK LN	JORDAN M & NICHOLAS A	LAPIN	8220 MOHAWK LN		RENO	NV	89506
082-222-12	8200		MOHAWK LN	ROBERT E	TUCKER	8200 MOHAWK LN		RENO	NV	89506
082-222-13	8160		MOHAWK LN	SCOTT & PAOLA	JACKSON	8160 MOHAWK LN		RENO	NV	89506
082-222-14	8110		MOHAWK LN	GORDON L & SHARON M	SMITH	PO BOX 763		ROSAMOND	CA	93560
082-222-15	8090		MOHAWK LN	CRISTIAN B	ACUNA	8090 MOHAWK LN		RENO	NV	89506
082-222-16	8050		MOHAWK LN		MORRILL LIVING TRUST	8050 MOHAWK LN		RENO	NV	89506
082-222-17	8030		MOHAWK LN	MARTIN L	URENA	8030 MOHAWK LN		RENO	NV	89506
082-222-18	8450		MOHAWK LN	CHRISTOPHER M	KOBASHIGAWA	216 LEMMON DR 263		RENO	NV	89506
082-223-01	8365		MOHAWK LN	ROSE C	BOST	PO BOX 2182		LA PINE	OR	97739
082-223-02	8395		MOHAWK LN	MATTHEW	DAW	8395 MOHAWK LN		RENO	NV	89506
082-223-03	8425		MOHAWK LN	JACK H III & JENNIFER	RHODES	8425 MOHAWK LN		RENO	NV	89506
082-223-04	8445		MOHAWK LN	BRIGID A	DORAN et al	8445 MOHAWK LN		RENO	NV	89506
082-223-05	8465		MOHAWK LN	EDWARD A & KATHERINE M	CAMPBELL	8465 MOHAWK LN		RENO	NV	89506
082-223-06	8485		MOHAWK LN	GAYLE D	GREGG et al	8485 MOHAWK LN		RENO	NV	89506
082-223-07	8480		CHIPPEWA AVE	CHARLES E JR	PENA	8480 CHIPPEWA AVE		RENO	NV	89506
082-223-08	8460		CHIPPEWA AVE	JEFF M & LAURIE A	TAYLOR	8460 CHIPPEWA AVE		RENO	NV	89506
082-223-09	8410		CHIPPEWA AVE	KENNETH V	KAUPPINEN et al	8410 CHIPPEWA AVE		RENO	NV	89506
082-223-10	8390		CHIPPEWA AVE	LORI A & THOMAS P	DRIGGERS	8390 CHIPPEWA AVE		RENO	NV	89506

082-223-11	8340	CHIPPEWA AVE	MICHAEL K & LAURA K	MINSCH	8340 CHIPPEWA AVE	RENO	NV	89506	
082-223-12	2217	PAWNEE CT	GAIL L	GAHART	2217 PAWNEE CT	RENO	NV	89506	
082-223-13	2219	PAWNEE CT	ARMANDO	RODRIGUEZ	2219 PAWNEE CT	RENO	NV	89506	
082-223-14	2241	PAWNEE CT	HUBERT J & LISA	MORGAN	2241 PAWNEE CT	RENO	NV	89506	
082-223-15	2243	PAWNEE CT	ROSE C	BOST	PO BOX 2182	LA PINE	OR	97739	
082-224-01	2260	PAWNEE WAY		GERHARDT-CARROLL FAMILY TRUST	1801 SOLARI DR	RENO	NV	89509	
082-224-02	2250	PAWNEE WAY	CHARLES J & CAROLYN A	POINDEXTER	2250 PAWNEE WAY	RENO	NV	89506	
082-224-03	2240	PAWNEE WAY	PAUL & CAROLYN M	BEAVER	2240 PAWNEE WAY	RENO	NV	89506	
082-224-04	2230	PAWNEE WAY	SANDEE M	TIBBETT	2230 PAWNEE WAY	RENO	NV	89506	
082-224-05	2220	PAWNEE WAY	HANS	WEINFURTNER	1575 DELUCCHI LN STE 103	C/O RE/MAX PREMIER PROPERTIES	RENO	NV	89502
082-224-06	2210	PAWNEE WAY	TOBY R	VERNON et al	2210 PAWNEE WAY	RENO	NV	89506	
082-224-07	8240	CHIPPEWA AVE	GARFIELD L	PEARSON	8240 CHIPPEWA AVE	RENO	NV	89506	
082-224-08	2225	DAKOTA WAY	DYLANA M	NEWMAN	2225 DAKOTA WAY	RENO	NV	89506	
082-224-09	2235	DAKOTA WAY	DAMON M & KRISIE A	WEATHERILL	651 STEEPLECHASE CT	RENO	NV	89521	
082-224-10	2245	DAKOTA WAY	MICHAEL A	OLANO et al	2245 DAKOTA WAY	RENO	NV	89506	
082-224-11	2255	DAKOTA WAY	ROBERT S & TAMMY L	GEE	2255 DAKOTA WAY	RENO	NV	89506	
082-224-12	2265	DAKOTA WAY	MARK S	SMILEY	2265 DAKOTA WAY	RENO	NV	89506	
082-224-13	2275	DAKOTA WAY	GEORGE W & MONIQUE M	HERBST	2275 DAKOTA WAY	RENO	NV	89506	
082-224-14	8205	MOHAWK LN	MICHAEL C	FENIMORE	8205 MOHAWK LN	RENO	NV	89506	
082-224-15	2270	OSCEOLA CT		O'BRIEN & JOHNSON TRUST	PO BOX 20454	RENO	NV	89515	
082-224-16	2260	OSCEOLA CT	LORRE A	MOYER	2260 OSCEOLA CT	RENO	NV	89506	
082-224-17	2250	OSCEOLA CT	CRYSTAL D	HALLOCK	2250 OSCEOLA CT	RENO	NV	89506	
082-224-18	2240	OSCEOLA CT	ROSEMARY D	LUETHJE LIVING TRUST	2240 OSCEOLA CT	RENO	NV	89506	
082-224-19	2245	OSCEOLA CT	KEITH J	CURTICE et al	2245 OSCEOLA CT	RENO	NV	89506	
082-224-20	2255	OSCEOLA CT	ROSS M	BAKER	2255 OSCEOLA CT	RENO	NV	89506	
082-224-21	2265	OSCEOLA CT	WILLIAM G	GREEN	2265 OSCEOLA CT	RENO	NV	89506	
082-224-22	2275	OSCEOLA CT	MARK D & CHRISTINE L	WEATHERILL	2235 DAKOTA WAY	RENO	NV	89506	
082-225-01	8025	MOHAWK LN	JOE N & SANDRA A	BENSON	8025 MOHAWK LN	RENO	NV	89506	
082-225-02	8055	MOHAWK LN	WARLITO C	PIZARRO	8115 MOHAWK LN	RENO	NV	89506	
082-225-03	8085	MOHAWK LN	WARLITO C	PIZARRO	8115 MOHAWK LN	RENO	NV	89506	
082-225-04	8115	MOHAWK LN	WARLITO C	PIZARRO	8115 MOHAWK LN	RENO	NV	89506	
082-225-05	2280	DAKOTA WAY	MARTIN E & CANDRA S	DRUMM	2280 DAKOTA WAY	RENO	NV	89506	
082-225-06	2260	DAKOTA WAY	RANDY	BUTTON	9464 SPEARHEAD WAY	RENO	NV	89506	
082-225-07	2240	DAKOTA WAY	DANIEL J	ERWICK et al	2240 DAKOTA WAY	RENO	NV	89506	
082-225-08	2230	DAKOTA WAY	FRITZ & ERIKA	KALMUSZAK	2230 DAKOTA WAY	RENO	NV	89506	
082-225-09	2220	DAKOTA WAY	ROBERT L	MISCIAGNA	2220 DAKOTA WAY	RENO	NV	89506	
082-225-10	0	CHIPPEWA AVE		HOUSING AUTHORITY CITY OF RENO	1525 E 9TH ST	RENO	NV	89512	
082-226-01	2290	SENECA DR	ERIC D & BARBARA J	NOGGLES	2290 SENECA DR	RENO	NV	89506	
082-226-02	2270	SENECA DR	MARY ANN	VICKNAIR	2270 SENECA DR	RENO	NV	89506	
082-226-03	2250	SENECA DR	MICHAEL W & MELINDA L	BELL	PO BOX 60524	RENO	NV	89506	
082-226-04	2230	SENECA DR	DANIEL L	WIGGINS	2230 SENECA DR	RENO	NV	89506	
082-226-05	2210	SENECA DR	PETER E & DERISE J	WIGAND	2210 SENECA DR	RENO	NV	89506	
082-231-01	8005	BLACKFOOT WAY	DOUGLAS P	NEWMAN	8005 BLACKFOOT WAY	RENO	NV	89506	
082-232-01	8025	BLACKFOOT WAY	DAVID R & KATJA M	LEKTORICH	8025 BLACKFOOT WAY	RENO	NV	89506	
082-232-02	8035	BLACKFOOT WAY	JAVIER & NINFA	RODRIGUEZ	10985 REDPINE RD	RENO	NV	89506	
082-232-03	8055	BLACKFOOT WAY	ALVIS F JR	DAVIS TRUST	8055 BLACKFOOT WAY	RENO	NV	89506	
082-232-04	8075	BLACKFOOT WAY	GARFIELD L	PEARSON	8240 CHIPPEWA AVE	RENO	NV	89506	
082-232-05	8095	BLACKFOOT WAY	LARRY L	HATCHEL TRUST	2719 MOUNTAIN SPRINGS RD	RENO	NV	89519	
082-232-06	8115	BLACKFOOT WAY	RICHARD S & BRITTANY L	TERRY	8115 BLACKFOOT WAY	RENO	NV	89506	
082-232-07	8135	BLACKFOOT WAY	GEORGETTE	SHUDES et al	8135 BLACKFOOT WAY	RENO	NV	89506	
082-232-08	8155	BLACKFOOT WAY	LOREN E & SHAUN G	NAASTAD	8155 BLACKFOOT WAY	RENO	NV	89506	
082-232-09	8175	BLACKFOOT WAY	ERICA & KANIN	PRUCKSAKORN	8175 BLACKFOOT WAY	RENO	NV	89506	
082-232-10	8185	BLACKFOOT WAY	KATHLEEN A	ROUBAL	8185 BLACKFOOT WAY	RENO	NV	89506	
082-232-11	8195	BLACKFOOT WAY	SHARON	SUTICH FAMILY TRUST	8195 BLACKFOOT WAY	RENO	NV	89506	
082-233-01	2415	MANDAN WAY	LEE J & CHRISTINE	GILBERT	2415 MANDAN WAY	RENO	NV	89506	
082-233-02	2425	MANDAN WAY	DAVID J & WENDY K	FIRESTONE	2425 MANDAN WAY	RENO	NV	89506	
082-234-01	2435	MANDAN WAY	KENNETH L	SWAIN et al	2435 MANDAN WAY	RENO	NV	89506	
082-234-02	2445	MANDAN WAY	MATTHEW M	BASILE	2445 MANDAN WAY	RENO	NV	89506	
082-235-01	8190	SENECA DR	MARCEL R	PAVELEA	8190 SENECA DR	RENO	NV	89506	

082-235-02	8180	SENECA DR	ANTHONY L	KOEHLER	8180 SENECA DR	RENO	NV	89506	
082-235-03	8170	SENECA DR	LEE C	BROCKMEIER	6902 SACRED CIR	SPARKS	NV	89436	
082-235-04	8160	SENECA DR	GEORGE F	GEILS	8160 SENECA DR	RENO	NV	89506	
082-235-05	8150	SENECA DR	DAVID W & JANICE G	MAPLES	8150 SENECA DR	RENO	NV	89506	
082-235-06	8140	SENECA DR	TANYA J & JEFFREY M	MCCULLOUGH	8140 SENECA DR	RENO	NV	89506	
082-235-07	8120	SENECA DR	KARINA	BAIRES-RAMOS et al	8120 SENECA DR	RENO	NV	89506	
082-235-08	8110	SENECA DR		REYNOLDS FAMILY TRUST	8110 SENECA DR	RENO	NV	89506	
082-235-09	8100	SENECA DR	DAVID J & RENE J	CHEVALIER	8100 SENECA DR	RENO	NV	89506	
082-235-10	8070	SENECA DR	MARVIN L & JULIE C	FREEMYER	8070 SENECA DR	RENO	NV	89506	
082-235-11	2490	HOPI LN	DOUGLAS L & KAYLENE	OPPERMAN	2490 HOPI LN	RENO	NV	89506	
082-236-01	2515	KIOWA WAY	SEAN P	TAYLOR et al	2515 KIOWA WAY	RENO	NV	89506	
082-237-01	2520	KIOWA WAY	CHERYL A & BRIAN D	WELLS	2520 KIOWA WAY	RENO	NV	89506	
082-237-02	2501	HOPI CT	GREGORY S	MCCALL	2501 HOPI CT	RENO	NV	89506	
082-237-03	2499	HOPI CT	G	BITZ FAMILY TRUST	2497 HOPI CT	RENO	NV	89506	
082-237-04	2497	HOPI CT	G	BITZ FAMILY TRUST	2497 HOPI CT	RENO	NV	89506	
082-237-05	2496	HOPI CT	CARI	LOCKETT	2496 HOPI CT	RENO	NV	89506	
082-237-06	2494	HOPI CT	WILLIAM K & LORENA	PARCELL TRUST	811 LAMONT AVE	C/O DAVID PARCELL	NOVATO	CA	94945
082-237-07	2490	KIOWA WAY	JOSHUA L	PLOWMAN	2490 KIOWA WAY	RENO	NV	89506	
082-237-08	2470	SENECA DR	KEVIN H	CONLEY et al	2470 SENECA DR	RENO	NV	89506	
082-237-09	2460	SENECA DR	BARRY R	BRADLEY	2460 SENECA DR	RENO	NV	89506	
082-237-10	2450	SENECA DR	KENNETH J & ANYA	KILLINGSWORTH	2450 SENECA DR	RENO	NV	89506	
082-237-11	2440	SENECA DR	DONALD C & JOY C	ANHOLD	2440 SENECA DR	RENO	NV	89506	
082-237-12	2430	SENECA DR	TOMMY L & PAMELA J	WEBB	2430 SENECA DR	RENO	NV	89506	
082-237-13	2420	SENECA DR	NICHOLAS S & HEATHER N	KOSZUTH	2420 SENECA DR	RENO	NV	89506	
082-237-14	2410	SENECA DR	MARK	GIAMBASTIANI	2410 SENECA DR	RENO	NV	89506	
082-237-15	2400	SENECA DR	BLAINE R & PENNI	ANTHONY	2400 SENECA DR	RENO	NV	89506	
082-237-16	2370	SENECA DR		HORNING FAMILY TRUST	2370 SENECA DR	RENO	NV	89506	
082-237-17	8000	BLACKFOOT WAY	ROSALIE J	PELHAM LIVING TRUST	8000 BLACKFOOT WAY	RENO	NV	89506	
082-238-01	2365	SENECA DR	DALE C	BRANDON et al	2365 SENECA DR	RENO	NV	89506	
082-238-02	2405	SENECA DR	OLIVER G	STULL et al	2405 SENECA DR	RENO	NV	89506	
082-238-03	2425	SENECA DR	JOON H & SARAH M	CHONG	2425 SENECA DR	RENO	NV	89506	
082-238-04	2435	SENECA DR	R A & DEBORAH A	CHRISTENHUSZ	2435 SENECA DR	RENO	NV	89506	
082-238-05	2455	SENECA DR	MARCEL W & TRACY M	ZUBER	2455 SENECA DR	RENO	NV	89506	
082-238-06	2450	KIOWA WAY	DAVID R & CARMEN E	SIMONS	2450 KIOWA WAY	RENO	NV	89506	
082-238-07	2430	KIOWA WAY	STEVEN M & ROEANN	CINQUINI	304 S JONES BLVD # 1796	LAS VEGAS	NV	89107	
082-238-08	2420	KIOWA WAY	ROBERT J	DICHARRY	2420 KIOWA WAY	RENO	NV	89506	
082-238-09	2410	KIOWA WAY	SIONE	AONGA	1325 AIRMOTIVE WAY STE 100	RENO	NV	89502	
082-238-10	8040	BLACKFOOT WAY	SAM D	MITCHELL	8040 BLACKFOOT WAY	RENO	NV	89506	
082-239-01	2405	KIOWA WAY	JAMIE L	LISTON SPECIAL NEEDS TRUST	70 LITTLE WEST ST # 18D	C/O DEBORAH BELEVAN TRUSTEE	NEW YORK	NY	10004
082-239-02	2417	SAUK CT	RAY & JODY	WOLFE	2417 SAUK CT	RENO	NV	89506	
082-239-03	2419	SAUK CT	MELVIN D	BURROW	2419 SAUK CT	RENO	NV	89506	
082-239-04	2421	SAUK CT	RICHARD M & LORETTA V	LINDGREN	2421 SAUK CT	RENO	NV	89506	
082-239-05	2424	SAUK CT	RANDY L & JULIE A	CANNON	849 MAYBOLE AVE	HENDERSON	NV	89012	
082-239-07	2428	SAUK CT	BILLY J & RHONDA J	ASKINS	2428 SAUK CT	RENO	NV	89506	
082-239-10	8075	SENECA DR	RAYMOND L JR & MARY JO	KIVI	PO BOX 80162	RENO	NV	89506	
082-239-11	8105	SENECA DR		MAVERICK SPRINGS LLC	6770 S MCCARRAN BLVD	RENO	NV	89509	
082-239-13	8145	SENECA DR	FRANK III & ALEXANDRA D	CHORDAS	8145 SENECA DR	RENO	NV	89506	
082-239-14	8155	SENECA DR	NICKOLAS A	WINTER	8155 SENECA DR	RENO	NV	89506	
082-239-15	2440	MANDAN WAY	BRENDA G	CRISTANI et al	2440 MANDAN WAY	RENO	NV	89506	
082-239-16	2430	HAIDA CT	DAVID J & WENDY K	FIRESTONE	2430 HAIDA CT	RENO	NV	89506	
082-239-17	2428	HAIDA CT	LOREN D & RUTH H	HART	2428 HAIDA CT	RENO	NV	89506	
082-239-18	2426	HAIDA CT	SAM E & GLENDA J	MONTELEONE	2426 HAIDA CT	RENO	NV	89506	
082-239-19	2425	HAIDA CT		MCGANN CANO PROPERTIES LLC	54 N LA SENDA DR	LAGUNA BEACH	CA	92651	
082-239-20	2423	HAIDA CT	MICHAEL T JR	SWANEY et al	2423 HAIDA CT	RENO	NV	89506	
082-239-21	2420	MANDAN WAY	VALERIE L	PRATT	2420 MANDAN WAY	RENO	NV	89506	
082-239-22	8170	BLACKFOOT WAY		LD & MD LLC LEMMON VALLEY-SPARKS SERIES	4790 CAUGHLIN PKWY # 502	RENO	NV	89519	
082-239-23	8150	BLACKFOOT WAY	MARK	GREELY	PO BOX 11243	RENO	NV	89510	
082-239-24	8130	BLACKFOOT WAY	WALTER & STACIE	WILLIAMSON	8130 BLACKFOOT WAY	RENO	NV	89506	
082-239-25	8120	BLACKFOOT WAY	CYNDIE L	PETERSON et al	8120 BLACKFOOT WAY	RENO	NV	89506	

082-239-26	8110	BLACKFOOT WAY	CYNDIE L	PETERSON et al	8110 BLACKFOOT WAY	RENO	NV	89506		
082-239-27	2426	SAUK CT	BILLY R & MELANIE B	PEREZ	2426 SAUK CT	RENO	NV	89506		
082-239-28	8115	SENECA DR	MAX A JR & SHAWNNEE J	HUGHES	8115 SENECA DR	RENO	NV	89506		
082-239-29	2430	SAUK CT	RAYMOND L JR & MARY JO	KIVI	PO BOX 60162	RENO	NV	89506		
082-262-01	125	HEINDEL RD	ANDREA	CERVANTES et al	2880 KIETZKE LN # 2	RENO	NV	89502		
082-262-02	115	HEINDEL RD	RAYMOND W	KELBCH et al	115 HEINDEL RD	RENO	NV	89506		
082-262-08	115	WALNER ST		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156	RENO	NV	89511		
082-262-09	135	WALNER ST		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156	RENO	NV	89511		
082-262-10	155	WALNER ST		WOOD FOR 3 LLC	PO BOX 33790	RENO	NV	89533		
082-262-11	157	WALNER ST	WESLEY	ATHERTON	157 WALNER ST	RENO	NV	89506		
082-262-12	165	WALNER ST	FAUSTO & LOLIS	VAZQUEZ 2003 TRUST	PO BOX 33792	RENO	NV	89533		
082-262-13	175	WALNER ST	FAUSTO & LOLIS	VAZQUEZ 2003 TRUST	PO BOX 33792	RENO	NV	89533		
082-262-14	120	MALCOLM AVE	MARIA C	RODRIGUEZ et al	120 MALCOLM AVE	RENO	NV	89506		
082-262-15	128	KENNEDY DR		HANA NEVADA CORP	4520 EAGLE MOUNTAIN DR	SPARKS	NV	89436		
082-262-16	140	MALCOLM AVE	SERGIO	MORAN	140 MALCOLM AVE	RENO	NV	89506		
082-262-19	145	HEINDEL RD	DOUGLAS	BARKER	979 MELBA DR	RENO	NV	89503		
082-262-20	135	HEINDEL RD	MERCEDES D	PALMENO	1950 WILDER ST	RENO	NV	89512		
082-262-21	100	MALCOLM AVE		HERO LAND HOLDINGS LLC	2241 HARVARD ST STE 200	SACRAMENTO	CA	95815		
082-262-22	105	WALNER ST		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156	RENO	NV	89511		
082-262-23	9270	WALNER ST	MARYETTA & JAMES H	MILLER	795 WATSON ST	BIG PINE	CA	93513		
082-262-24	107	HEINDEL RD	ARMANDO	RODRIGUEZ	2219 PAWNEE CT	RENO	NV	89506		
082-263-02	203	KENNEDY DR	GAIL L	NEDWIED et al	203 KENNEDY DR	RENO	NV	89506		
082-263-08	185	KENNEDY DR		FERRIS LIVING TRUST	185 KENNEDY DR	RENO	NV	89506		
082-263-09	135	KENNEDY DR	KAREN	PICKENS	135 KENNEDY DR	RENO	NV	89506		
082-263-10	123	KENNEDY DR	ROSIE	HEWETT	123 KENNEDY DR	RENO	NV	89506		
082-263-15	0	N	VIRGINIA ST	JOSHUA M	MORELOS	190 S FORK DR	SUN VALLEY	NV	89433	
082-263-17	143	KENNEDY DR	DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506		
082-263-22	191	KENNEDY DR		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR	RENO	NV	89506		
082-263-26	0	KENNEDY DR		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR	RENO	NV	89506		
082-263-39	115	KENNEDY DR		MT HOPE BAPTIST CHURCH TRUST	PO BOX 5056	SPARKS	NV	89432		
082-263-42	157	KENNEDY DR	DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506		
082-263-43	9310	N	VIRGINIA ST	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506	
082-263-45	141	KENNEDY DR	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506		
082-263-46	9320	N	VIRGINIA ST	PERRY	SISCO	3860 SANDPIPER DR	RENO	NV	89508	
082-263-50	201	KENNEDY DR	JACQUELINE A	SUPENCHECK LIVING TRUST	201 KENNEDY DR	RENO	NV	89506		
082-263-51	0	KENNEDY DR	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506		
082-263-52	147	KENNEDY DR	DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506		
082-263-54	235	KENNEDY DR	ROBERT & DEANNA	KENNEDY	235 KENNEDY DR	RENO	NV	89506		
082-263-55	225	KENNEDY DR	SIMON	VALLES-RODRIGUEZ et al	PO BOX 4073	SPARKS	NV	89432		
082-263-56	215	KENNEDY DR	CAROLYN	PAIGE	215 KENNEDY DR	RENO	NV	89506		
082-270-26	0	N	VIRGINIA ST	ANTONIO	BAUTISTA-PEREZ	3258 SALTERN WAY	C/O MARGARITA RODRIGUEZ	SPARKS	NV	89431
082-270-27	0	UNSPECIFIED		UNITED STATES OF AMERICA	NONE	RENO	NV	00000		
082-270-36	0	N	VIRGINIA ST	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-270-37	0	N	VIRGINIA ST	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-270-38	0	N	VIRGINIA ST	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-650-01	105	HEINDEL RD	JOSEPH J & SHARON	ADRIAN	105 HEINDEL RD	RENO	NV	89506		
082-650-02	6805	MEYERS AVE	PAUL C & LYNDA K	OTT	6805 MEYERS AVE	RENO	NV	89506		
082-650-03	6875	MEYERS AVE	TIFFANY R	MENDIETA	6875 MEYERS AVE	RENO	NV	89506		
082-650-04	0	N	VIRGINIA ST	SHERRIE A	WILKIN	110 HEINDEL RD	RENO	NV	89506	
082-650-05	0	MEYERS AVE	CHARLES W JR	HANKS	700 COUNTRY DR	FERNLEY	NV	89408		
082-650-06	0	MEYERS AVE	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506		
082-650-12	0	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-14	6860	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-15	0	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-16	9341	N	VIRGINIA ST	FERNANDO	CABRAL et al	9341 N VIRGINIA ST	RENO	NV	89506	
082-650-17	9365	N	VIRGINIA ST	DARWIN H	WARD	9365 N VIRGINIA ST	RENO	NV	89506	
082-650-18	9369	N	VIRGINIA ST	OLGA P	RUIZ-REYES et al	9369 N VIRGINIA ST	RENO	NV	89506	
082-650-19	9345	N	VIRGINIA ST	MONICA	CHAVEZ	9345 N VIRGINIA ST	RENO	NV	89506	
082-650-20	9325	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	

082-650-22	117		HEINDEL RD	MARTIN	CORIA	117 HEINDEL RD		RENO	NV	89506
082-650-23	109		HEINDEL RD	LUIS M G	PRECIADO	109 HEINDEL RD		RENO	NV	89506
082-660-01	9255	N	VIRGINIA ST		DBD MANAGEMENT LLC	PO BOX 61915		RENO	NV	89506
082-660-02	9249	N	VIRGINIA ST	DORIS B	DEVRIES LIVING TRUST	8695 AQUIFER WAY		RENO	NV	89506
082-660-03	9245	N	VIRGINIA ST	DORIS B	DEVRIES LIVING TRUST	8695 AQUIFER WAY		RENO	NV	89506
082-660-05	6535		MEYERS AVE	BRUCE G	JONES	6535 MEYERS AVE		RENO	NV	89506
082-660-06	6545		MEYERS AVE	MARCIANO & MARIA V D	RAMIREZ	8210 OPAL STATION DR		RENO	NV	89506
082-660-07	6555		MEYERS AVE	MARCIANO & MARIA V D	RAMIREZ	8210 OPAL STATION DR		RENO	NV	89506
082-660-08	120		HEINDEL RD	ULISES	GARCIA	5455 FLORA WAY		SUN VALLEY	NV	89433
082-660-09	108		HEINDEL RD		RCRB PROPERTIES LLC	PO BOX 10876	C/O JAMES R LAMAY JR MBR	RENO	NV	89510
082-660-10	110		HEINDEL RD	SHERRIE	WILKIN et al	110 HEINDEL RD		RENO	NV	89506
082-660-11	6840		MEYERS AVE	JOHN	RANGE	6840 MEYERS AVE		RENO	NV	89506
082-660-12	175		HEINDEL RD	STEVEN M	SCHWARTZ	175 HEINDEL RD		RENO	NV	89506
082-660-13	6570		MEYERS AVE	RICHARD E & HARRIET J	GRIEGO	6570 MEYERS AVE		RENO	NV	89506
082-660-14	6550		MEYERS AVE	ROSS	BROWN	6550 MEYERS AVE		RENO	NV	89506
082-660-15	6540		MEYERS AVE	ALEJANDRO	JIMENEZ et al	6540 MEYERS AVE		RENO	NV	89506
082-660-16	6520		MEYERS AVE	WAYNE D	REDMAN	6520 MEYERS AVE		RENO	NV	89506
082-660-19	106		HEINDEL RD	IRENE R	BELDING et al	9325 N VIRGINIA ST		RENO	NV	89506
082-660-23	6600		MEYERS AVE	JENNIE L	MENDIETA et al	6600 MEYERS AVE		RENO	NV	89506
082-660-26	9265	N	VIRGINIA ST	AQUEDA	VIDACA	9265 N VIRGINIA ST		RENO	NV	89506
090-040-04	9540		RED ROCK RD	JUAN	PONCE et al	9540 RED ROCK RD		RENO	NV	89508
090-040-05	0		RED ROCK RD		LIFESTYLE HOMES TND LLC	4790 CAUGHLIN PKWY # 519		RENO	NV	89519
090-040-06	0		RED ROCK RD		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512
552-142-10	300		LEMMON DR		JACKSONS FOOD STORES INC	3450 E COMMERCIAL CT		MERIDIAN	ID	83642
552-190-01	450		LEMMON DR	BRADFORD P	LARSON FAMILY TRUST	PO BOX 60873		RENO	NV	89506
552-190-02	350		LEMMON DR	GAVIN G	SILBERSCHLAG	350 LEMMON DR		RENO	NV	89506
552-190-03	330		LEMMON DR	ALAN & DEBRA	SQUAILIA TRUST	3150 ACHILLES DR		RENO	NV	89512
552-190-05	600		LEMMON DR		REINHARDT GOLL FAMILY TRUST	600 LEMMON DR		RENO	NV	89506
552-190-10	370		LEMMON DR		AUTOZONE DEVELOPMENT CORP	PO BOX 2198	C/O AUTOZONE # 4137 DEPT 8088	MEMPHIS	TN	38101-2198
552-190-11	400		LEMMON DR		REINHARDT GOLL FAMILY TRUST	400 LEMMON DR		RENO	NV	89506
552-190-12	305		BUCK DR		BRISTLEPINE PROPERTIES LLC	1544 AVOLENCIA DR		FULLERTON	CA	92835
552-190-13	0		BUCK DR		BUCK PARCELS LLC	316 CALIFORNIA AVE # 1150		RENO	NV	89509
552-190-14	0		BUCK DR		BUCK PARCELS LLC	316 CALIFORNIA AVE # 1150		RENO	NV	89509
552-190-16	340		LEMMON DR		FDM LLC	1580 HYMER AVE # 100		SPARKS	NV	89431
552-190-17	320		LEMMON DR		FDM LLC	1580 HYMER AVE # 100		SPARKS	NV	89431
552-190-18	310		LEMMON DR		DATF INC	4825 IDLEWILD DR		RENO	NV	89519
552-210-18	0		LEMMON DR		LAKES AT LEMMON VALLEY LLC	4655 LONGLEY LN STE 107		RENO	NV	89502
552-262-01	0		LEMMON DR		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-9452	SALT LAKE CITY	UT	84150
552-262-02	0		LEMMON DR		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-9452	SALT LAKE CITY	UT	84150
552-262-03	8080		LEMMON DR		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-2008	SALT LAKE CITY	UT	84150
552-262-04	8105		LEMMON DR	TRAVIS & ROSEANNA	CHAMBLISS	5980 RANGE LAND RD		RENO	NV	89510
552-262-05	0		UNSPECIFIED		TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013	ATTN LANDS DEPARTMENT	RENO	NV	89520
552-262-06	8230		LEMMON DR		SUN VALLEY CONGREGATION JEHOVAHS WITNESS	PO BOX 60342		RENO	NV	89506
552-262-07	0		LEMMON DR	LAURI D	HART	1831 HIGHWAY A1A APT 3206		INDIAN HARBOUR BEACH	FL	32937-3584
570-241-01	350		MEDGAR AVE	JOSEPH	NASO	CSP-SQ 1-EB-80	ATTN JOE NASO # AR 9737	SAN QUENTIN	CA	94974
570-241-02	352		MEDGAR AVE	ABRAHAM	SANCHEZ-ESTRADA et al	352 MEDGAR AVE		RENO	NV	89506
570-241-03	360		MEDGAR AVE	STEVEN & HELENA	WORSLEY	360 MEDGAR AVE		RENO	NV	89506
570-241-04	370		MEDGAR AVE	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-241-05	380		MEDGAR AVE	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-241-06	390		MEDGAR AVE	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-242-01	405		MEDGAR AVE	CECIL & MILDRED	WASHINGTON	405 MEDGAR AVE		RENO	NV	89506
570-242-02	385		MEDGAR AVE		PRIEN LIVING TRUST	380 WESTBROOK LN		RENO	NV	89506
570-242-03	375		MEDGAR AVE	MICHAEL D & TAMMERA A	YAU	375 MEDGAR AVE		RENO	NV	89506
570-242-04	365		MEDGAR AVE	ERNESTO A & JANE F	RAMIREZ	1175 JACK LONDON DR		VALLEJO	CA	94589
570-242-05	355		MEDGAR AVE	LISA	CABACUNGAN et al	355 MEDGAR AVE		RENO	NV	89506
570-242-06	345		MEDGAR AVE	GEORGE B	MCGINNIS et al	345 MEDGAR AVE		RENO	NV	89506
570-242-07	340		WESTBROOK LN	JUAN M	PINTOR et al	5985 BARRETT WAY		SPARKS	NV	89436
570-242-08	350		WESTBROOK LN	JAMIE	WILLIAMSON et al	350 WESTBROOK LN		RENO	NV	89506
570-242-09	360		WESTBROOK LN	ERNESTO & JANE	RAMIREZ	1175 JACK LONDON DR		VALLEJO	CA	94589

570-242-10	370	WESTBROOK LN	LULA MAE	MILLER	375 AMBERLEAF DR	VICKSBURG	MS	39180
570-242-11	380	WESTBROOK LN		PRIEN LIVING TRUST	380 WESTBROOK LN	RENO	NV	89506
570-242-12	400	WESTBROOK LN	JAMES G & JEAN M	STEWART FAMILY TRUST	PO BOX 61773	RENO	NV	89506
570-242-13	415	MEDGAR AVE	LARRY II	MONDRAGON	PO BOX 408	NASELLE	WA	98638
570-242-14	0	WESTBROOK LN	KWANGSUN	CHOE TRUST	4520 EAGLE MOUNTAIN DR	SPARKS	NV	89436
570-243-01	415	WESTBROOK LN		SAUER LIVING TRUST	12675 BUCKTHORN LN	RENO	NV	89511
570-243-02	405	WESTBROOK LN	DAVID C	GLEASON	405 WESTBROOK LN	RENO	NV	89506
570-243-03	395	WESTBROOK LN	ALBERT W	MALOSKY	395 WESTBROOK LN	RENO	NV	89506
570-243-04	385	WESTBROOK LN	MARGENE	BUFKIN et al	1520 LORENA ST	SPARKS	NV	89431
570-243-05	375	WESTBROOK LN	ROBYN & GINO	OSBORNE TRUST	375 WESTBROOK LN	RENO	NV	89506
570-243-06	365	WESTBROOK LN	JEFFIE L	TOWNSELL LIVING TRUST et al	365 WESTBROOK LN	RENO	NV	89506
570-243-07	345	WESTBROOK LN	LASZLO & GUILLERMINA	REDEI	PO BOX 34896	RENO	NV	89533
570-251-01	300	MEDGAR AVE	EDITH F	ADAMS	300 MEDGAR AVE	RENO	NV	89506
570-251-02	310	MEDGAR AVE	GENE	SWEET	310 MEDGAR AVE	RENO	NV	89506
570-251-03	320	MEDGAR AVE	STEPHEN C	WILLIAMSON	320 MEDGAR AVE	RENO	NV	89506
570-251-04	330	MEDGAR AVE	DARLENE	DOUTHIT	330 MEDGAR AVE	RENO	NV	89506
570-252-01	335	MEDGAR AVE	DEANNA S	CALDERON	PO BOX 61631	RENO	NV	89506
570-252-02	0	MEDGAR AVE		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR	RENO	NV	89506
570-252-03	325	MEDGAR AVE	CHARLES W & MERIAM G	MORRIS	325 MEDGAR AVE	RENO	NV	89506
570-252-04	315	MEDGAR AVE	CARLOS Y	GUTIERREZ-ALVARDO	315 MEDGAR AVE	RENO	NV	89506
570-252-05	305	CORETTA WAY	AUSTIN C	VILLARREAL	305 CORETTA WAY	RENO	NV	89506
570-252-06	300	WESTBROOK LN	MATTHEW A	MOORE	280 KENNEDY DR	RENO	NV	89506
570-252-07	310	WESTBROOK LN	TODD C	GREEN	310 WESTBROOK LN	RENO	NV	89506
570-252-08	320	WESTBROOK LN	JOHN D	RUBLE	209 HIDDEN VALLEY RD # C	ROYAL OAKS	CA	95076-8714
570-252-09	330	WESTBROOK LN	JOSEFINA B	CORONA	330 WESTBROOK LN	RENO	NV	89506
570-253-01	335	WESTBROOK LN	RODNEY A & KELLI L	CRAY	335 WESTBROOK LN	RENO	NV	89506
570-253-02	325	WESTBROOK LN		RAYMOND B LA DORIS REMSON LLC	39815 RANCHWOOD DR	MURRIETA	CA	92563
570-253-03	315	WESTBROOK LN		RAYMOND B LA DORIS REMSON LLC	39815 RANCHWOOD DR	MURRIETA	CA	92563
570-253-04	100	CORETTA WAY		FIRST BAPTIST CHURCH	100 CORETTA WAY	RENO	NV	89506
570-261-01	295	KENNEDY DR	THURMAN SR & MAE ELLA	CARTHEN LIVING TRUST	295 KENNEDY DR	RENO	NV	89506
570-261-02	285	KENNEDY DR	ROY L & SHELLEY	MOORE	285 KENNEDY DR	RENO	NV	89506
570-261-03	275	KENNEDY DR	BONNIE J	BLOCK et al	3750 LONDON CIR	FALLON	NV	89406
570-261-04	0	KENNEDY DR	RICHARD F & GAIL L	NEDWIED	203 KENNEDY DR	RENO	NV	89506
570-261-05	265	KENNEDY DR	RICHARD & GAIL	NEDWIED	203 KENNEDY DR	RENO	NV	89506
570-262-01	295	WESTBROOK LN	CHARLES H	JOHNSON EDUCATIONAL TRUST	295 WESTBROOK LN	RENO	NV	89506
570-262-02	275	WESTBROOK LN	WILLIAM D	MIX	275 WESTBROOK LN	RENO	NV	89506
570-262-03	265	WESTBROOK LN	GRACE M	BLAYLOCK	265 WESTBROOK LN	RENO	NV	89506
570-262-04	245	WESTBROOK LN	C ALLEN	PRICE	245 WESTBROOK LN	RENO	NV	89506
570-262-05	205	WESTBROOK LN	LOUIS D & MARIAN L	SMITH TRUST	4970 GOLDEN SPRINGS DR	RENO	NV	89509
570-262-06	201	WESTBROOK LN	JAMES S & SANDRA R	COLLINS	201 WESTBROOK LN	RENO	NV	89506
570-262-07	200	KENNEDY DR	ANTHONY J	HIGHTOWER	200 KENNEDY DR	RENO	NV	89506
570-262-08	220	KENNEDY DR	MARTIN D	HEINZ et al	220 KENNEDY DR	RENO	NV	89506
570-262-09	240	KENNEDY DR	PAUL & MARY	HOFMANN FAMILY TRUST	PO BOX 8785	RENO	NV	89507
570-262-12	260	KENNEDY DR	RAMIRO	GONZALEZ-ALVARADO	260 KENNEDY DR	RENO	NV	89506
570-262-13	280	KENNEDY DR	ROY & SHELLEY	MOORE	280 KENNEDY DR	RENO	NV	89506
570-263-01	101	WESTBROOK LN	JOSEPH & LUZMA	WALKER FAMILY TRUST	101 WESTBROOK LN	RENO	NV	89506
570-263-02	103	WESTBROOK LN	MURIS U	RUSHING	8777 SILVER SHORE DR	RENO	NV	89506
570-263-03	220	WESTBROOK LN	BERT & SHANNON	ALVIAR	220 WESTBROOK LN	RENO	NV	89506
570-263-04	226	WESTBROOK LN	JOSE G	RODRIGUEZ-LUNA et al	226 WESTBROOK LN	RENO	NV	89506
570-263-05	0	WESTBROOK LN		AMERICAN PATRIOT HOMES LLC	979 MELBA DR	RENO	NV	89503
570-263-06	260	WESTBROOK LN		AMERICAN PATRIOT HOMES LLC	979 MELBA DR	RENO	NV	89503
570-263-07	270	WESTBROOK LN	ERICA	HUFFORD et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-08	290	WESTBROOK LN	PHILLIP	OSBORNE	2184 DRAKE AVE	MERCED	CA	95348
570-263-09	219	CORETTA WAY	MARCUS	STEVENS-CORLEY	17720 PAPA BEAR CT	RENO	NV	89508
570-263-10	275	MEDGAR AVE	MARCUS	STEVENS et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-11	265	MEDGAR AVE	ARTIS H	HUNTER	PO BOX 9377	STOCKTON	CA	95208
570-263-12	235	MEDGAR AVE	MARCUS	STEVENS-CORLEY et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-13	230	MEDGAR AVE		HERO LAND HOLDINGS LLC	2241 HARVARD ST STE 200	SACRAMENTO	CA	95815
570-263-14	240	MEDGAR AVE	GLADYS	GRAHAM et al	616 SONOMA AVE	LIVERMORE	CA	94550

570-263-15	250	MEDGAR AVE	GLADYS	GRAHAM	PO BOX 65		SPARKS	NV	89432
570-263-16	260	MEDGAR AVE	FRANK & DIANE	GRAHAM	260 MEDGAR AVE		RENO	NV	89506
570-263-17	280	MEDGAR AVE		BIGHORN PRODUCTIONS LTD	5788 SIMONS DR		RENO	NV	89523
570-281-01	218	KENNEDY DR		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: January 7, 2020

To: Julee Olander, Planner

From: Leo R. Vesely, P.E., Licensed Engineer

Re: Reno-Stead Corridor Joint Plan
Master Plan Amendment WMPA19-0009 & Regulatory Zone Amendment WRZA19-0009
APNs: all Washoe County parcels within the RSCJP

DRAINAGE & GRADING (COUNTY CODE 110.416, 110.420, 110.421 and 110.438)

Contact Information: Leo Vesely, P.E. (775) 328-2041

Staff has reviewed the referenced master plan and regulatory zone amendments and we see no CSD/Engineering (public works) service impacts.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

For the specific project being developed, at the design level stage, a Traffic Impact Analysis Report may be required.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

No comment.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WMPA19-0009 & WRZA19-0009

EXHIBIT D



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Julee Olander, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: December 27, 2019

SUBJECT: Master Plan Amendment Case Number WMPA19-0009 and
 Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead
 Corridor Joint Plan)



Washoe County Regional Parks and Open Space (Parks) has reviewed and prepared the following comments related to WMPA19-0009 and WRZA19-0009:

1. Two of the parcels (APNs 82-180-12 and 82-270-27) included in these amendment requests are public lands managed by the United States Forest Service. They are proposed to have a General Rural (GR) regulatory zone and a Medium Density Suburban (MDS) regulatory zone, respectively. Since they are public lands, Parks recommends that these amendments instead change the regulatory zones on these two properties to Open Space (OS).
2. APN 90-040-06 is a parcel owned by Washoe County and is part of the Regional Parks and Open Space Program (see the attached deed). Additionally, it was purchased utilizing the State of Nevada's Conservation and Resource Protection Grant Program and is therefore deed restricted to uses related to recreation, resource management and wildlife preservation. As such, Parks would like for this parcel to have an Open Space (OS) regulatory zone, rather than the proposed GR regulatory zone. This would make the regulatory zoning on this parcel consistent with the rest of the Silver Lake Open Space area.



INTEGRITY



**EFFECTIVE
 COMMUNICATION**



**QUALITY
 PUBLIC SERVICE**

WMPA19-0009 & WRZA19-0009

EXHIBIT D

From: [Olander, Julee](#)
To: [Teresa Aquila](#)
Subject: RE: CAB meeting question
Date: Monday, January 13, 2020 8:32:00 AM
Attachments: [RSCJP_Remove_Anal.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Teresa,

Yes, this means that the Joint plan will go away. The master plan designation and zoning will be change to Washoe County standards. It is a change that shouldn't be noticeable except it will change the process and joint meetings with planning commissions and County Commissioners and City of Reno council will no longer be required. I will be bring a map of the areas that are involved to the CAB meeting tonight and will give a fuller explanation. I have attached a map showing the areas involved. Let me know if you have further questions.

Thank you,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

From: Teresa Aquila <tee702@aol.com>
Sent: Friday, January 10, 2020 5:54 PM
To: Olander, Julee <JOlander@washoecounty.us>
Subject: CAB meeting question

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Julee,

I am one of the NVCAB board members and was wondering if you could define the following agenda item.

Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment WRZA19-0009 (Reno-Stead Corridor Joint Plan

What will this do to the existing zoning, and where are these parcels located? Does this mean that there will no longer be a Joint Master Plan?

Respectfully,

Teresa M. Aquila
NVCAB
775-772-8729

Sent from [Mail](#) for Windows 10

From : Gary Feero
8275 Chippewa Ave
Horizon Hills
Reno , NV 89506

To : Washoe County Planning Commission
1001 E Ninth St BLDG A
Reno , NV 89512

January 23 , 2020

RE: WMPA 19-0009 & WRZA 19-0009
(Reno-Stead Corridor Joint Plan)

Dear Planning Commissioners ,

I am writing to urge the Planning Commission not to end the Joint Corridor Plan . That action will harm all existing developed land of Washoe County (Washoe) in or near corridor . If sunset will cause them to suffer City of Reno (Reno) disrespectful planning tactics .

The idea for the Joint Planning came about when in the 1990's City of Reno thirst for tax dollar saw Reno offer annexation of land parcel sizes much smaller than Washoe one acre and up. Also gaint warehouse complex across the fence from county residenial Washoe neighborhoods . Washoe had the majority of vacant land then with small island of Stead .

Washoe's Planning had determine that the Lemmon Valley aquifer could barely support water or sewer for that density let alone public infurstuctrue and community services .

Sadly Reno launched into vast annexation to fill (and beyond) Reno's land bridge to connect the island of Stead . In doing so Reno showed no respect for Washoe resident communities .

Sadly that action by Reno toward Washoe exiting community continues to this day . This is one main reason not to sunset the corridor because Washoe community gets a voice .

One of the benefits for existing Washoe Communities in the joint plan area is adjacency . That assured those neighborhood would see development across the fence mirrored their land use or offset with a buffer .

Then there are the loss of land use that existed when property was purchased . The example in Horizon Hills the whole subdivision is half acre horse property that now will be made one third acre suburban . That action goes against the adjacency that would allow smaller across the fence .

At the North Valleys CAB there as public comment that Reno is planning to place tiit up warehouse 50 feet off east side back fence of Horizon Hill subdivision .

The Reno-Stead Corridor was expected to sunset with build out . But we are far from build out and as mentioned Reno stillis practicing unfair planning toward Washoe . Greed still is Reno's action in North Valleys plan area . One example that because parcels that touch N Virginia they are allowed 24/7 industrail use. That change was sloely Reno action that never got anounced Jiont hearing of jiont planning aera which Washoe nieghbors got to comment .

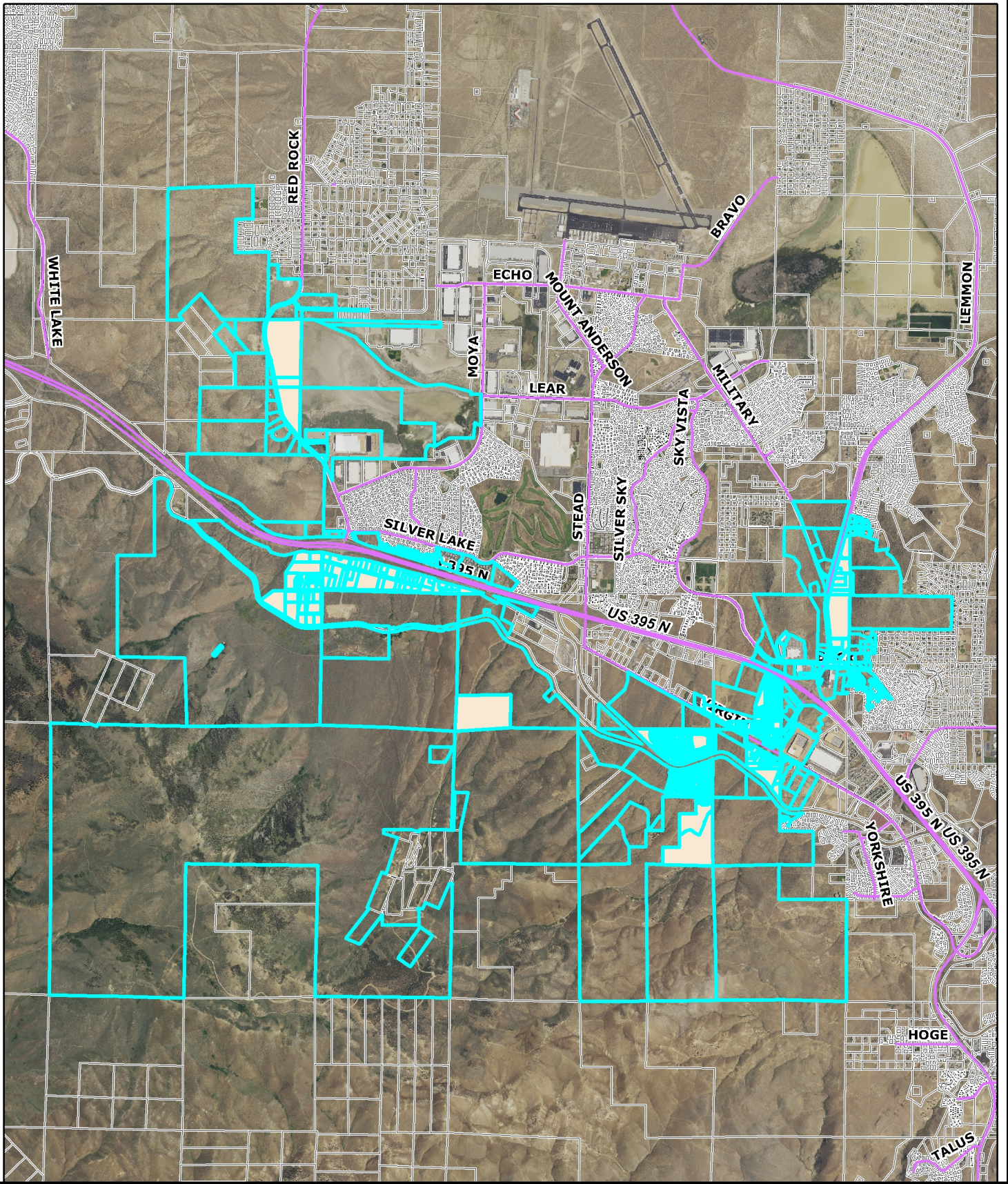
In the corridor plan services needed to bulild out were identified ! Most of the identified needs remain unmeet . We currently see a flooded dry lake and stealing fire stations as a couple of Jiont

Plan still unmeet 20 years on . Sunset allows to wash hands of long list of needed work to complete Joint Plan passage agreed to.

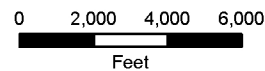
The map shown to NVCAB only showed three areas that were supposedly only impacted but failed to show full Reno-Stead Corridor .

So this is why that I urge your Commission to stand with Washoe's North Valley to keep the plan until a jointly planned build out of Plan Area .

Gary Feero
(775) 677 2555



WMPA19-0009 & WRZA19-0009
 Reno-Stead Joint Corridor Plan
 Noticing Map- 750 feet from Plan areas



Community Services
 Department

1001 E Ninth St
 Reno, Nevada 89512 (775) 328-3600