Application for Master Plan Amendment & a Regulatory Zone Amendment

For

The Bob Marshall Ranch in Winnemucca Valley

Prepared For:
Winnemucca Holdings, LLC
750 Hammond Drive, Bldg #17
Atlanta GA 30328

Prepared By:
KRATER CONSULTING Group, PC
A Nevada professional corporation
901 Dartmouth Drive
Reno, Nevada 89509
(775) 815-9561

September 17, 2018

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A. ROS #5883

Community Services Department

Planning and Building

MASTER PLAN AMENDMENT APPLICATION

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information	**Staff Assigned Case No.:**

Project Name: **Bob Marshall Ranch**

Project Description: A Master Plan Amendment to change the land use designation from Special Planning Area (City of Reno) to Rural Residential (Washoe County) in support of a recent removal from Reno's Sphere of Influence.

Project Address: 9055 Winnemucca Ranch Rd, Reno, NV 89510

Project Area (acres or square feet): 1,088.88 Acres

Project Location (with point of reference to major cross streets **AND** area locator):

9.4 Miles N. of Pyramid Highway on Winnemucca Ranch Road.

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-220-23	244.16	079-220-26	41.51
079-220-37	803.21		

Section(s)/Township/Range: Sections 27, 28, 29, 30, 32, and 33, T. 24 N., R. 20 E. M.D.M.

Indicate any previous Washoe County approvals associated with this application:

Case No.(s). N/A

Applicant Information (attach additional sheets if necessary)

Property Owner: Winnemucca Holdings, LLC		**Professional Consultant:** Kenneth Krater, P.E.	
Name: Jack Fisher, President		Name: Ken Krater	
Address: 750 Hammond Drive, Bldg #17		Address: 901 Dartmouth Drive	
Atlanta, GA	Zip: 30328	Reno, NV	Zip: 89509
Phone: 1 404.250.4576	Fax:	Phone: 775-815-9561	Fax: 786-2702
Email: jfisher@inlandcapitalfunds.com		Email: ken@kraterconsultinggroup.com	
Cell: (770) 722-0855	Other:	Cell: 775-815-9561	Other:
Contact Person: Jeff Herman		Contact Person: Ken Krater	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Krater Consulting Group, PC		Name:	
Address: 901 Dartmouth Drive		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-815-9561	Fax: 786-2702	Phone:	Fax:
Email: ken@kraterconsultinggroup.com		Email:	
Cell: 775-815-9561	Other:	Cell:	Other:
Contact Person: Kenneth Krater, P.E.		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:
County Commission District:		Master Plan Designation(s):
CAB(s):		Regulatory Zoning(s):

Property Owner Affidavit

Applicant Name: Krater Consulting Group, PC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Jack Fisher, President of Winnemuca Holdings, LLC,
(please print name)

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

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

Assessor Parcel Number(s): 079-200-29; 079-220-18; 078-220-23; 079-220-26; 079-220-28; 079-220-37

Printed Name Jack Fisher, President

Signed Jack E Fisher

Address 405 Marsh Ave., Suite 206, Reno, NV 89509

Subscribed and sworn to before me this 13 day of SEPTEMBER, 2018.

Ana G King

(Notary Stamp)

Ana G King
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 1/4/2022

COBB, GEORGIA
Notary Public in and for said county and state

My commission expires: 01-04-2022

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

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

PROJECT
LEGAL DESCRIPTION

All that certain real property situate within portions of the West One-Half (W 1/2) of Section Twenty-Seven (27), the Southeast One-Quarter (SE 1/4) of Section Twenty-Eight (28), the West One-Half (W 1/2) of Section Twenty-Nine (29), the East One-Half (E 1/2) of Section Thirty (30), the North One-Half (N 1/2) of Section Thirty-two (32), and the Northwest One-Quarter (NW 1/4) and the South One-Half (S 1/2) of Section Thirty-Three (33), Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, and being more particularly described as follows:

APN 079-220-23:

The Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) and the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Seven (27);

The North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Twenty-Eight (28), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 244.16 acres of land, more or less.

APN 079-220-26:

The Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty-Three (33), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 41.51 acres of land, more or less.

APN 079-220-37:

The Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4), and the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Nine (29);

The West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4), the Southeast (SE 1/4) of the Northeast One-Quarter (NE 1/4), the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4), the North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty (30);

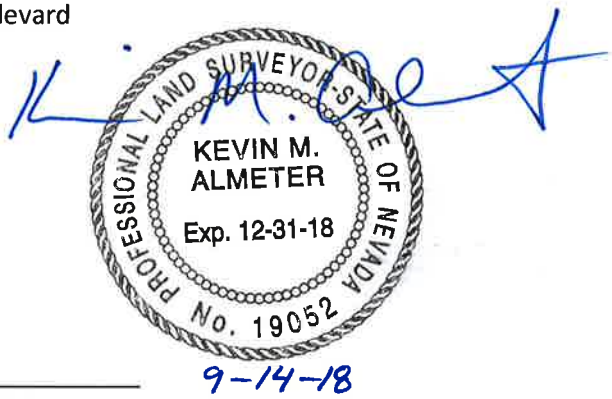
The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4), the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of said Section Thirty-Two (32);

PROJECT
LEGAL DESCRIPTION

The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4), the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4), the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeas5 One-Quarter (SE 1/4), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 803.21 acres of land, more or less.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502



9-14-18

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

RANGE 20 EAST

RANGE 21 EAST

TOWNSHIP 24 NORTH

MAHOGANY FLAT

TULE PEAK 8724'

VIRGINIA

DRY VALLEY CREEK

COVE SPRINGS

WEST SPRINGS

COWBOY SPRINGS

WINNEMUCCA VALLEY

WINNEMUCCA RANCH

PRADERE SPRING

DOGSKIN MOUNTAIN

PAUTE CANYON MOUNTAINS

079-220-41
21,959.92 ac.

120 ac.
160 ac.
160 ac.
80 ac.
800 ac.
1,598.44 ac.
240 ac.
320 ac.
77.72 ac.
63.83 ac.
924.93 ac.
12,415.22 ac.

GIN PEAK 6565'

PAINTED HILLS

PYRAMID LAKE

PYRAMID LAKE INDIAN RESERVATION

HARDSCRABBLE CREEK

HARDSCRABBLE ROAD

FISH HATCHERY ROAD

SUTCLIFFE

STATE ROUTE 445

S.R. 446 TO NIXON

TO ASTOR PASS

TO SPARKS

SEE PG. 079-23

NOTE: All unmarked 1/4 1/4 section parcels are 40 acres

Assessor's Map Number

079-22

STATE OF NEVADA

WASHOE COUNTY

ASSESSOR'S OFFICE

Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

Miles
0 0.25 0.5 0.75 1

1 inch = 5,280 feet

074-07 074-14 074-15
074-01 074-02 074-03
079-26 079-22 079-27
076-01 079-28
079-21 077-38
079-08

created by: TWT 2/10/2011

last updated: KSB 12/12/16

area previously shown on map(s)

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

Master Plan Amendment
Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

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

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

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

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

At a request by the property owner and applicant, the Bob Marshall Ranch property was removed from the City of Reno's portion of the Truckee Meadows Service Area (TMSA) and subsequently designated as Rural Development Area (RDA) on Thursday October 26th, 2017. The staff report for the TMSA removal states, "The RDA is characterized as “dispersed residential, employment and other uses that do not require the provision of municipal services.” Furthermore, the policy also limits residential development to parcels of five acres in size or larger. Material submitted with the sponsorship indicates that the property owner wishes to develop large lot residential uses, which would be approximately five acre lots. This is consistent with the RDA requirements in the Regional Plan". Hence, we respectfully submit this application.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Policy 1.2.16 of the Truckee Meadows Regional Plan states: 2) When lands are removed from a city's SOI, the following policies apply: a) the city land use that is in existence at the time of the SOI change, as translated to corresponding County land use in Appendix 8 (Actually Appenix 7), shall provide guidance in the County until Policy 1.2.16(2)(b) is satisfied; and, b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.

This Master Plan Amendment is submitted to comply with Policy 1.2.16, 2) (b). Note that the City of Reno's Land Use Designation of "Special Planing Area" is Allowed in All WC Land Use Areas per Appendix 7 of the TMRPA Plan.

3. Please provide the following specific information.
   a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

The Bob Marshall Ranch is located approximately 9.4 Miles north of the Pyramid Highway on Winnemucca Ranch Road (to the southeast portion of the property). The ranch parallels and lies on borth sides of the Winnemucca Ranch Road for approximately 2.9 miles. See attached legal description.

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
079-220-23	Special Planning Area	244.16	Rural Residential	244.16
079-220-26	Special Planning Area	41.51	Rural Residential	41.51
079-220-37	Special Planning Area	803.21	Rural Residential	803.21

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

North	Rural
South	Rural
East	Rural
West	Special Planning Area (City of Reno)

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

The Bob Marshall Ranch remains a working ranch nestled between the Dogskin Mountains to the southwest and the Virginia Mountains & Tule Peak to the northeast. Various outbuildings in poor condition remain on the ranch. Winnemucca Ranch Road , a county maintained gravel road runs through the site and provides excellent access to the property. Winnemucca Ranch Road continues north and east to US 395 near Red Rock Road. West of and adjacent to the Bob Marshall Ranch is the Spring Mountain Ranch Planned Unit Development (City of Reno) approved for 12,000 residential units and 2,000,000 sq. ft. of commercial development.

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

The property is situated between two mountain ranges with peaks exceeding 8,000 feet in elevation yet the Truckee Meadows Regional Plan indicates that only 56 acres are considered a development constrained area with slopes exceeding 30%. A seasonal creek runs though the property parallel to Winnemucca Ranch Road and a few additional creeks and small ponds lie on the property. Small to medium size rocks are scattered along the hillsides while a 40 +/- acre pasture lies in the heart of the ranch. A small well run by a generator is used to irrigate the pasture. Large cottonwood trees, many at or nearing their useful life span lie near the old ranch house while the adjoining hillside are largely upland. This area is known to have deer and antelope populations move through the property and a larger lot clustered development of less than 200 lots with substantial open space will be far more conducive to wildlife than previous development plans within the City of Reno.

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

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

■ Yes	❑ No

   Explanation:

The area along the seasonal creek is located within a Zone A Flood zone. (See attached exhibit). FEMA FIRM Panel 32031C2450G.

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

❑ Yes	■ No

   Explanation:

Although a delineation has not yet been performed, there is a potential that the area along the creek and within the "A" flood zone could meet the criteria to qualify as a Wetlands area. Note that if the property is developed, a common open space development with clustering would be proposed to avoid wetlands to the absolute extent possible. A wetlands delineation will be conducted prior to submittal of a tentative map. No wetlands are identified within the Warm Springs Specific Plan.

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

■ Yes	❑ No

   Explanation:

As noted above, 56 acres is considered development constrained with slopes exceeding 30%. Building envelopes and grading would not exist in these areas. A slightly larger amount of the propetry has slopes between fifteen and thirty percent. The vast majority of the property has slopes less than 15%.

"A" Flood Zone

September 15, 2018

polygonLayer

Override 1

Flood Zones

A
AE
AH
AO
D
X
Shaded X

Historic FIRM

APN

1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

Washoe County
Washoe County GIS

This information for illustrative puroposes only. Not be used for boundary resolution
or location and not intended to be used for measurement, calculation, or delineation.
Washoe County Technology Services - Regional Services Division, PO Box 11130, Reno, NV 89520-0027 www.washoecounty.us/gis (775) 328-2345

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

■ Yes	❑ No

Explanation:

A geotechincal report will be submitted with a tentative map application. Any known active faults will be avoided as required. Only a minor portion of the property (56 acres) is considered a development contrained area with steep slopes. Per the Geologic Hazard Map contained within the Conservation Element of the Washoe County Master Plan, the Winnemucca Valley area is not considered a high hazard area for earthquakes or avalanches.

e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

■ Yes	❑ No

Explanation:

The property lies in a "high" risk fire rating area. With development, we will work with the Truckee Meadows Fire Protection District to ensure that the 2012 International Wildland Urban Interface Code, including any amendments as adopted by the Truckee Meadows Fire Protection District are complied with.

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

❑ Yes	■ No

Explanation:

No scenic resources as adopted by the county are known to exist in this area. However, the natural beauty of the property and surrounding area justifies the withdraw of the property from Reno's TMSA and development of a common open space development with clustering of 2.5 minimum acre lots to preserve the pasture, steep hillside, riparian areas, and other desirable features of the area so both homeowners and county residents can continue to enjoy this area. (In lieu of the planned 2,500 residential units and 130,000 sq. ft. of commercial space).

A cultural resource survey will be completed and submitted with the final map to ensure that any eligible resources are avoided and protected.

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

■ Yes	❑ No

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

a. Permit #	V-02737, V-02738, V-02739	acre-feet per year	688.2
b. Certificate #	16807	acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	Permit #39593	acre-feet per year	64.6

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

Significant water resources are available on this property and the overall Winnemucca Valley area. In fact, the Warm Springs Specific Plan has language to consider importation of Winnemucca Ranch water to provide additional water resources to the Warm Springs Planning area.

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

The removal of the property from Reno's TMSA will provide for a significant de-intensification of land use for this property; from a planned 2,500 residential units and 130,000 sq. ft. of commercial uses to less than 200 single family homes with preservation of natrual resources.

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

   a. System Type:

❑ Individual wells		
■ Private water	Provider:	Developer Private Water System
❑ Public water	Provider:	

   b. Available:

❑ Now	■ 1-3 years	❑ 3-5 years	❑ 5+ years

   c. Washoe County Capital Improvements Program project?

❑ Yes	■ No

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

If and when a development is proposed, a private water system would be planned along with a package waste water treatment facility to allow clustering of lots as small as 2.5 acres and allow preservation of desirable open space and miminize required infrastucture.

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

   a. System Type:

❑ Individual septic		
■ Public system	Provider:	Developer Private Sanitary Sewer System

   b. Available:

❑ Now	■ 1-3 years	❑ 3-5 years	❑ 5+ years

   c. Washoe County Capital Improvements Program project?

❑ Yes	■ No

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

To be determined with development but a package waste water treatment facility would be used with sufficient capacity to serve the developement and a certified operator would be hired to operate and maintain the system. Rapid inflitration basins would be used to safely dispose of treated effluent. Plans would call for piping the treated effluent to the Warm Springs Ranch that lies approximately 3.15 miles to the south (gravity flow) and under the same ownership group (APN 079-210-42 and 076-200-37). This same package plant could then also be used for development of the two Warm Springs Ranch parcels.

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

The traffic associated with this project would use Winnemucca Ranch Road to access the Pyramid Highway that connects with Interstate 80. Note that an actual project has not yet been planned for the site. However, it can be noted that that the maximum number of lots that could be achieved with 5 acre densities, 56 acres of development constrained areas with slopes exceeding 30%, and the zone A flood zone would less than 200; resulting in fewer than 200 peak hour trips. Hence, a future year traffic analysis would not be needed. A traffic study will be submitted with any development project. However, given that the city had this property in their Sphere of Influence with plans for 2,500 residential units, any impacts associated with 5 acre lots will be negligible in comparison. If Spring Mountain is ever developed, significant infrastructure will be required.

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

❑ Yes	■ No

13. Community Services (provided and nearest facility):

a. Fire Station	Palomino Valley Volunteer Fire Station & Truckee Meadows Fire Station #17.
b. Health Care Facility	Renown Hospital .
c. Elementary School	Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Lazy 5 Regional Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	N/A

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

a. Population Element:

Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces. - Employment growth in the area requires substantial additional housing over the next several years. Large lots in a rural and bucolic setting with easy access to public roads and facilities will provide small but important segment of needed hosuing types.
Goal Four: Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services. - The ability to cluster less than 200 lots and provide community water and sewer sytems in an area with significant water resources and access to public roads will help meet this goal.

b. Conservation Element:

Goal Two: Conduct development so that an area's visual features and amenities are preserved. - A larger lot clustered development with fewer than 200 lots and significant open space will be far more conducive to wildlife than the previous development plans filed with the City of Reno. A low density development will be more compatible with the surrounding scenic area.
Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions. - Any future development plans will include preservation of the pasture area, sensitive stream zone areas, and steep hillisides and will provide for wildlife corridors to be maintained.

c. Housing Element:

Development of a small number of homes on larger 2.5 acre minimum lots with a maximum density of 5 units per acre in a beautiful and bucolic rural setting with sensitive stream zone areas and steep hillside areas preserved with open space and fantastic access to recreation areas will provide a desired housing type in an area seeing significant employment growth.

d. Land Use and Transportation Element:

The ability to proivde a limited number of homes (less than 200) on an existing county collector road with direct access to the Pyramid Highway will allow existing infrastructure to be utilized without over tasking area roadways that have limited capacities.

e. Public Services and Facilities Element:

Any proposed development will include urban wildfire interface clear zone provisions, community water and sewer systems, and will be able to utilize existing fire and sherriff services in the Warm Springs area that is planned for additional population growth. But this development that lies within the Winnemucca Valley area and is planned for less than 200 homes is in an area with significant known water resources that will not impact the over allocated acquifer that serves the Warm Springs Planning area.

f. Adopted area plan(s):

A review of the Warm Springs Area Plans indicates that this property is suitable for development. Detailed studies and plans will be prepared upon application for a tentative map that consider sensitive stream zone areas, deer and antelope corridors, flood zones, and geological hazards. However, the removal of this property from the City of Reno's TMSA will allow for a project fully compatible with the Warm Springs Area Plan with significantly less impacts than the project previously planned for the City of Reno.

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

N/A

Applicant Comments

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

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. - Per the above application and based on a comparison with the Warm Springs Area Plan, this is ahieved.

(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. - Rural Residential is an appropriate use in a Rural Development Area and will provide a transition from the rural areas to the east to the City of Reno Spring Mountain Planned Unit Development project to the west.

(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. - The recent removal of the property from the City of Reno TMSA requires the county to submit a master plan amendment upon approval of the TMSA rollback. This application satisfies this requirement.

(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. - A Rural Residential land use designation and a Medium Density Rural regulatory zone will be far less impactful to county residents than previous plans for the City of Reno and are in line with available infrastructure within this area of the county.

(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. - Per the above discussion, this will be achieved with development of a small number of lots (less than 200) that take into account sensitive stream zone areas, deer and antelope corridors, flood zones, and geological hazards.

(6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation. - There is no military installation in the vicinity of the project.

Also see the attached TMSA rollback application to the Truckee Meadows Regional Planning Agency for additional planning analysis.

Community Services Department

Planning and Building

REGULATORY ZONE AMENDMENT APPLICATION

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information	**Staff Assigned Case No.:**

Project Name: **Bob Marshall Ranch**

Project Description: A RegulatoryZone Amendment to change the Zoning designation from General Rural (40-acre lot size mimimum) to Medium Density Rural (5-acre density) in support of a recent removal from Reno's Sphere of Influence.

Project Address: 9055 Winnemucca Ranch Rd, Reno, NV 89510

Project Area (acres or square feet): 1,088.88 Acres

Project Location (with point of reference to major cross streets **AND** area locator):

9.4 Miles N. of Pyramid Highway on Winnemucca Ranch Road.

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-220-23	244.16	079-220-26	41.51
079-220-37	803.21		

Section(s)/Township/Range:

Indicate any previous Washoe County approvals associated with this application:

Case No.(s). N/A

Applicant Information (attach additional sheets if necessary)

Property Owner: Winnemucca Holdings, LLC		**Professional Consultant:** Kenneth Krater, P.E.	
Name: Jack Fisher, President		Name: Ken Krater	
Address: 750 Hammond Drive, Bldg #17		Address: 901 Dartmouth Drive	
Atlanta, GA	Zip: 30328	Reno, NV	Zip: 89509
Phone: 1 404.250.4576	Fax:	Phone: 775-815-95	Fax: 786-2702
Email: jfisher@inlandcapitalfunds.com		Email: ken@kraterconsultinggroup.com	
Cell: (770) 722-0855	Other:	Cell: 775-815-9561	Other:
Contact Person: Jeff Herman		Contact Person: Ken Krater	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Krater Consulting Group, PC		Name:	
Address: 901 Dartmouth Drive		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775-815-9561	Fax: 786-2702	Phone:	Fax:
Email: ken@kraterconsultinggroup.com		Email:	
Cell: 775-815-9561	Other:	Cell:	Other:
Contact Person: Kenneth Krater, P.E.		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:
County Commission District:		Master Plan Designation(s):
CAB(s):		Regulatory Zoning(s):

Property Owner Affidavit

Applicant Name: Krater Consulting Group, PC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Jack Fisher, President of Winnemuca Holdings, LLC,
(please print name)

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

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

Assessor Parcel Number(s): 079-200-29; 079-220-18; 078-220-23; 079-220-26; 079-220-28; 079-220-37

Printed Name Jack Fisher, President

Signed Jack Fisher

Address 405 Marsh Ave., Suite 206, Reno, NV 89509

Subscribed and sworn to before me this 13 day of SEPTEMBER, 2018.

Ana Gking

(Notary Stamp)

Ana G King
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 1/4/2022

COBB, GEORGIA
Notary Public in and for said county and state

My commission expires: 01-04-2022

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

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

PROJECT
LEGAL DESCRIPTION

All that certain real property situate within portions of the West One-Half (W 1/2) of Section Twenty-Seven (27), the Southeast One-Quarter (SE 1/4) of Section Twenty-Eight (28), the West One-Half (W 1/2) of Section Twenty-Nine (29), the East One-Half (E 1/2) of Section Thirty (30), the North One-Half (N 1/2) of Section Thirty-two (32), and the Northwest One-Quarter (NW 1/4) and the South One-Half (S 1/2) of Section Thirty-Three (33), Township Twenty-Four (24) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, and being more particularly described as follows:

APN 079-220-23:

The Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) and the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Seven (27);

The North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Twenty-Eight (28), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 244.16 acres of land, more or less.

APN 079-220-26:

The Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty-Three (33), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 41.51 acres of land, more or less.

APN 079-220-37:

The Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4), and the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section Twenty-Nine (29);

The West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4), the Southeast (SE 1/4) of the Northeast One-Quarter (NE 1/4), the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4), the North One-Half (N 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section Thirty (30);

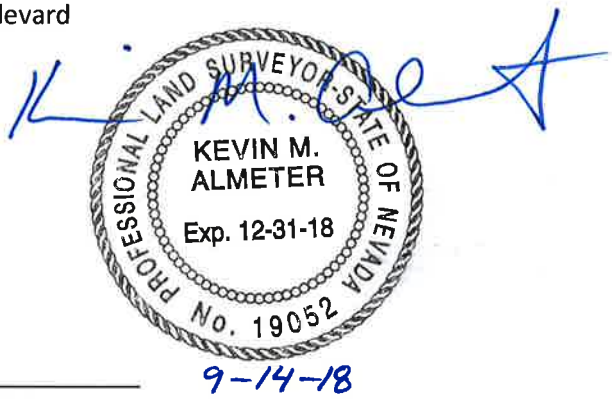
The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4), the South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of said Section Thirty-Two (32);

PROJECT
LEGAL DESCRIPTION

The Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4), the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4), the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4), the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4), the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4), the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4), and the Southwest One-Quarter (SW 1/4) of the Southeas5 One-Quarter (SE 1/4), as shown on the Record of Survey No. 5883, recorded on November 15, 2017, as File No. 4763520, filed in the Official Records of Washoe County, Nevada.

Containing 803.21 acres of land, more or less.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502



9-14-18

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

RANGE 20 EAST

RANGE 21 EAST

TOWNSHIP 24 NORTH

MAHOGANY FLAT

TULE PEAK 8724'

VIRGINIA

DRY VALLEY CREEK

COVE SPRINGS

WEST SPRINGS

COWBOY SPRINGS

WINNEMUCCA VALLEY

WINNEMUCCA RANCH

PRADERE SPRING

DOGSKIN MOUNTAIN

PAUTE CANYON MOUNTAINS

079-220-41
21,959.92 ac.

120 ac.
160 ac.
160 ac.
80 ac.
800 ac.
1,598.44 ac.
240 ac.
320 ac.
77.72 ac.
63.83 ac.
924.93 ac.
12,415.22 ac.

GIN PEAK 6565'

PAINTED HILLS

PYRAMID LAKE

PYRAMID LAKE INDIAN RESERVATION

HARDSCRABBLE CREEK

HARDSCRABBLE ROAD

FISH HATCHERY ROAD

SUTCLIFFE

STATE ROUTE 445

S.R. 446 TO NIXON

TO ASTOR PASS

TO SPARKS

SEE PG. 079-23

NOTE: All unmarked 1/4 1/4 section parcels are 40 acres

Assessor's Map Number

079-22

STATE OF NEVADA

WASHOE COUNTY

ASSESSOR'S OFFICE

Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

Miles
0 0.25 0.5 0.75 1

1 inch = 5,280 feet

074-07 074-14 074-15
074-01 074-02 074-03
079-26 079-22 079-27
076-01 079-28
079-21 077-38
079-08

created by: TWT 2/10/2011

last updated: KSB 12/12/16

area previously shown on map(s)

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

Regulatory Zone Amendment
Supplemental Information

(All required information may be separately attached)

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

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

1. Please describe the Regulatory Zone amendment request:

This request is to change the regulatory zone from General Rural (GR, 0.025 dwelling units per acre minimum) to Medium Denity Rural (MDR, 0.2 dwelling units per acre minimum). The regulatory zone amendment accompanies the adjoining Master Plan Amendment to change the land use from the City of Reno's Special Planning Area following the removal of the property from the city's TMSA (Truckee Meadows Service Area).

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

   a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The Bob Marshall Ranch is located approximately 9.4 Miles north of the Pyramid Highway on Winnemucca Ranch Road (to the southeast portion of the property). The ranch parallels and lies on borth sides of the Winnemucca Ranch Road for approximately 2.9 miles. See attached legal description.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
079-220-23	SPA (Reno)	GR	244.16	MDR	244.16
079-220-26	SPA (Reno)	GR	41.51	MDR	41.51
079-220-37	SPA (Reno)	GR	803.21	MDR	803.21

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

	Zoning	Use (residential, vacant, commercial, etc,)
North	GR	Vacant
South	GR	Vacant
East	GR	Vacant
West	PUD (Reno)	Vacant

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

The Bob Marshall Ranch remains a working ranch nestled between the Dogskin Mountains to the southwest and the Virginia Mountains & Tule Peak to the northeast. Various outbuildings in poor condition remain on the ranch. Winnemucca Ranch Road , a county maintained gravel road runs through the site and provides excellent access to the property. Winnemucca Ranch Road continues north and east to US 395 near Red Rock Road. West of and adjacent to the Bob Marshall Ranch is the Spring Mountain Ranch Planned Unit Development (City of Reno) approved for 12,000 residential units and 2,000,000 sq. ft. of commercial development.

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

While the property is situated between two mountain ranges with peaks exceeding 8,000 feet in elevation, the Truckee Meadows Regional Plan indicates that only 56 acres are considered development constrained with slope exceeding 30%. A seasonal creek runs though the property parallel to Winnemucca Ranch Road and a few additional creeks and small ponds lie on the property. Small to medium size rocks are scattered along the hillsides while a 40 +/- acre pasture lies in the heart of the ranch. A small well run by a generator is used to irrigate the pasture. Large cottonwood trees, many at or nearing their useful liespan lie near the old ranch house while the adjoining hillside are largely upland. This area is known to have deer and antelope populations move through the property and a larger lot clustered development of less than 200 lots with substantial open space will be far more conducive to wildlife than previous development plans filed with the City of Reno.

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

■ Yes	❑ No

Explanation:

Although a delineation has not yet been performed, there is a potential that the area along the creek and within the "A" flood zone could meet the criteria to qualify as a Wetlands area. Note that if the property is developed, a common open space development with clustering would be proposed to avoid wetlands to the absolute extent possible. A wetlands delineation will be conducted prior to submittal of a tentative map. No wetlands are identified within the Warm Springs Specific Plan. 56 acres is considered a development constrained area with slopes exceeding 30%. A slightly larger amount of the propetry has slopes between fifteen and thirty percent. The vast majority of the property has slopes less than 15%. A geotechincal report will be submitted with a tentative map application. Any known active faults will be avoided as required.

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

❑ Yes	■ No

Explanation:

No scenic resources as adopted by the county are known to exist in this area. However, the natural beauty of the property and surrounding area justifies the withdraw of the property from Reno's TMSA and development of a common open space development with clustering of 2.5 minimum acre lots and 5-acre maximum density to preserve the pasture, steep hillside, riparian areas, and other desirable features of the area so both homeowners and county residents can continue to enjoy this area. (In lieu of the planned 2,500 residential units and 130,000 sq. ft. of commercial space).

A cultural resource survey will be completed and submitted with the final map to ensure that any eligible resources are avoided and protected.

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

■ Yes	❑ No

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

a. Permit #	V-02737, V-02738, V-02739	acre-feet per year	688.2
b. Certificate #	16807	acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	Permit #39593	acre-feet per year	64.6

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

Vested surface irrigation water rights covered in the listed proofs of appropriation filed with the Nevada State Engineer and adjudicated by the Second Judicial Court of the State of Nevada in and for the County of Washoe in case No. 83-6641 in Department #2.

Permit 39593, Certificate 16807 for 64.6 AFA of groundwater irrigation rights.

Significant water resources are available on this property and the overall Winnemucca Ranch area. In fact, the Warm Springs Specific Plan has language to consider importation of Winnemucca Valley water to provide additional water resources to the Warm Springs Planning area.

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

The removal of the property from Reno's TMSA will provide for a significant de-intensification of land use for this property; from a planned 2,500 residential units and 130,000 sq. ft. of commercial uses to less than 200 single family homes with preservation of natrual resources.

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

   a. System Type:

❑ Individual wells		
❑ Private water	Provider:	
■ Public water	Provider:	

   b. Available:

❑ Now	■ 1-3 years	❑ 3-5 years	❑ 5+ years

   c. Is this part of a Washoe County Capital Improvements Program project?

❑ Yes	■ No

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

If and when a development is proposed, a private water system would be planned along with a package waste water treatment facility to allow clustering of lots as small as 2.5 acres and allow preservation of desirable open space and miminize required infrastucture.

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

   a. System Type:

❑ Individual septic		
■ Public system	Provider:	Developer Private Sanitary Sewer System

   b. Available:

❑ Now	■ 1-3 years	❑ 3-5 years	❑ 5+ years

   c. Is this part of a Washoe County Capital Improvements Program project?

❑ Yes	■ No

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

To be determined with development but a package waste water treatment facility would be used with sufficient capacity to serve the developement and a certified operator would be hired to operate and maintain the system. Rapid inflitration basins would be used to safely dispose of treated effluent. Plans would call for piping the treated effluent to the Warm Springs Ranch that lies approximately 3.15 miles to the south (gravity flow) and under the same ownership group (APN 079-210-42 and 076-200-37). This same package plant could then also be used for development of the two Warm Springs Ranch parcels.

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

The traffic associated with this project would use Winnemucca Ranch Road to access the Pyramid Highway that connects with Interstate 80. Note that an actual project has not yet been planned for the site. However, it can be noted that that the maximum number of lots that could be achieved with 5 acre densities, 56 acres of development constrained areas with slopes exceeding 30%, and the zone A flood zone would less than 200; resulting in fewer than 200 peak hour trips. Hence, a future year traffic analysis would not be needed. A traffic study will be submitted with any development project. However, given that the city had this property in their Sphere of Influence with plans for 2,500 residential units, any impacts associated with 5 acre lots will be negligible in comparison. If Spring Mountain is ever developed, significant infrastructure will be required.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

❑ Yes	■ No

12. Community Services (provided and nearest facility):

a. Fire Station	Palomino Valley Volunteer Fire Station & Truckee Meadows Fire Station #17.
b. Health Care Facility	Renown Hospital .
c. Elementary School	Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Lazy 5 Regional Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	N/A

Projects of Regional Significance Information – for Regulatory Zone Amendments

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

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

❑ Yes	■ No

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

❑ Yes	■ No

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

❑ Yes	■ No

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

❑ Yes	■ No

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

❑ Yes	■ No

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

❑ Yes	■ No

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

❑ Yes	■ No

Applicant Comments

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

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

(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. - Medium Density Rural zoning with 5-acre densities is appropriate in a rural development area (RDA) and a suitable transition to the planned high density Spring Mountain Development located west of the site and planned for the City of Reno and compatible with the Warm Springs Area Plan.

(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. - The recent removal of the property from the City of Reno TMSA requires the county to submit a master plan amendment upon approval of the TMSA rollback. This application satisfies this requirement.

(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. - This is achieved and the planned land uses will not over impact available county infrastructure.

(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. - See attached Master Plan Amendment.

(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. - Per the above discussion, this will be achieved with development of a small number of lots (less than 200) that take into account sensitive stream zone areas, deer and antelope corridors, flood zones, and geological hazards.

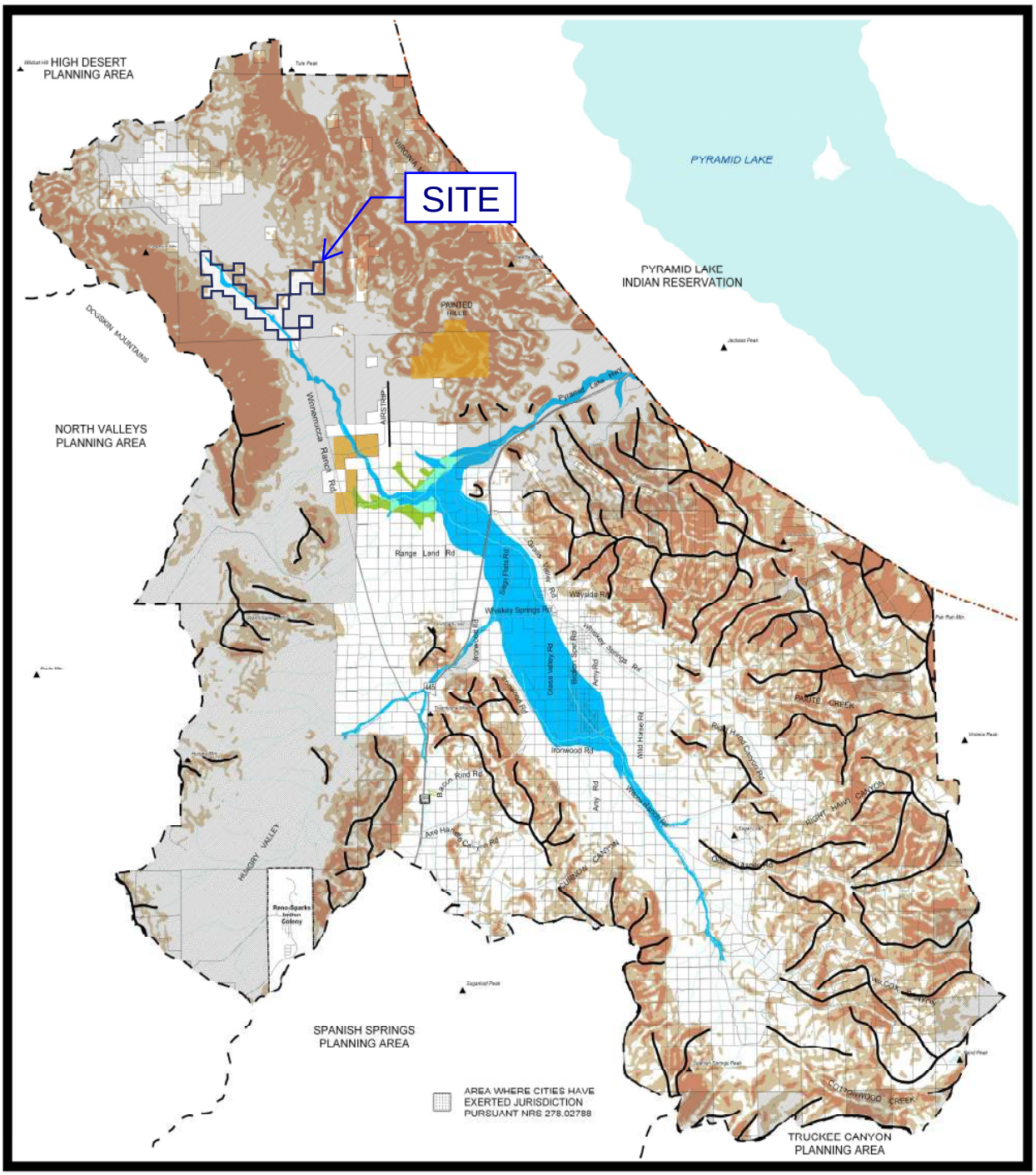
(7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation. - There is no military installation in the vicinity of the project.

Department of
Community Development

Master Plan
Warm Springs Area Plan

WASHOE COUNTY
NEVADA

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/



WARM SPRINGS

DEVELOPMENT SUITABILITY

- INTERMITTENT LAKE / ISLANDS
- WATER BODY
- UNCONSTRAINED
- PUBLIC LAND
- NATIONAL CONSERVATION AREA (NCA) BOUNDARY
- ROADS
- DITCHES
- NATIONAL WILDLIFE REFUGE (SHELDON)
- AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)
- WILDERNESS AREAS (WA)
- WILDERNESS STUDY AREAS (WSA)
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- RIDGE LINES TO BE PROTECTED
- 1% FEMA FLOOD HAZARD
- FLOODWAY (FEMA)
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Known Coverage / Limited)

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: October 4, 2011
BCC ADOPTION DATE: November 8, 2011
RPC CONFORMANCE DATE: January 11, 2012

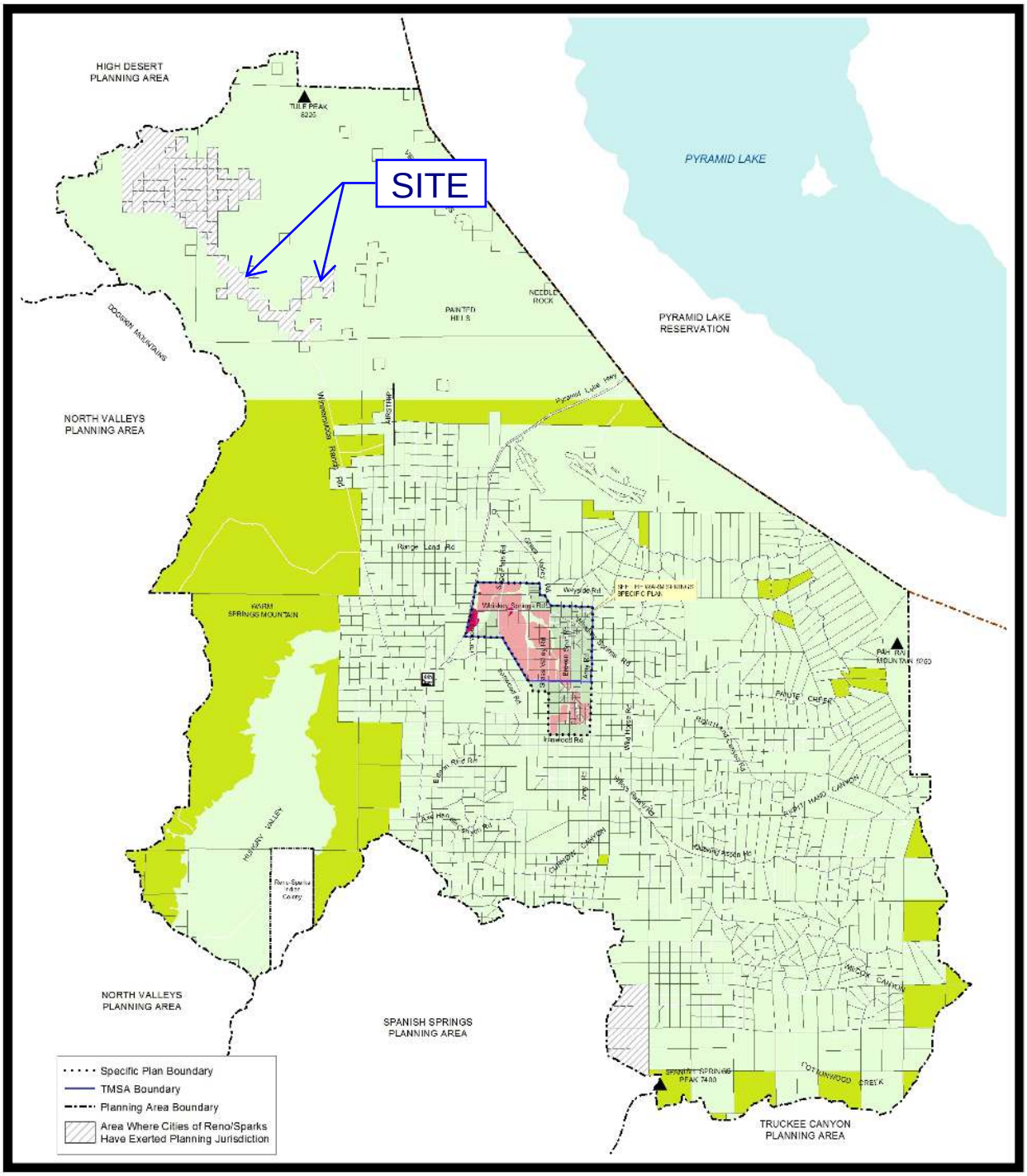
NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

0 0.5 1 2
Scale in Miles

Department of Community Development

WASHOE COUNTY
NEVADA

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



WARM SPRINGS

MASTER PLAN MAP

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

WCPC ADOPTION DATE: October 4, 2011
BCC ADOPTION DATE: November 8, 2011
RPC CONFORMANCE DATE: January 11, 2012

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

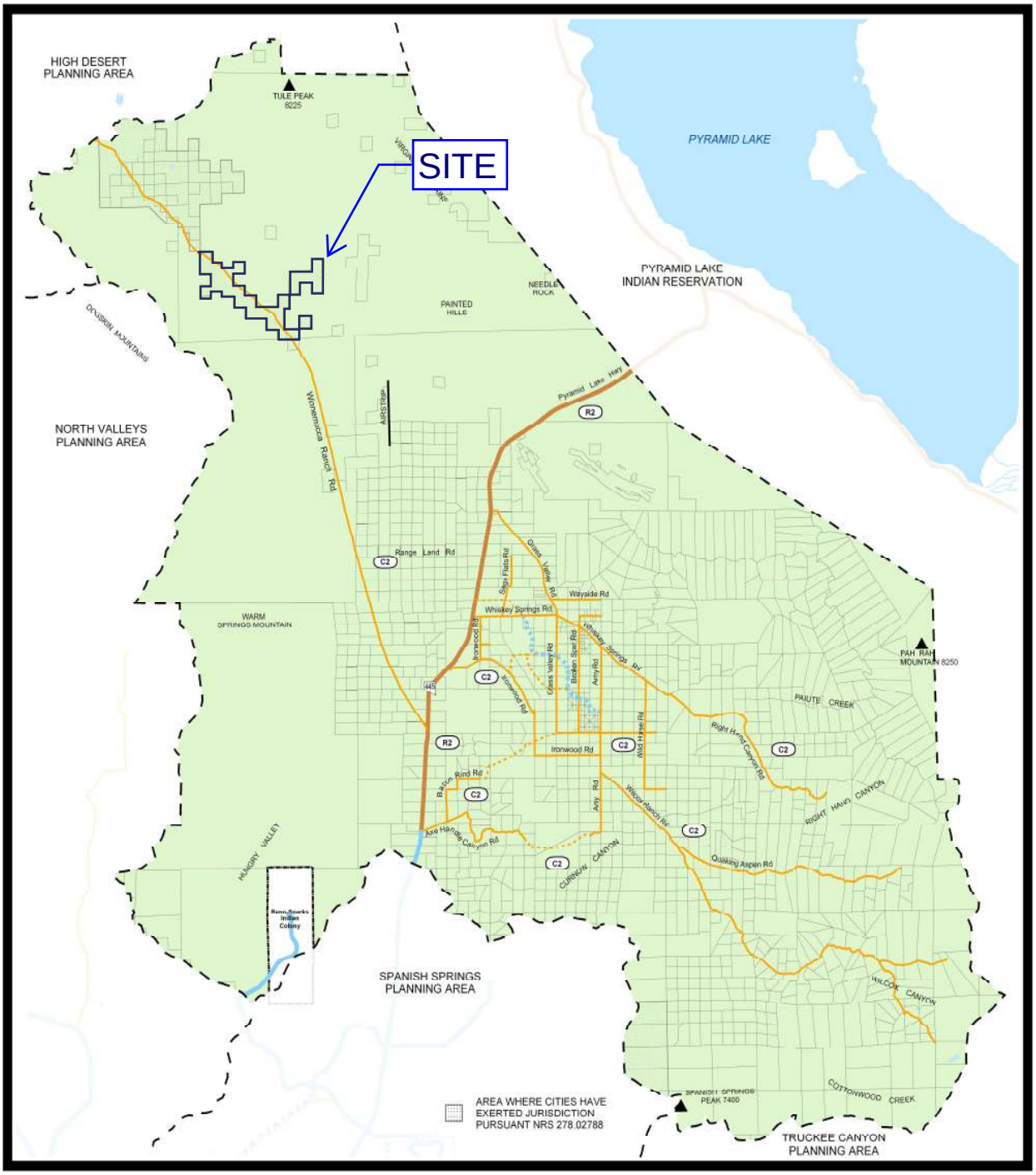
CERTIFICATION:
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION

DATE 11/15/13 DIRECTOR William Whitney

Community Services Department

WASHOE COUNTY
NEVADA

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



WARM SPRINGS

STREETS AND HIGHWAYS SYSTEM PLAN

EXISTING	PROPOSED	
		FREEWAY
		ARTERIAL
		RURAL HIGHWAY
		COLLECTOR
I	I	GRADE SEPARATED INTERCHANGE
S	S	SIGNALIZED INTERSECTION

PLANNED GEOMETRIC DESIGN

A6H

- DEGREE OF ACCESS CONTROL
  - H - HIGH CONTROL
  - M - MODERATE CONTROL
  - L - LOW CONTROL
  - U - ULTRA LOW CONTROL
- NUMBER OF TRAFFIC LANES
- FUNCTIONAL CLASSIFICATION
  - F - FREEWAY
  - A - ARTERIAL
  - O - COLLECTOR
  - R - RURAL
  - L - PRIVATE/LIMITED ACCESS
  - E - EMERGENCY

YEAR 2035 ROADWAY NETWORK PROVIDED BY THE REGIONAL TRANSPORTATION COMMISSION, EXCEPT FOR MOST COLLECTORS. ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FULL MASTER PLAN DEVELOPMENT IN THE REGION

WCPC ADOPTION DATE: October 4, 2011
BCC ADOPTION DATE: November 9, 2011
RPC CONFORMANCE DATE: January 11, 2012

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.

0 0.5 1 2
Scale in Miles

Department of Community Development

WASHOE COUNTY
NEVADA

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

Thank you for using ePayment Services to process your payment on-line.

Payment will be considered received on the date/time submitted and will show payment pending until funds are actually received. Payments will be posted when funds are received, usually within 2-3 business days after submission.

By making your payment through this site, you are accepting responsibility for the accuracy of the information provided. If your chosen payment method is not honored (example, your account number is not entered correctly), you may be subject to late penalties and/or returned item charges.

Please keep this confirmation for your records and if you have any questions, please contact us at

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

PROOF OF PROPERTY TAX PAYMENT

Email alerts regarding property taxes are now available by signing up at the link below and selecting: Treasurer - Property Taxes
https://www.washoecounty.us/county_news_update_subscription.php

Washoe County Treasurer - Tammi Davis

Transaction: 35330042178
Approval: 3739833298

Paid with: Visa
Approval: 3739833298
Posted: 9/16/2018 9:57:09 AM

Description	Amount
Taxes for 07922005	$4.75
Taxes for 07920029	$4.19
Taxes for 07922018	$4.19
Taxes for 07922026	$4.19
Taxes for 07922002	$4.19
Taxes for 07922023	$40.03
Taxes for 07922028	$4.19
Taxes for 07922019	$42.45

Taxes for 07922037	$1,046.09
Taxes for 07601102	$4.19
Taxes for 07601103	$4.19

Sub total:	$1,162.65
Service fee:	$28.48
Transaction total:	$1,191.13

Washoe County Treasurer
P.O. Box □□□□□, Reno, NV □□□□□□□□□□
ph□□□□□□□□□□□□□□fax□□□□□□□□□□□□□□
Email□tax□ washoecounty.us

Washoe County Treasurer
Tammi Davis

Account Detail

Back to Account Detail | Change of Address | Print this Page

Washoe County Parcel Information

Parcel ID	Status	Last Update
07922023	Active	9/15/2018 2:06:27 AM

Current Owner:
WINNEMUCCA HOLDINGS LLC

750 HAMMOND DR BLDG 17 STE 100
ATLANTA, GA 30328

SITUS:
0 UNSPECIFIED
WCTY NV

Taxing District
9000

Geo CD:

Legal Description

Range 20 SubdivisionName _UNSPECIFIED Township 24 Section 28

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	$38.49	$0.00	$1.54	$0.00	$40.03
2017	$36.94	$36.94	$0.00	$0.00	$0.00
2016	$36.00	$36.00	$0.00	$0.00	$0.00
2015	$35.93	$35.93	$0.00	$0.00	$0.00
2014	$34.82	$34.82	$0.00	$0.00	$0.00
				Total	$40.03

Important Payment Information

- ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- Monday, August 20, is the due date for the first installment of 2018/19 property taxes. Payments will be accepted without penalty through August 30, 2018.
- Please be aware that Credit Card payments in excess of $25,000 and eChecks in excess of $100,000 will not process. Please contact our office for alternative payment methods.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

Total Due $40.03
Partial

ADD TO CART

Cart: $0.00

Pay By Check

Please make checks payable to□
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box □□□□□
Reno, NV □□□□□□□□□□

Overnight Address:
□□□□E. Ninth St., Ste D□□□
Reno, NV □□□□□□□□□□

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

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

This site is best viewed using Google Chrome, Internet Explorer □□, Mo□illa Firefox or Safari.

Washoe County Treasurer
P.O. Box □□□□□, Reno, NV □□□□□□□□□□
ph□□□□□□□□□□□□□□fax□□□□□□□□□□□□□□
Email□tax□ washoecounty.us

Washoe County Treasurer
Tammi Davis

Account Detail

Back to Account Detail | Change of Address | Print this Page

Washoe County Parcel Information

Parcel ID	Status	Last Update
07922026	Active	9/15/2018 2:06:27 AM

Current Owner:
WINNEMUCCA HOLDINGS LLC

750 HAMMOND DR BLDG 17 STE 100
ATLANTA, GA 30328

SITUS:
0 UNSPECIFIED
WCTY NV

Taxing District
9000

Geo CD:

Legal Description

Range 20 SubdivisionName _UNSPECIFIED Township 24 Section 33

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	$4.03	$0.00	$0.16	$0.00	$4.19
2017	$3.87	$3.87	$0.00	$0.00	$0.00
2016	$3.77	$3.77	$0.00	$0.00	$0.00
2015	$3.76	$3.76	$0.00	$0.00	$0.00
2014	$3.64	$3.64	$0.00	$0.00	$0.00
			Total		$4.19

Important Payment Information

- ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- Monday, August 20, is the due date for the first installment of 2018/19 property taxes. Payments will be accepted without penalty through August 30, 2018.
- Please be aware that Credit Card payments in excess of $25,000 and eChecks in excess of $100,000 will not process. Please contact our office for alternative payment methods.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

Total Due $4.19
Partial

ADD TO CART

Cart: $0.00

Pay By Check

Please make checks payable to□
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box □□□□□
Reno, NV □□□□□□□□□□

Overnight Address:
□□□□E. Ninth St., Ste D□□□
Reno, NV □□□□□□□□□□

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

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

This site is best viewed using Google Chrome, Internet Explorer □□, Mo□illa Firefox or Safari.

Washoe County Treasurer
P.O. Box □□□□□, Reno, NV □□□□□□□□□□
ph□□□□□□□□□□□□□□ fax□□□□□□□□□□□□□□
Email□tax□ washoecounty.us

Washoe County Treasurer
Tammi Davis

Bill Detail

Back to Account Detail | Change of Address | Print this Page

Washoe County Parcel Information

Parcel ID	Status	Last Update
07922037	Active	9/15/2018 2:06:27 AM

Current Owner:
WINNEMUCCA HOLDINGS LLC
750 HAMMOND DR BLDG 17 STE 100
ATLANTA, GA 30328

SITUS:
9055 WINNEMUCCA RANCH RD
WASHOE COUNTY NV

Taxing District
9000

Geo CD:

Legal Description

Township 24 Section 29-33 Lot Block Range 20 SubdivisionName _UNSPECIFIED

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	$258.94	$10.36	$0.00	$269.30
INST 2	10/1/2018	2018	$258.93	$0.00	$0.00	$258.93
INST 3	1/7/2019	2018	$258.93	$0.00	$0.00	$258.93
INST 4	3/4/2019	2018	$258.93	$0.00	$0.00	$258.93
	Total Due:		$1,035.73	$10.36	$0.00	$1,046.09

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	$85.86	($20.66)	$65.20
Washoe County	$702.91	($169.07)	$533.84
Washoe County Sc	$575.03	($138.34)	$436.69
Total Tax	$1,363.80	($328.07)	$1,035.73

Payment History

No Payment Records Found

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

To submit your address change online click here

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

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

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

This site is best viewed using Google Chrome, Internet Explorer □□, Mo□illa Firefox or Safari.

KRATER CONSULTING GROUP
A Nevada professional corporation

Krater Consulting Group
901 Dartmouth Drive
Reno, Nevada 89509

Phone (775) 815-9561
Fax (775) 786-2702
E-mail: Ken@KraterConsultingGroup.Com

June □, □□□□

Claudia Hanson, Planning Manager
Community Development Department
City of Reno
P.O. Box □□□□
Reno NV □□□□□

Dear Claudia□

SUBJECT: **REQUEST TO HAVE THE RENO CITY COUNCIL SPONSOR A REGIONAL PLAN AMENDMENT TO ROLL BACK THE SPHERE OF INFLUCENCE ON THREE PARCELS LOCATED OFF WINNEMUUCA RANCH ROAD (APN #079-220-23, 26 & 37)**

I am pleased to submit this request on behalf of Bob Marshall the owner and Jeff Herman who is in contract to purchase 1,080 acres of land located off Winnemucca Ranch Road in the City of Reno Sphere of Influence. The property in question is part of a larger ranch and consist of uplands, pasture, creeks, springs, hillside, and is accessed via Winnemucca Ranch Road that runs northwest through the heart of the property.

The Bob Marshall Ranch was originally envisioned as part of a new community roughly 30 miles from the I-80/I-580 System Interchange and a 40 to 50-minute drive from downtown Reno. We feel that this property is too far from the city to have any realistic chance of providing services necessary for a large and dense project and that the highest and best use of the property is a large lot subdivision (approximate 5 acre lots) that preserves the more sensitive lands and takes full advantage of the topography, access, views, water features, and rural nature of the property. In our view, provision of primary and secondary access alone for the originally envisioned 2,500 lots plus commercial would be unrealistic given the distance of the property from major freeways. Four new travel lanes would be needed to accommodate the amount of traffic that would be generated by such a project.

Thus, we respectfully request that the Reno City Council take action to initiate a Regional Plan amendment to roll back the sphere of influence and allow Washoe County to once again be the overseeing local government for the property. Assuming approval by the Regional Planning Commission and then Regional Governing Board to rollback the Sphere of Influence, we will then submit a zone change to Washoe County to develop a rural type project fitting with the surrounding mountains, pastureland, meadows, and creeks.

We feel that this request is very logical for the city as not only is it impractical for the city to provide services that would be needed for a large development so far from existing city boundaries, it will remove 1,080 acres from the city's sphere of influence helping eliminate the city's current negative status with respect to the total amount of land contained within the city's Sphere of Influence.

To support this request, following is a summary of the Truckee Meadows Regional Plan and pertinent sections, goals, and policies in support of this request:

Truckee Meadows Regional Plan – Pertinent Sections, Goals, and Policies

Approval by the Truckee Meadows Regional Planning Agency of the requested amendment will place this property back into a Rural Development Area (RDA) with a Washoe County Master Plan Designation of Rural Residential. Per the Regional Plan:

- ***The Rural Development Area (RDA)***
  The RDA is outside the Truckee Meadows Service Areas, and contains dispersed development and employment on large parcels of land. The RDA will only receive limited public services and facilities. **Ranches, agriculture, forestry, scattered residences and business or commercial services, and certain types of industrial and recreational uses not compatible with urban or suburban development, characterize the rural area.** It is important to recognize, however, that future Regional Plan updates and amendments may extend the Truckee Meadows Service Areas into portions of the Rural Development Area.

  This is achieved as the property in question is 30 miles from the I-80/I-580 Spaghetti Bowl, rural in nature, and has no reasonable access to public utilities and services.

- ***Policy 1.1.5***

  The Regional Plan defines properties outside of the Truckee Meadows Service Areas as the Rural Development Area (RDA) (see Map 2). The Rural Development Area consists of dispersed residential, employment and other uses that do not require the provision of municipal services. To be in conformance with the Regional Plan, master plans of local governments, facilities plans and other similar plans must not plan for the provision of municipal services within the RDA.

  Master plans, facilities plans and other similar plans may allow for the conveyance of reclaimed water outside the TMSA as a method to effectively manage reclaimed water from wastewater treatment facilities.

  To be in conformance with the Regional Plan, local government master plans must not allow additional development within the RDA that requires the provision of municipal service, and must not allow new divisions of land that would create a parcel less than 5 acres in size.

  The property in question is far outside of the core TMSA. Although the City of Reno once had plans to make this property part of the City of Reno, we understand that no current plans exist to provide public services to the property as the cost would far exceed any benefits resulting from additional tax revenue. The current owner has no desire to fund what would be an extraordinary cost to bring public services and utilities to the site.

  We do encourage the Regional Planning Agency to modify the Regional Plan to allow for smaller lots for Rural Development Areas to allow clustering, preservation of open space, and lesser amounts of utility runs and asphalt pavement that will decrease storm drain run off and maintenance costs. We suggest TMRPA consider lot sizes as small as 2.5 acres but a minimum overall density of 5 dwelling units per acre. Smaller lots would make small privately maintained package wastewater treatment plants more economical for rural developments, helping to avoid long term ground water quality impacts associated with septic systems and leach fields. In any case, tentative maps or parcel maps must be approved and findings made to ensure smaller lots to don't impact public health or public safety. However, this is not a part of this request, just a suggestion based on several decades of planning and engineering experience.

- ***Policy 1.2.16***

  The Regional Plan establishes the following policies which apply when lands are added to, **or removed from**, a city's Spheres of Influence (SOI):

  2) When lands are removed from a city's SOI, the following policies apply:

a) the city land use that is in existence at the time of the SOI change, as translated to corresponding County land use in Appendix 8, shall provide guidance in the County until Policy 1.2.16(2)(b) is satisfied; and,

b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.

Per the Appendices of the Truckee Meadows Regional Plan, TRANSLATION OF LAND USE UPON REMOVAL OF A CITY'S SPHERE OF INFLUENCE (SOI) (SEE POLICY 1.2.16):

The current land use designation for the property per the City of Reno Master Plan is "Special Planning Area". Per the appendices, Special Planning Area is allowed in all Washoe County Land Uses of the Washoe County Master Plan Land Use tables. In addition, per discussions with TMRPA and Washoe County staff, the property will come back into the county with a Master Plan Land Use Designation of "Rural Residential". Rural Residential is the desired land use designation for the property so no master plan amendment will be required upon the SOI rollback.

In summary, we feel that this request is a great benefit to both the City of Reno and Washoe County and expect that the request will be well received by the residents of Warm Springs and all citizens that use the Pyramid Highway on a daily basis. Please do not hesitate to contact me with any questions.

Sincerely,

Kenneth Krater, P.E.

Attachments:

- Photos
- Owner Affidavit
- Assessor Parcel Map
- Location Overview
- TMRPA – Truckee Meadows Service Areas
- Previously Proposed Development Plan

PHOTOS

OWNER AFFIDAVIT

OWNER AFFIDAVIT

I am the owner/authorized agent of the property involved in this petition and that I authorize Kenneth Krater (name) to request development related applications for COI Rollback (*use list below) on my property. This authorization is inclusive of Assessor Parcel Numbers 079-220-23,26,37, which are further described in the attached legal descriptions. I declare under penalty of perjury that the foregoing is true and correct for development case number LDC_____ (to be filled in by City of Reno staff).

Executed on 4/7/17 (date), in Reno (City), NV (State)

Robert W. Marshall
Signature

Robert W. Marshall
Printed Name

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 7th day of April, 2017, Robert W. Marshall (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Wendy L Sparks
Notary Public

WENDY L. SPARKS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 15-1271-2 - Expires April 10, 2019

ASSESSOR PARCEL MAP

RANGE 20 EAST

RANGE 21 EAST

TOWNSHIP 24 NORTH

MAHOGANY FLAT

TULE PEAK 8724'

VIRGINIA

DRY VALLEY CREEK

COVE SPRINGS

WEST SPRINGS

COWBOY SPRINGS

SITE

079-220-41
21,959.92 ac.

120 ac.

160 ac.

160 ac.

80 ac.

77.72 ac.

12,415.22 ac.

924.93 ac.

63.83 ac.

320 ac.

240 ac.

800 ac.

1,598.44 ac.

PRADERE SPRING

WINNEMUCCA RANCH ROAD

WINNEMUCCA VALLEY

DOGSKIN MOUNTAIN

PAUTE CANYON MOUNTAINS

GIN PEAK 6565'

PAINTED HILLS

PYRAMID LAKE

PYRAMID LAKE

HARDSCRABBLE CREEK

FISH HATCHERY ROAD

HARDSCRABBLE ROAD

SUTCLIFFE

INDIAN RESERVATION

STATE ROUTE 445

S.R. 446 TO NIXON

TO ASTOR PASS

TO SPARKS

SEE PG. 079-23

NOTE: All unmarked 1/4 1/4 section parcels are 40 acres

Assessor's Map Number

079-22

STATE OF NEVADA

WASHOE COUNTY

ASSESSOR'S OFFICE

Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

Miles
0 0.25 0.5 0.75 1

1 inch = 5,280 feet

074-07 074-14 074-15
074-01 074-02 074-03
079-26 079-22 079-27
076-01 079-28
079-21 077-38
079-08

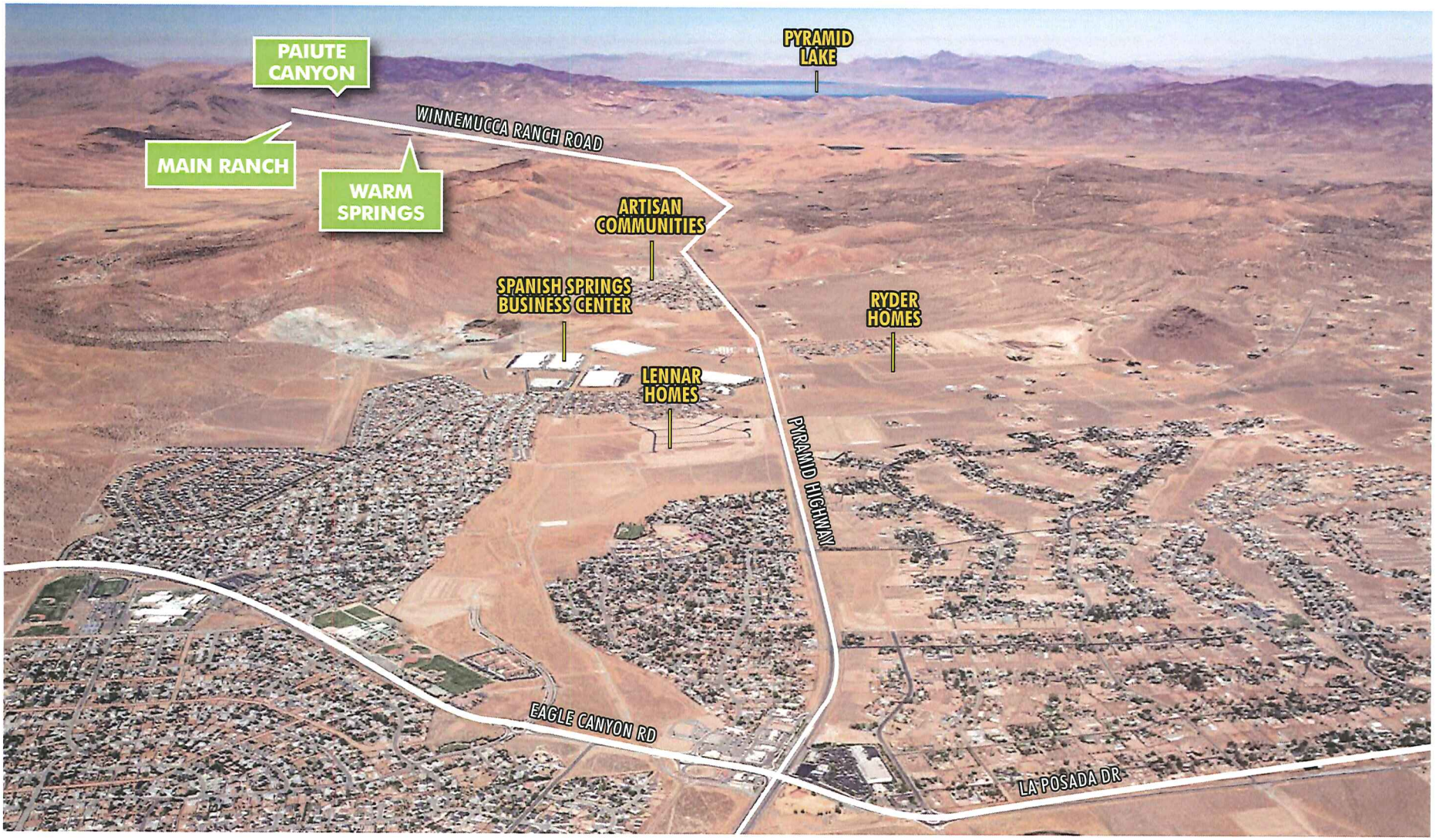
created by: TWT 2/10/2011

last updated: KSB 12/12/16

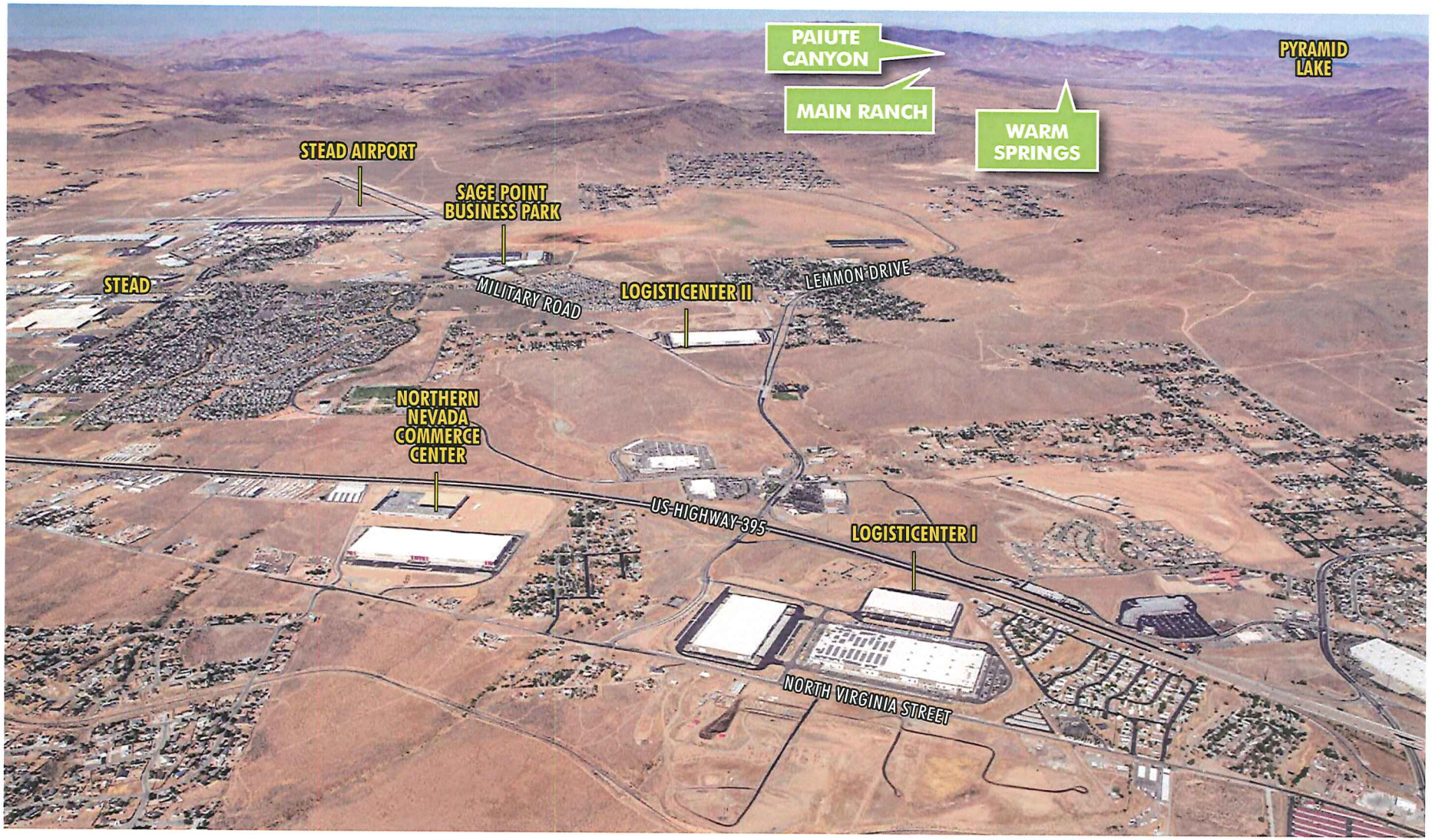
area previously shown on map(s)

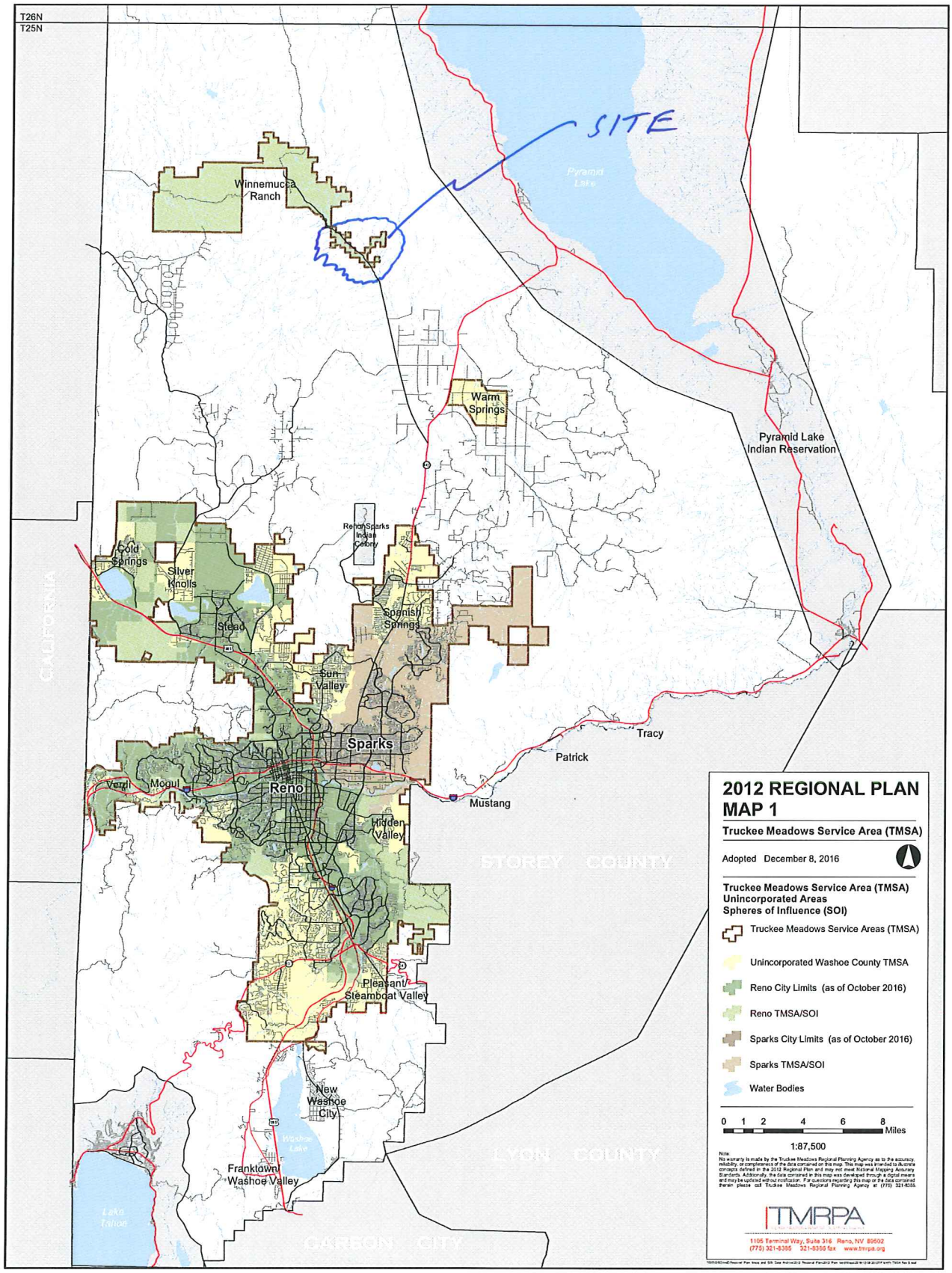
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

LOCATION OVERVIEW



LOCATION OVERVIEW

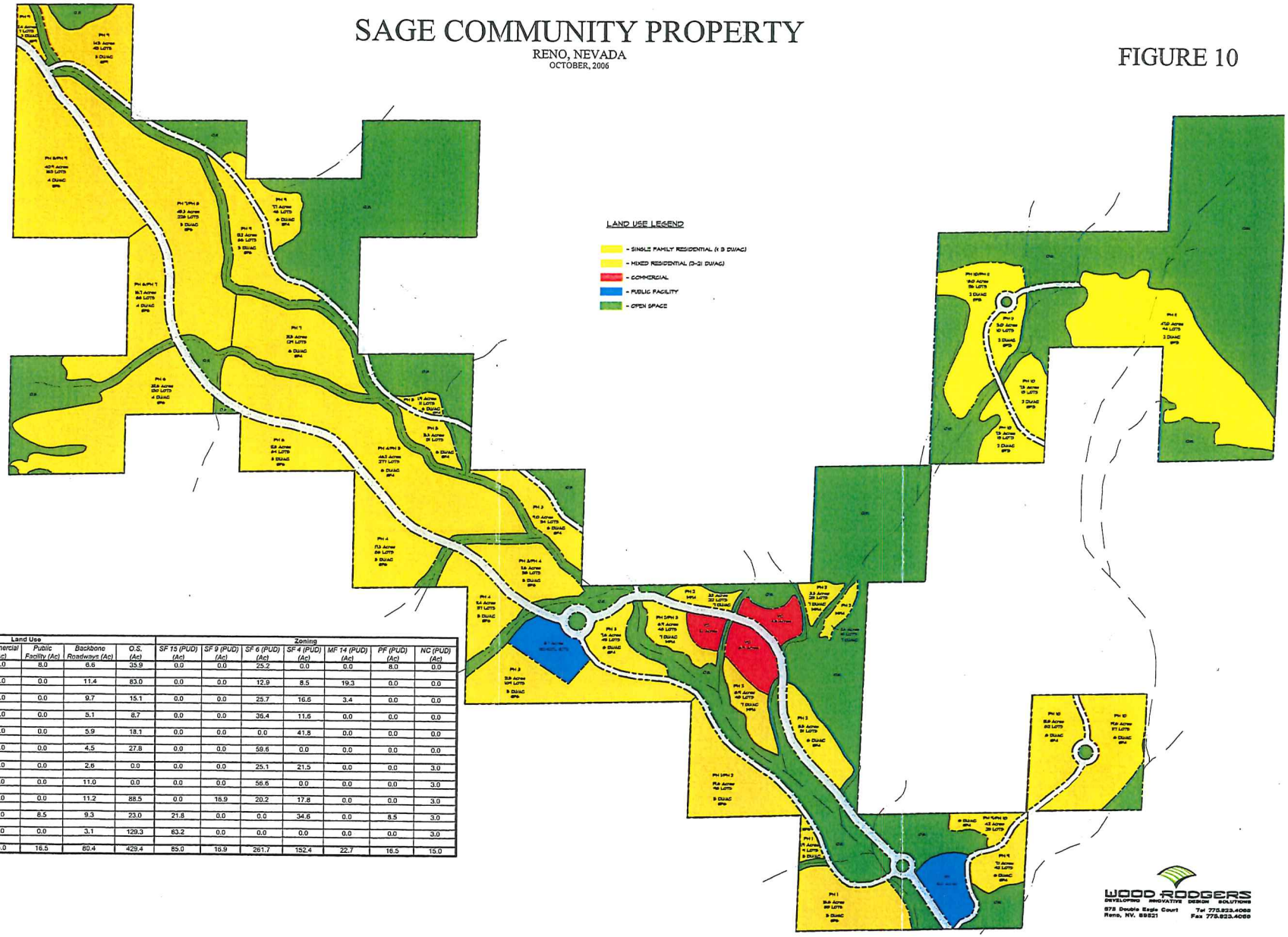



T26N
T25N
SITE
Pyramid Lake
Winnemucca Ranch
Warm Springs
Pyramid Lake Indian Reservation
Reno-Sparks Indian Colony
Cold Springs
Silver Knolls
Stead
Spanish Springs
Sun Valley
Sparks
Verdi
Mogul
Reno
Hidden Valley
Tracy
Patrick
Mustang
Pleasant Steamboat Valley
New Washoe City
Franktown
Washoe Valley
Lake Tahoe
CALIFORNIA
STOREY COUNTY
LYON COUNTY
CARSON CITY
2012 REGIONAL PLAN MAP 1
Truckee Meadows Service Area (TMSA)
Adopted December 8, 2016
Truckee Meadows Service Area (TMSA)
Unincorporated Areas
Spheres of Influence (SOI)
Truckee Meadows Service Areas (TMSA)
Unincorporated Washoe County TMSA
Reno City Limits (as of October 2016)
Reno TMSA/SOI
Sparks City Limits (as of October 2016)
Sparks TMSA/SOI
Water Bodies
0 1 2 4 6 8 Miles
1:87,500
Note:
No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map. This map was intended to illustrate concepts defined in the 2012 Regional Plan and may not meet National Mapping Accuracy Standards. Additionally, the data contained in this map was developed through a digital means and may be updated without notification. For questions regarding this map or the data contained therein please call Truckee Meadows Regional Planning Agency at (775) 321-8385.
TMRPA
1105 Terminal Way, Suite 316 Reno, NV 89502
(775) 321-8385 321-8390 fax www.tmrpa.org

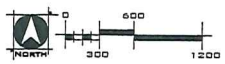
SAGE COMMUNITY PROPERTY

RENO, NEVADA
OCTOBER, 2006

FIGURE 10



Year	Assumed Build Out			Land Use						Zoning						
	Phase	Units	Acres	SF (Ac)	Mix Res. (Ac)	Commercial (Ac)	Public Facility (Ac)	Backbone Roadways (Ac)	O.S. (Ac)	SF 15 (PUD) (Ac)	SF 9 (PUD) (Ac)	SF 6 (PUD) (Ac)	SF 4 (PUD) (Ac)	MF 14 (PUD) (Ac)	PF (PUD) (Ac)	NC (PUD) (Ac)
2010	PH 1	125	75.7	0.0	25.2	0.0	8.0	6.6	35.9	0.0	0.0	25.2	0.0	0.0	8.0	0.0
2011	PH 2	250	135.1	0.0	40.7	0.0	0.0	11.4	83.0	0.0	0.0	12.9	8.5	19.3	0.0	0.0
2012	PH 3	250	70.5	0.0	45.7	0.0	0.0	9.7	15.1	0.0	0.0	25.7	16.6	3.4	0.0	0.0
2013	PH 4	250	61.8	0.0	48.0	0.0	0.0	5.1	8.7	0.0	0.0	36.4	11.6	0.0	0.0	0.0
2014	PH 5	250	65.8	0.0	41.8	0.0	0.0	5.9	18.1	0.0	0.0	0.0	41.8	0.0	0.0	0.0
2015	PH 6	250	91.9	0.0	59.6	0.0	0.0	4.5	27.8	0.0	0.0	59.6	0.0	0.0	0.0	0.0
2016	PH 7	250	52.2	0.0	46.6	3.0	0.0	2.6	0.0	0.0	0.0	25.1	21.5	0.0	0.0	3.0
2017	PH 8	250	70.6	0.0	56.5	3.0	0.0	11.0	0.0	0.0	0.0	56.6	0.0	0.0	0.0	3.0
2018	PH 9	250	157.6	0.0	54.9	3.0	0.0	11.2	88.5	0.0	16.9	20.2	17.8	0.0	0.0	3.0
2019	PH 10	250	100.2	21.8	34.6	3.0	8.5	9.3	23.0	21.8	0.0	0.0	34.6	0.0	8.5	3.0
2020	PH 11	125	198.6	63.2	0.0	3.0	0.0	3.1	129.3	63.2	0.0	0.0	0.0	0.0	0.0	3.0
TOTAL		2,500	1,080	85.0	453.7	15.0	16.5	80.4	429.4	85.0	16.9	261.7	152.4	22.7	16.5	15.0



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
575 Double Eagle Court
Reno, NV. 89521
Tel 775.823.4068
Fax 775.823.4069

Property Owner Application to Request Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Area (FSA) for submission to the Regional Planning Commission (RPC) or the Regional Planning Governing Board (RPGB)

Pursuant to the *Regional Planning Governing Board Regulations on Procedure, Section II.B*, this application is for use by property owners to request consideration to amend the boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA). Within the regulations identified above, the evaluation process and schedule are outlined. A copy of the regulations can be obtained by contacting the Truckee Meadows Regional Planning Agency (TMRPA) at 775-321-8385, located at 1105 Terminal Way, Suite 316, Reno, Nevada 89502. The document is also located on the TMRPA website: www.tmrpa.org.

There are 5 PARTS of this application to complete:

- ☐ **PART 1: PROPERTY OWNER DECLARATION OF INTENT.** Property owner declaration of intent contact information, and property identification (which clearly identifies the property (ies) included in this application, their location and their legal owners, refer to page 3).

- ☐ **PART 2: OWNER AFFIDAVIT.** Two original notarized affidavits per property owner declaring legal authority to exercise this application and be responsible for all fees associated with this application (refer to page 5).

- ☐ **PART 3: EVALUATION CRITERIA.** A proposal addressing all of the evaluation criteria listed in this application and relevant policies contained in the comprehensive Regional Plan (refer to page 7).

- ☐ **PART 4: LOCAL GOVERNMENTS QUESTIONNAIRES.** A local government supplemental questionnaire must be attached for the jurisdiction in which you wish the property to be included (refer to page 10, 11, and 12).

- ☐ **PART 5: FEES AND PROCESS.** There is a minimum fee of $4,070.00. Checks must be made payable to TMRPA.

  If the resulting governing body is either the City of Reno or Sparks, an additional fee of $3,750.00 is required. Checks for this fee must be made payable to the applicable city. Currently, Washoe County does not have a fee associated with this process. In the future, Washoe County may elect to adopt fees associated with this process. Contact the Washoe County Community Development Department at 775-328-3600 for more information.

  Any fee associated with this process may change without notice. Please confirm fees prior to submitting an application. No applications will be accepted without the collection of these fees.

  In addition to the TMRPA fee outlined above, actual costs will be tracked during the review process. More complex applications may create additional TMRPA costs. Therefore additional fees in excess of the fees outlined above may be levied at the end of the process. The property owners listed in this application will be responsible for all fees.

This application must be complete in all respects before the Regional Planning Commission (RPC) will take action. Within 15 days of receipt, the Regional Planning Agency will transmit a written notification to the contact person for this application regarding the application's completeness. In the event the application is incomplete or contains discrepancies, the Truckee Meadows Regional Planning Agency (TMRPA) will in its notification set forth the deficiencies. No administrative action will be taken on incomplete applications. In the event that the deficiencies are not rectified within 90 days from the written notification, the application will be deemed denied and all fees will be forfeited.

Required copies:

- 2 original TMSA or FSA applications containing signed original affidavits
- 6 duplicate applications (photocopies)

This application will be processed in accordance with but not limited to NRS 278.0272 (Development, review and amendment of regional plan; public hearings required), NRS 278.0276 (Adoption of Regional Plan) and the adopted *Regional Planning Governing Board Regulations on Procedure.*

Completed applications may be returned to the Truckee Meadows Regional Planning Agency or the Community Development Departments at either Reno, Sparks, or Washoe County. Contact information is below.

City of Reno
Community Development Department
One East First Street, 2nd Floor
Reno, NV 89501
(775) 334-2063

Truckee Meadows Regional
Planning Agency
1105 Terminal Way, Suite 316
Reno, NV 89502
(775) 321-8385

Washoe County
Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512
(775) 328-3600

City of Sparks
Community Services Department
431 Prater Way
Sparks, NV 89432
(775) 353-2340

PART 1: PROPERTY OWNER DECLARATION OF INTENT

I am applying for a modification to the boundary of the: (check only one)

☒ TMSA ☐ FSA

Specifically I seek ☐ inclusion in or ☒ exclusion from:

☒	Reno TMSA/Sphere of Influence	☐	Reno FSA
☐	Sparks TMSA/Sphere of Influence	☐	Sparks FSA
☐	Washoe County TMSA	☐	Washoe County FSA

Please complete a proposal addressing the criteria listed on page 7 of this application. In addition, you are required to complete the appropriate supplemental questionnaire that corresponds to the jurisdiction you wish to be included in.

Property Owner Name(s) Robert W. & Nanette H. Marshall

Address 625 Onyo Way, Sparks NV 89441

Phone Number

Fax Number

Email Address

Applicant/Representative Name (if different from above) Kenneth Krater

Address 901 Dartmouth Drive, Reno NV 89509

Phone Number (775) 815-9561

Fax Number (775) 786-2702

Email Address ken@kraterconsultinggroup.com

All of the parcels to be considered in this application must be clearly identified. A map is required that clearly identifies the boundaries of each property. In addition, the following must be completed:

Street address(es) of the property (if applicable):

9055 Winnemucca Ranch Road, Reno NV 89510

Number of parcels included in the request:

Three Parcels
079-220-37
079-220-26
079-220-23

Assessor's parcel number(s):

079-220-37	800 Acres
079-220-26	40 Acres
079-220-23	240 Acres
	1,080 Acres

Attach a separate sheet if necessary

PART 2: OWNER AFFIDAVIT

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Assessor's parcel number(s):

079 - 220 - 37
079 - 220 - 26
079 - 220 - 27

I, _____,
being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Community Development Departments or TMRPA staff. I have read the *Regional Planning Governing Board Regulations on Procedure* and am aware of the fees. I understand that I am responsible for all levied fees associated with this application.

Two (2) original notarized affidavits are required for each property owner. The undersigned declares the legal authority to exercise this application and is responsible for all fees associated with this application

*Owner refers to the following (please mark appropriate box);

- ☒ Owner
- ☐ Corporate officer/partner *(provide a list of corporate officers in addition to a copy of record document indicating authority to sign)*
- ☐ Power of Attorney *(provide copy of Power of Attorney)*
- ☐ Owner Agent *(provide notarized letter from property owner giving legal authority to agent)*
- ☐ Property Agent *(provide copy of record document indicating authority to sign)*
- ☐ Letter from government agency with stewardship

Signed: Robert W. Marshall
Address: 625 Onyx Way
Sparks, NV, 89441

(Notary Stamp)

Subscribed and sworn to before me this 27th day of April, 2017.

Notary Public in and for said county and state

My commission expires: 9-9-2017

MARGARITE L. ROMA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-71104-2 - Expires September 9, 2017

PART 2: OWNER AFFIDAVIT

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Assessor's parcel number(s):

079-220-37
079-220-26
079-220-27

I, _____,

being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Community Development Departments or TMRPA staff. I have read the *Regional Planning Governing Board Regulations on Procedure* and am aware of the fees. I understand that I am responsible for all levied fees associated with this application.

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- ☐ Owner Agent *(provide notarized letter from property owner giving legal authority to agent)*
- ☐ Property Agent *(provide copy of record document indicating authority to sign)*
- ☐ Letter from government agency with stewardship

Signed: Robert A. Marshall

Address: 425 Onyx Way
Sparks, NV, 89441

(Notary Stamp)

Subscribed and sworn to before me this
27th day of April, 2017.

Notary Public in and for said county and state

My commission expires: 9-9-2017

MARGARITE L. ROMA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-71104-2 - Expires September 9, 2017

PART 2: OWNER AFFIDAVIT

STATE OF NEVADA)
)
COUNTY OF WASHOE)

Assessor's parcel number(s):

079-220-37
079-220-26
079-220-27

I, _____,
being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Community Development Departments or TMRPA staff. I have read the *Regional Planning Governing Board Regulations on Procedure* and am aware of the fees. I understand that I am responsible for all levied fees associated with this application.

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*Owner refers to the following (please mark appropriate box);

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- ☐ Owner Agent *(provide notarized letter from property owner giving legal authority to agent)*
- ☐ Property Agent *(provide copy of record document indicating authority to sign)*
- ☐ Letter from government agency with stewardship

Signed: Robert Marshall

Address: 625 Onyo Way
Sparks, NV, 89441

(Notary Stamp)

Subscribed and sworn to before me this 27th day of April, 2017.

Notary Public in and for said county and state

My commission expires: 9-9-2017

MARGARITE L. ROMA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-71104-2 - Expires September 9, 2017

PART 3: EVALUATION CRITERIA

TMSA or FSA EVALUATION CRITERIA CHECKLIST

The following checklist is designed to assist with the completion of PART 3 of this application, property owner's proposal for TMSA or FSA modification. The check boxes on the left side of the page are for use by the property owner to ensure that all criteria have been addressed.

Check if completed			*For staff only* Local Govt	RPA
☑		Need	☐	☐
		I. Regional Form & Pattern		
☑		A. Relationship with existing service area	☐	☐
☑		B. Consistency with goals, policies, and principles	☐	☐
☐	N/A	C. Transportation corridors	☐	☐
☐	N/A	D. Clear, logical boundary	☐	☐
		II. Natural resource management		
☑		A. Development constraints	☐	☐
☑		B. Streams and drainages	☐	☐
☑		C. Connected open space	☐	☐
☐	N/A	D. Urban/rural interface	☐	☐
		III. Public services and infrastructure		
☑		A. Leveraging existing services and facilities	☐	☐
☐	N/A	B. Service and infrastructure plans	☐	☐
☐	N/A	C. Priorities	☐	☐
☐	N/A	D. Additional infrastructure	☐	☐
☐	N/A	E. Cost of service	☐	☐
		Other Criteria		
☐	N/A	IV. Cumulative effects	☐	☐
☑		V. Requests to not remove property from the TMSA	☐	☐
☑		VI. Relevant policies in the adopted Regional Plan including but not limited to Policy 1.1.7 (and all subsections)	☐	☐
		Supplemental Questionnaire (select one jurisdiction only)		
☐		City of Reno	☐	☐
☐		City of Sparks	☐	☐
☑		Washoe County	☐	☐

TMSA or FSA EVALUATION CRITERIA

Each application must consider and describe how relevant policies in the adopted Regional Plan will be addressed. All applications must address policy 1.1.7.

In addition, each application must address **all** of the criteria listed below. Use the checklist on page 6 to ensure applications are complete. Please use the headings and format listed below to organize the submission.

NEED

Is Reno, Sparks, or Washoe County willing to accept the proposal as part of its designated portion of the TMSA or FSA? If the proposal were adopted, how much more could that local government expand its portion of the TMSA or FSA? Yes, Washoe County is willing to accept the property and supports the request to rollback the sphere of influence and have the TMSA fall within the county.

SPATIAL/LOCATIONAL CRITERIA

I. Regional Form & Pattern

A. Relationship with existing service area. If the proposal were approved, what would be the relationship between the new TMSA or FSA area and uses in the existing TMSA or FSA? How much opportunity for synergy and interaction would exist between the new and existing areas? The property in question is □□ miles away from the I□□□/I□□□□ system interchange and far away from all City of Reno services. Minimal services will be needed with the propsosed rural type development.

B. Consistency with goals, policies, and principles. To what extent would the proposal be consistent with the goals, policies, and principles on regional form set forth in the Regional Plan? What is the distance from the nearest TOD corridors and regional centers or emerging employment centers (EECs) and the two downtown centers? To what extent would residents and businesses in the proposed area be able to take advantage of services and uses in existing and planned corridors and centers? Development of roughly □□acre lots will be entrirely consistent with all regional plan goals, policies, and principles.

C. Transportation corridors. To what extent would the adoption of the proposal create an opportunity to extend an existing TOD corridor?
Not applicable and it would make □ero sense to extend a TOD corridor to this property.

D. Clear, logical boundary. If the proposal were approved, would the resulting TMSA or FSA boundary give local governments and service providers a clear, logical boundary to administer?
Rolling back Reno's Sphere of Influence will result in a logical boundary as this property will then be developed in the county as a rural type development requiring minimal services, indicative of the county.

II. Natural Resource Management

A. Development constraints. How much of the area included in the proposal consists of slopes over 30 percent, significant water bodies, flood ways, flood zones, critical habitat, special management areas, and other development constraints? How is the balance of the area configured? Only a small portion of the property is identified as development constrained. But a more rural type development will be far more consistent with the availability of services.

B. Streams and drainages. What is the relationship between the area included in the proposal and major streams and drainages? What is the condition of streams and drainages in and around the area? A major drainageay crosses Winnemucca Ranch Road at the west end of the property. The road crossing was wiped out in this years major January storm; highlighting the lack of infrastructure.

C. Connected open space. If the proposal were adopted, would it break up large, connected areas of open space that may be important for continuity of wildlife habitat?
Wildlife habitat would be neagtively impacted if the project were developed to urban densities.

D. Urban/rural interface. Given the size of the proposed area, would it add a disproportionate amount of urban/rural interface area?

This will be a moot point if the request is approved.

III. Infrastructure & Services

A. Leveraging existing services and facilities. To what extent is the area included in the proposal adjacent to or contiguous with existing urban/suburban areas that could provide services and facilities, and provide logical starting points for extension of services and infrastructure? To what extent could existing services and facilities provide service to the proposed area?
There are no significant services in this area or anywhere near this area.

B. Service and infrastructure plans. To what extent are necessary services and infrastructure included in existing, approved master plans, facilities plans, similar plans, and/or capital improvement programs (CIPs)? How feasible would it be to provide all necessary services and infrastructure? Who would provide them, when, and how?
See above.

C. Priorities. What would be the effect on existing CIPs and facilities plans of providing services and infrastructure to the proposed area? How would the provision of services and infrastructure affect already-established priorities, particularly with respect to infill opportunities elsewhere in the region?
See above.

D. Additional infrastructure. How would the proposal affect plans and opportunities for creating parks, bikeways, greenbelts, flood ways, drainage ways, recreational trails, and multi-purpose corridors? A rural type development would allow existing floodways and drainageways to continue in their natural state and opportunity would exist to create receational trails to enjoy the natural beauty of the area.

E. Cost of service. In terms of per-unit and/or per-capita costs, would the capital and operating costs of providing services and infrastructure be higher, lower, or about the same as they are within the existing TMSA or FSA, considering both monetary and non-monetary costs? How would monetary costs (capital and operating) be defrayed?
Costs will be minimal with a rural type development.

OTHER CRITERIA

IV. Cumulative effects. Considering other known proposals to include adjacent property or other property in the same vicinity in the TMSA or FSA, what would be the additive effects of those proposals on regional form, natural resource management, and public services and infrastructure? Although a significant property will remain to the west in the city's sphere of influence, cumulative affects will be positive.

V. Requests to not remove property from the TMSA or FSA. Did the affected property have a land use designation at the time of the 2002 update (May 9, 2002) that would have allowed division of the property into parcels smaller than five acres? Did the affected property have a land use designation on May 9, 2002, that would not have allowed division into parcels smaller than five acres?

The Reno Master Plan land use for the property is Special Planning Area that allows all types of uses.

VI. Relevant policies in the adopted Regional Plan. Please address at a minimum policy 1.1.7., including all subsections. Are there any other policies in the Regional Plan that apply to this request? Please describe.

See attached.

Property Owner Application to Request Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA)

Washoe County Supplemental Questionnaire

*Please attach a proposal addressing the following questions **in addition** to those criteria listed on page 7 of this application.*

1. Is the requested TMSA or FSA amendment a logical extension of unincorporated development? Yes

2. Is the requested TMSA or FSA amendment consistent with the applicable Area Plan, or will an amendment be needed for anticipated future development? Yes

3. Will the requested amendment create future "service islands" for public safety services such as sheriff and fire? No

4. Does the request provide for a logical extension of utility services (water, sewer)? N/A

5. Does the proposal provide a benefit for Washoe County? Yes, by eliminating urban development in a rural area.
   a. For example, will the costs of future development be borne through special assessments or developer-funded improvements? N/A
   b. Will future development be fiscally positive? Yes, as minimal infrastructure will be required.
   c. Are there unique values or characteristics to the area or future anticipated development that will benefit Washoe County? The proposed request will protect the rural nature of the area and quality of life that folks in this area now enjoy.

The supplemental application requested by the Washoe County is for use in local government analysis only; the Regional Planning Agency will not evaluate proposals for amending the TMSA or FSA against the criteria and analysis required by the local government. For questions regarding this supplemental questionnaire, please contact the Washoe County Community Development Department at (775) 328-3600.

*For more information on fees, refer to the Fact Sheet entitled *Fees for Private Property Owner Applications (PPOs) to Request an Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA)* and page 12.

PART 5: FEES AND PROCESS

FEES

NRS 278.0265 authorizes the Regional Planning Governing Board (RPGB) to "establish and collect reasonable fees for the provision of any service that is authorized pursuant to the provisions" of statute that describe regional planning in Washoe County. On July 19, 2007, the RPGB approved fees regarding private property owner requests to amend the TMSA/FSA

There is a minimum fee of $4,070.00. Checks must be made payable to the TMRPA.

If the resulting governing body is either the City of Reno or Sparks, an additional fee of $3,750.00 is required. Checks for this fee must be made payable to the applicable city. Currently, Washoe County does not have a fee associated with this process. In the future, Washoe County may elect to adopt fees associated with this process. Contact the Washoe County Community Development Department at 775-328-3600 for more information.

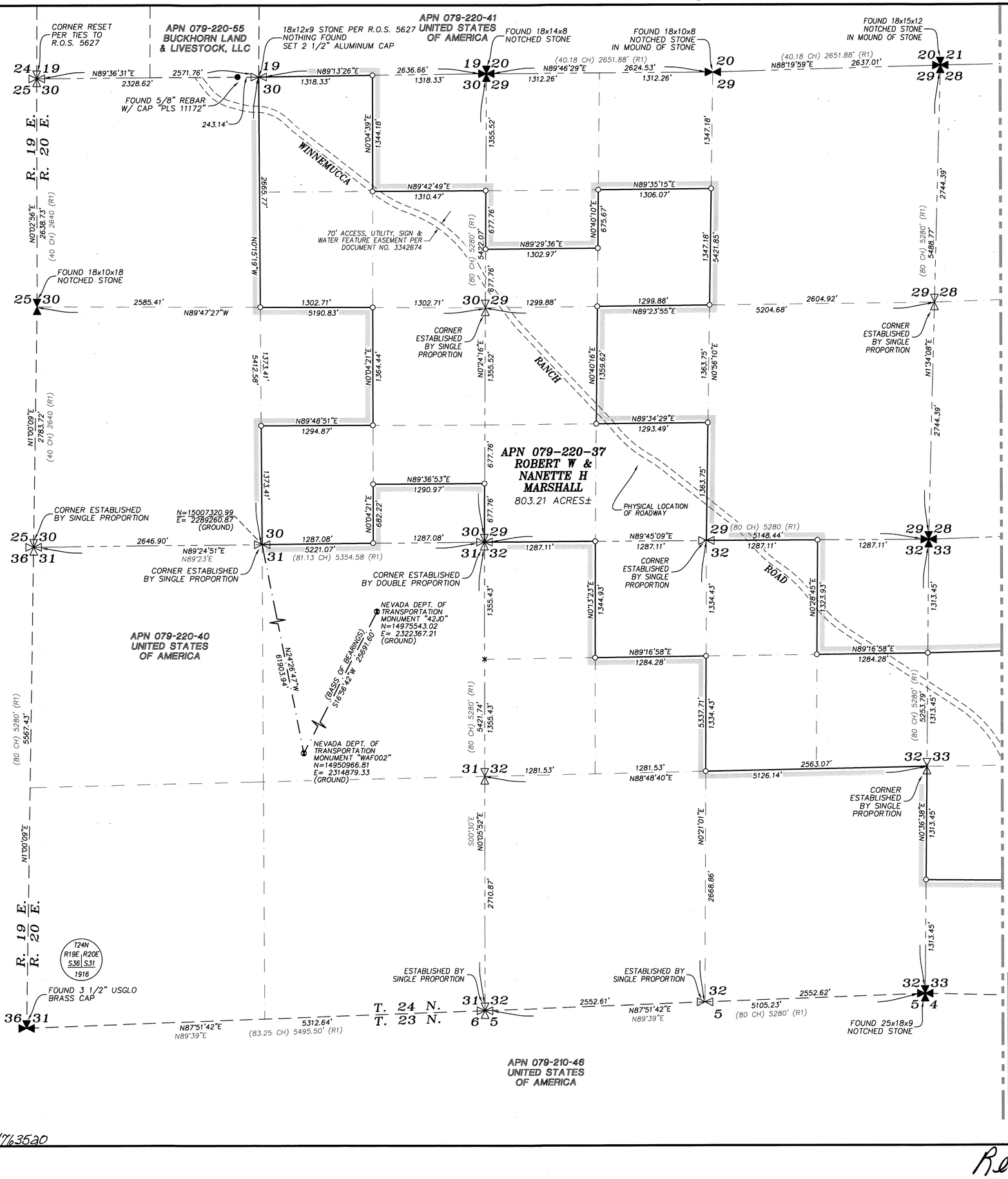
Any fee associated with this process may change without notice. Please confirm fees prior to submitting any application. No applications will be accepted without the collection of these fees.

In addition, actual costs will be tracked during the review process. More complex applications may create additional TMRPA costs. Therefore additional fees in excess of the fees outlined above may be levied at the end of the process. The property owners listed in this application will be responsible for all fees. More information on fees are provided in the Fact Sheet entitled *Fees for Private Property Owner Applications (PPOs) to Request an Amendment to the Boundaries of the Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA)* .

PROCESS

On July 19, 2007 the Regional Planning Governing Board approved a set of regulations to govern the process for requests to amend the TMSA/FSA. The evaluation process and schedule is outlined in *the Regional Planning Governing Board Regulations on Procedure, Section ll.B* . A copy of *the Regional Planning Governing Board Regulations on Procedure* can be obtained by contacting the Truckee Meadows Regional Planning Agency at 775-321-8385, located at 1105 Terminal Way, Suite 316, Reno, Nevada 89502. The document is also located on the TMRPA website: www.tmrpa.org.

5885



0 300 600 1200

SCALE:1"=600'

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94–HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TO NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) MONUMENTS "42JD" AND "WAF002". THE BEARING BETWEEN "42JD" AND "WAF002" IS TAKEN AS SOUTH 16°56'42" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID–TO–GROUND FACTOR = 1.0001895710.

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND PLSS CORNERS AS NOTED
- DIMENSION POINT – NOTHING FOUND OR SET
- SET 5/8" REBAR & CAP "PLS 19716"
- SET 3 1/3 ALUMINUM CAP SECTION CORNER "PLS 19716"
- SET 2 1/2" ALUMINUM CAP 1/4 CORNER "PLS 19716"
- GPS CONTROL POINTS (SEE BASIS OF BEARINGS)
- (80 CH) 5280 (R1) — RECORD DIMENSIONS & REFERENCE NUMBER
- BOUNDARY
- GRAPHIC BORDER
- PUBLIC LAND SURVEY SYSTEM LINES
- PLSS ALIQUOT PART LINES
- ADJACENT PARCEL
- TIE
- EASEMENT

SURVEYOR'S CERTIFICATE:

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT W. & NANETTE H. MARSHALL;
2. THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 27, THE SE 1/4 OF SECTION 28, THE W 1/2 OF SECTION 29, THE EAST 1/2 OF SECTION 30, THE NORTH 1/2 OF SECTION 32 AND SECTION 33, TOWNSHIP TWENTY–FOUR (24) NORTH, RANGE TWENTY (20) EAST, MOUNT DIABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON SURVEY WAS COMPLETED ON NOVEMBER 12, 2017.
3. THIS MAP COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.

DANIEL A. BIGRIGG, P.L.S.
NEVADA CERTIFICATE NO. 19716

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
DANIEL A. BIGRIGG
Exp. 12-31-18
No. 19716

11/14/2017

FILE NO. 4763520
FILED FOR RECORD AT THE REQUEST OF Wood Rodgers Inc
ON THIS 15th DAY OF November
2017 AT 01 MINUTES PAST 9
O'CLOCK A.M., OFFICIAL RECORDS
OF WASHOE COUNTY NEVADA.
Lawrence R Burtness
COUNTY RECORDER
BY: A. Beasley
DEPUTY
FEE: 40.00

RECORD OF SURVEY
FOR
ROBERT W & NANETTE H MARSHALL

SITUATE WITHIN THE W 1/2 OF SECTION 27, THE SE 1/4 OF SECTION 28,, THE SE 1/4 OF SECTION 28, THE W 1/2 OF SECTION 29, THE E 1/2 OF SECTION 30, THE NORTH 1/2 OF SECTION 32 & SECTION 33 TOWNSHIP 24 NORTH, RANGE 20 EAST, M.D.B.M.
WASHOE COUNTY NEVADA

JOB NO. 3550.001

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

SHEET 1 OF 2

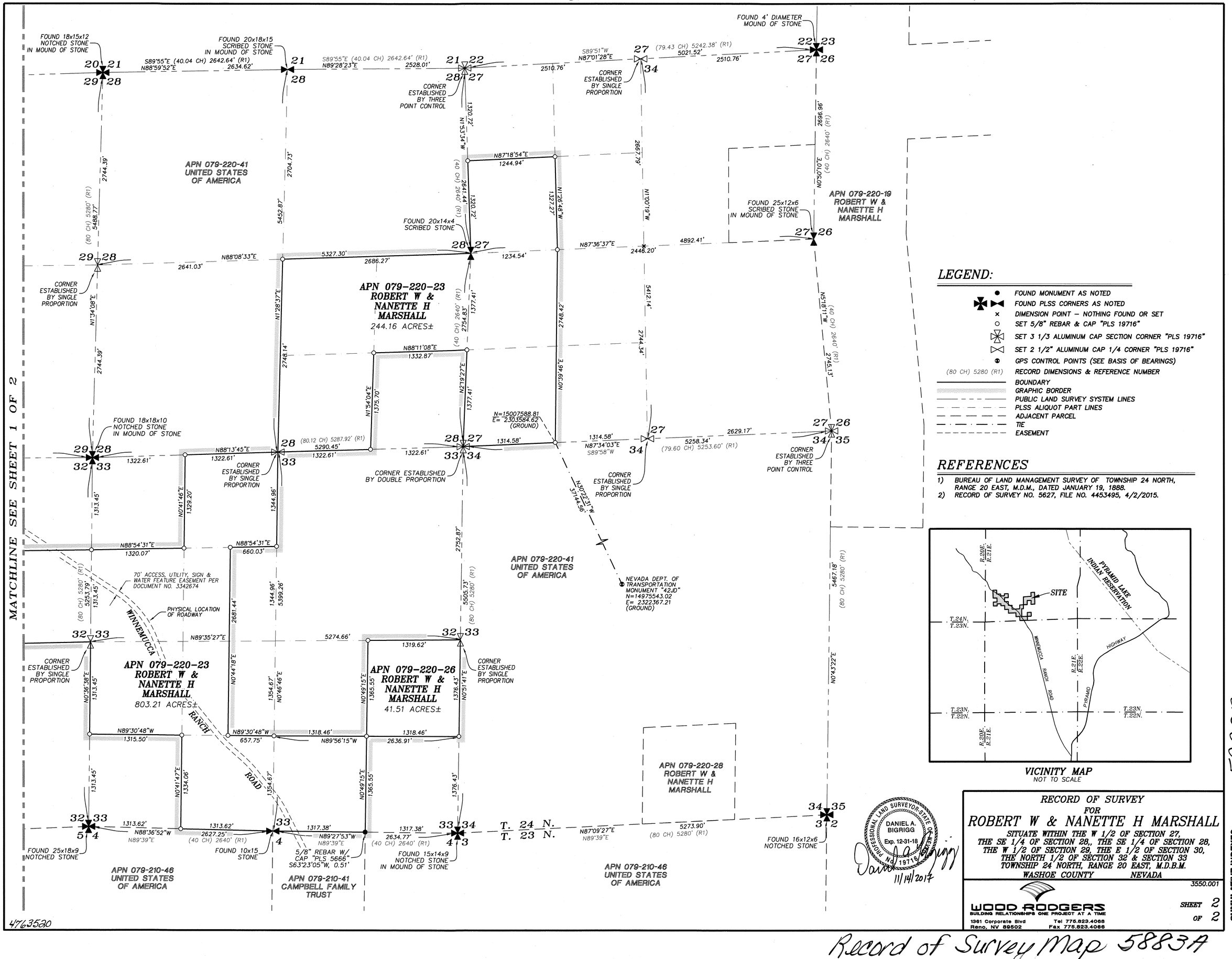
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5883

4763520

Record of Survey Map 5883

4E889



LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND PLSS CORNERS AS NOTED
- × DIMENSION POINT – NOTHING FOUND OR SET
- ○ SET 5/8" REBAR & CAP "PLS 19716"
- SET 3 1/3 ALUMINUM CAP SECTION CORNER "PLS 19716"
- SET 2 1/2" ALUMINUM CAP 1/4 CORNER "PLS 19716"
- GPS CONTROL POINTS (SEE BASIS OF BEARINGS)
- (80 CH) 5280 (R1) RECORD DIMENSIONS & REFERENCE NUMBER
- BOUNDARY
- GRAPHIC BORDER
- PUBLIC LAND SURVEY SYSTEM LINES
- PLSS ALIQUOT PART LINES
- ADJACENT PARCEL
- TIE
- EASEMENT

REFERENCES

1) BUREAU OF LAND MANAGEMENT SURVEY OF TOWNSHIP 24 NORTH, RANGE 20 EAST, M.D.M., DATED JANUARY 19, 1888.
2) RECORD OF SURVEY NO. 5627, FILE NO. 4453495, 4/2/2015.

VICINITY MAP
NOT TO SCALE

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SHEET 2 OF 2

58834

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Record of Survey Map 58834