

Mario Road

Master Plan Amendment and Regulatory Zone Amendment



Prepared by:



May 15, 2018

Mario Road

Master Plan Amendment

and

Regulatory Zone Amendment

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Mario Road Master Plan Amendment and Zone Change

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Washoe County Development Application
MPA Application
RZA Application
Owner Affidavit
Preliminary Title Report
Proof of Property Tax Payment

Mario Road Master Plan Amendment and Zone Change

Introduction

This application includes the following requests:

- A **Master Plan Amendment** to redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR)
- A **Regulatory Zone Amendment** to rezone 0.49± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and to redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR).

This request therefore amounts to a swap of land use designations on similarly-sized land areas. No additional density is associated with this request.

Project Location

The Mario Road site (portions of APNs 038-560-28; 038-560-29; 038-656-08) consists of 0.99± acres located on the south side of Mario Road, east of Arentz Court. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

Mario Road Master Plan Amendment and Zone Change

Existing Conditions

The project area itself is vacant. Of the three affected parcels, one is occupied with a dwelling and associated buildings. The other two parcels are fully vacant. Surrounding land uses are residential, although the project area is also bordered by a TMWA ditch. Interstate 80 and the railroad track pass to the north of the site. The site is accessed via Mario Road, which connects to the neighborhood to the west.

In general, the site slopes down from south to north. The project area includes only moderate grades but the overall area exhibits considerable topography. The surrounding area is developed to a suburban density and includes a suburban-style road network. Figure 2 (below) contains photographs showing the property.



View of site from Mario Road, looking east

Figure 2 – Existing Conditions

Mario Road Master Plan Amendment and Zone Change



View of site from Mario Road, looking south



Looking southeast across site from Mario Road/Arentz Court intersection

Figure 2 – Existing Conditions (continued)

Mario Road Master Plan Amendment and Zone Change

Request Summary

This application includes two land use requests: a Master Plan Amendment (MPA) and a Regulatory Zone Amendment (RZA). The request amounts to a swap of land use designations, on two adjacent land areas. There is no net increase in development potential or density with this change. Figure 3 provides a simple graphic showing the net result of the proposed change zoning change. Figures 4 and 5 provide specific detail on existing and proposed designations. Please note the boundaries shown in Figure 3 are approximate. For precise boundaries, refer to the engineering drawing provided with this application.

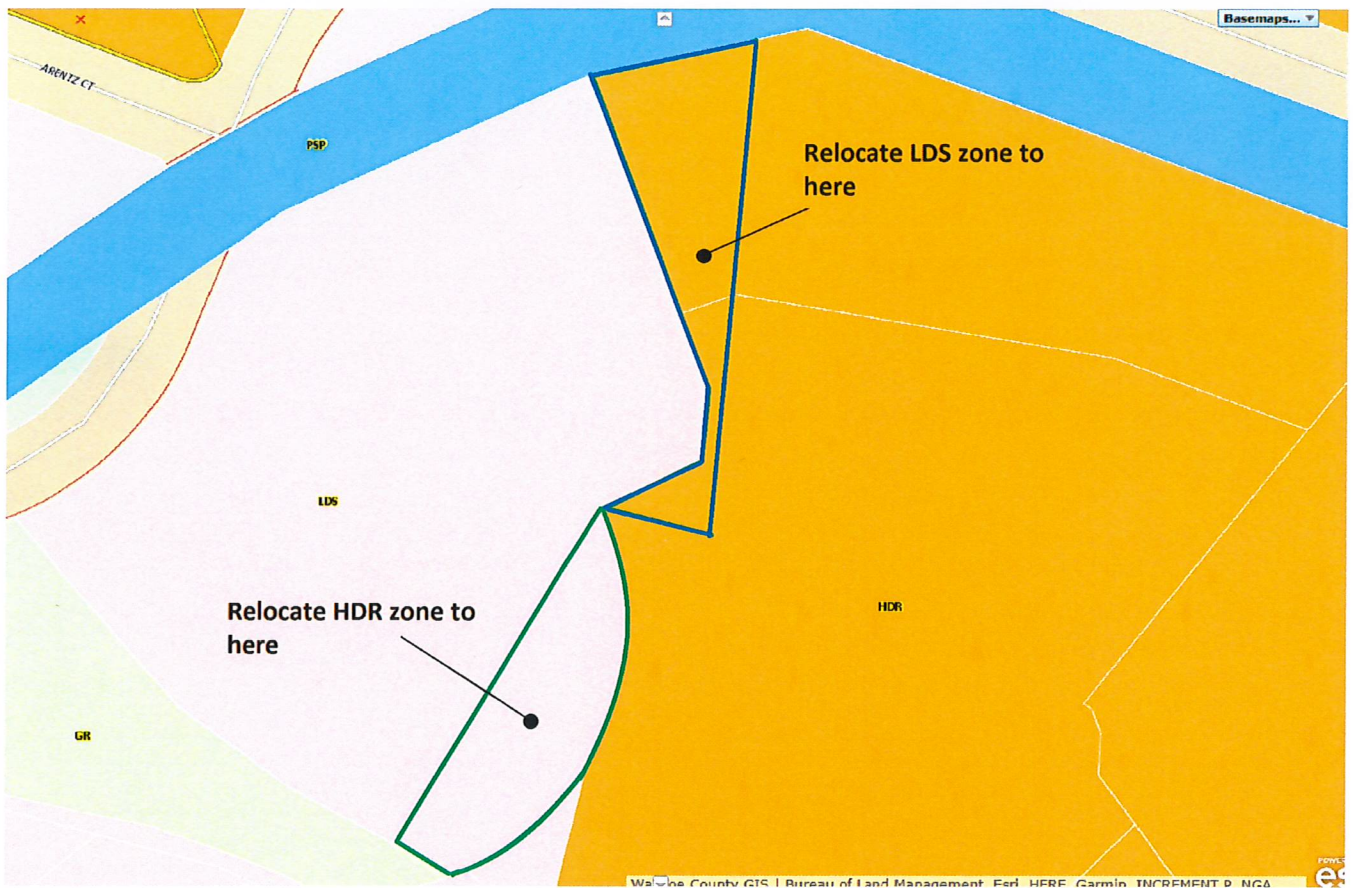


Figure 3 Proposed Mapping Change

Mario Road Master Plan Amendment and Zone Change

The purpose of this request is to rationalize the zoning boundaries. The existing boundaries of both the parcels and the zones are highly irregular, making it difficult to design housing lots that adhere to the zoning boundaries. This zone swap will allow for a reasonable and regular lot layout, without changing the development density of the area.

An additional consideration is that the area is not served by a sewer system. All houses in the area will be connected to a septic tank. These tanks require leach fields and associated setbacks. This zone swap will allow for more effective placement of septic systems.

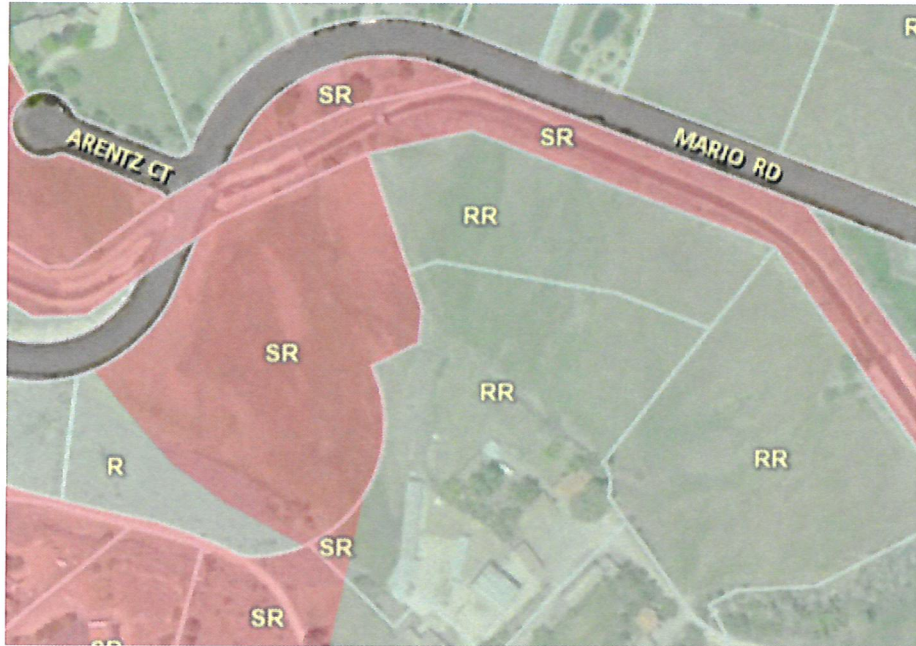
Master Plan Amendment

It is proposed to redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR). In effect, equal sized parcels of land are trading Master Plan designations. The Master Plan designations for the area therefore retain their overall sizes and intensities.

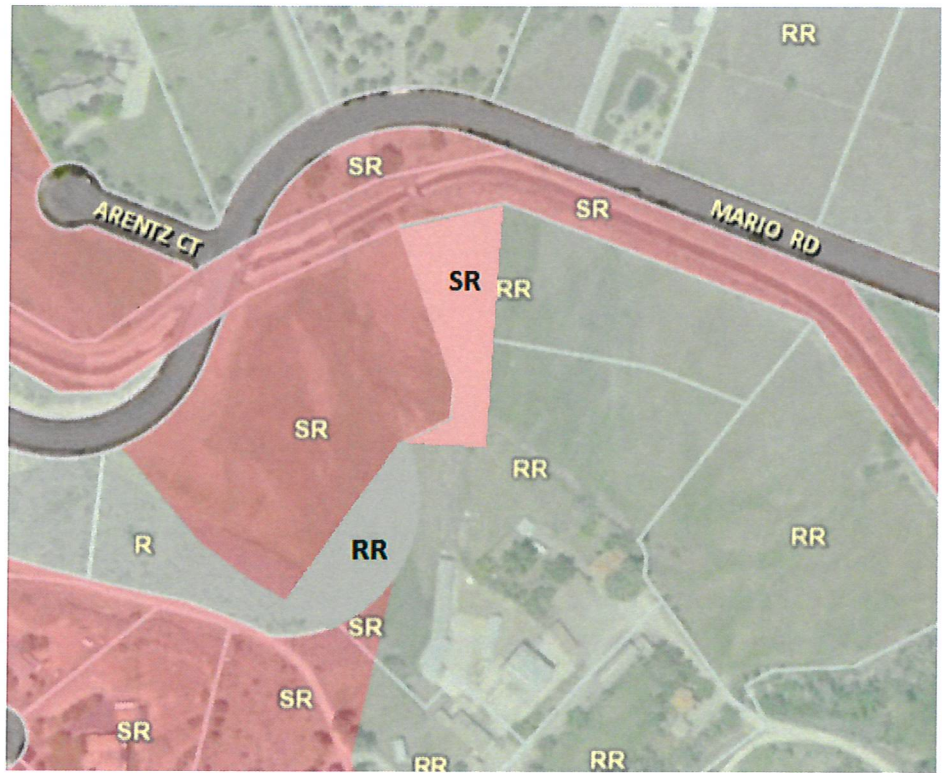
Figure 4, on the following page, shows existing and proposed Master Plan designations. Note that the proposed change does not introduce new designations to the area. It simply rearranges the existing designations in a manner that allows for more rational zoning boundaries and therefore more rational development.

Note also the existing designations do not follow predictable boundaries due to topography and convoluted parcel lines. Amending the boundaries will therefore not disrupt any existing plan or layout.

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Existing Master Plan designations



Proposed Master Plan designations

Figure 4 – Existing/Proposed Master Plan Designations

Mario Road Master Plan Amendment and Zone Change

The proposed change will allow the site to be developed in a rational manner that does not result in oddly configured lots, driveways, and utility layouts.

This proposed change does not introduce new uses to the area, nor does it increase the density of development. The site qualifies for the same number of housing units in both the existing and proposed condition.

This request is very modest in size and does not result in a substantial change to the Master Plan. Nonetheless, there are policies in the Washoe County Master Plan that are relevant to the request. These policies are listed and addressed below:

LUT.2.1 Ensure that existing and proposed land uses are compatible.

This request does not introduce any new land uses or land use designations to the area. The proposed land use designations are already present in the area. They have already been deemed compatible.

LUT.3.3 Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

This request conforms to this policy. Density is not increased with this request.

LUT.3.4 Strengthen existing neighborhoods and promote infill development.

This request promotes infill development by making the area more suitable for standard residential lots.

LUT.18.1 Design neighborhood circulation to balance the safe and efficient movement of local pedestrian and bicycle traffic with the need to accommodate vehicular traffic.

This request allows for a more rational layout to residential lots in the area. This will allow for logical driveway and road layouts and permit safe traffic patterns.

Verdi Area Plan

The site is contained within the Verdi Area Plan. This Plan establishes constraints and goals for area development. This request conforms with the Area Plan in the following manner:

Goal One: The pattern of land use designations in the Verdi Area Plan Rural Character Management Area will implement and preserve the community character described in the Character Statement.

This request maintains the existing land use pattern for the area.

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Goal Eleven: The pattern of land use designations in the Verdi Area Plan will implement and preserve the community character described in the Character Statement.

This request does not alter the community character. This change is too small to produce any significant changes to the area and it does not increase the development potential for the area.

Policy V.28.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Verdi Citizen Advisory Board (CAB) shall be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.

This request does not change either the Vision and Character Statement or Goal 1 of the Area Plan.

Policy V.28.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

This request revises the layout of land uses, it does not introduce new density to the area or seek to establish zoning categories that are not already in place in the area. In other words, there is no 'change of land use'. As such, it could be argued that this policy is not directly relevant. However, in the interest of thoroughness, it is addressed here.

a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Verdi planning area, as determined by the Washoe County Department of Water Resources and Community Development staff;

The site has had residential zoning for many years. This request seeks to use the existing zoning and density allowance but move zoning boundaries to allow for a more rational site layout. Utility needs for any future development are the same as currently utilized by neighboring lots.

Discussions with County staff indicate the property is suitable for the installation of domestic water and septic systems. It will be the responsibility of the property owner to prove that any future development plans function properly and meet health department regulations. This includes percolation tests, leach field designs, setbacks from wells, etc.

b. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts;

Preliminary discussions with County staff, including Water Resources and Health Department personnel, indicate this area is suitable for residential development, consistent with existing development in the area.

This request will be reviewed by all relevant County staff. Any future development will adhere to the requirements.

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c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Verdi planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination;

This request does not increase the site density allowance. Therefore, no additional impacts are generated with this request.

d. If the proposed change will result in a drop below the established policy level of service (as established by Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP);

This request does not result in any new impacts, beyond what is already allowed by the existing zoning.

e. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP); and,

Roads are generously sized for the limited traffic in the area. This request does not generate new impacts.

f. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

This request does not introduce any commercial uses to the area.

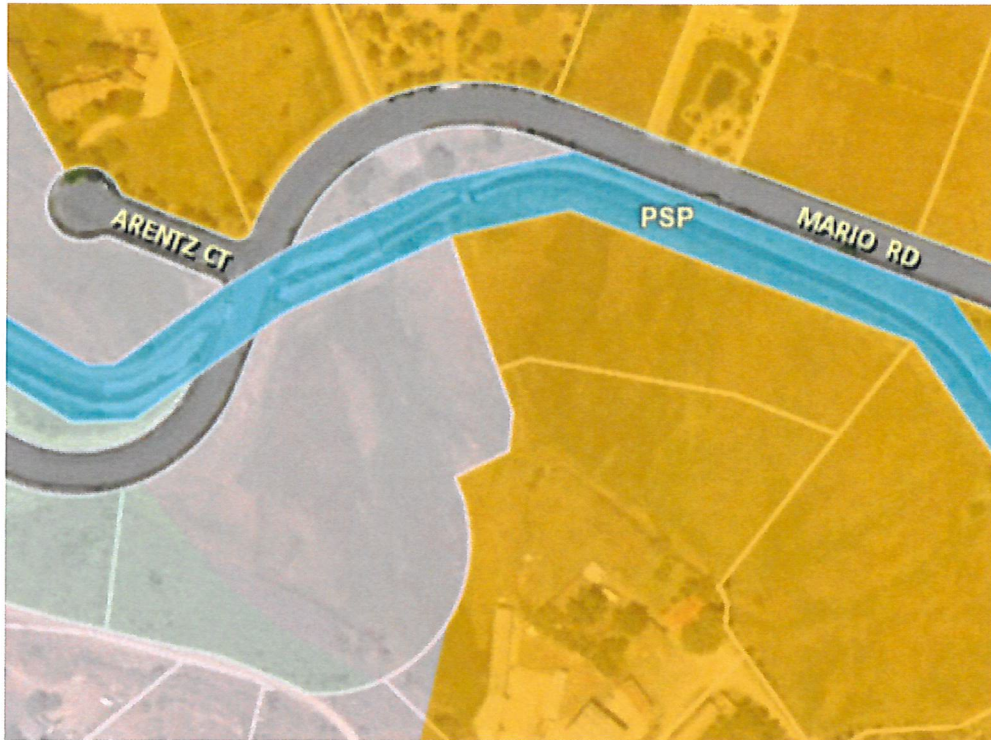
Regulatory Zone Amendment

The second component of this request is a Regulatory Zone Amendment (RZA). Similar to the MPA, this zoning amendment is a swap of areas. This RZA follows exactly the same boundaries as the MPA described above.

In summary, the RZA seeks to move 0.49 ± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and to redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR).

Figure 5 (following page) depicts the existing zoning and the proposed zoning for the project site.

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Existing Zoning Designation



Proposed Zoning Designation

Figure 5 – Existing and Proposed Zoning

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Development Issues

These MPA and RZA requests do not grant an entitlement to any development. Actual development of the site is subject to review by Washoe County for zoning compliance and health department compliance. Site design and housing lot layouts will be designed to the satisfaction of the Planning, Engineering, and Building Departments.

Note that the property owner is concurrently pursuing parcel maps and single-family housing layouts for the property. Applications relating to this are being submitted to Washoe County for review and include 11 parcels. This same unit count of 11 parcels is allowed under the current zoning layout. However, the change requested here allows for a simplified, rational layout.

- **Road Access**

The site is served by existing roads and is adjacent to Mario Road. Mario Road is built to current subdivision standards. Overall traffic generation from the site is well below the threshold for further study, based on Washoe County standards. Eleven houses are estimated to produce 11 peak hour trips, far below the County standard for a traffic study of 80 peak hour trips.

The project site has multiple access points, including from Erminia Road and east and west access points from Mario Road. These multiple access points are more than sufficient to serve the project area.

- **Utilities/Infrastructure**

There are existing well and septic systems on site and throughout the area. These systems will be upgraded where possible, to serve new development. Any systems that do not meet current health and engineering standards will be abandoned. There is no need to extend additional public services to the site.

- **Emergency Services**

The site is already served by REMSA, the Washoe County Sheriff's Office and by area fire stations. The modest size of the property precludes any measurable impacts.

Request Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan

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for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

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

The requested change does not alter the Master Plan designations for the area. All designations included in this request are already present. The proposed amendment is consistent with surrounding uses and designations.

- (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.

The amendment preserves all existing uses, at the present density. Current allowed uses are residential and this will not change with this amendment. There are no compatibility issues raised with this amendment.

- (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.

This amendment is a more desirable utilization of land in that it allows for a more rational, sensible lot layout. Rather than oddly shaped lots this amendment will allow for a more standardized layout. This in turn allows for a more predictable utility layout, safe driveway configurations, and better spacing between residences.

The condition that has changed is that the area has transitioned to suburban-style development over the years. However, this transition occurred through small-scale, uncoordinated development. The result is parcel and zoning boundaries that do not follow a predictable pattern, as a more planned subdivision would. This request is an attempt to rationalize the zoning boundaries for this small project area.

- (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.

This change creates no new demand for services beyond what is already allowed by the zoning. There is no density increase associated with this request.

The area is well served by existing roads. Discussions with County staff indicate the site can develop on well and septic systems, provided Health Department regulations are adhered to.

- (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

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population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The amendment does not alter the growth pattern of the County. The proposed amendment area is very modest in size and this request does not introduce new land use designations.

- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

- **Regulatory Zone Amendment**

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

Similar to the Master Plan discussion, this Zoning Amendment does not introduce new designations to the area. The requested zones are already in place in the area. The amendment is simply swapping two similarly-sized areas.

Because the requested zones are already in place in the area, they have already been found to be compatible with the area. With this zone change, the project site will still match surrounding property in terms of zoning and development potential.

No incompatible zoning interactions are created.

- (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.

Surrounding land uses are residential. This zone change preserves the residential designation (and density) of the project area. No new uses or densities are introduced.

- (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.

This amendment is a more desirable utilization of land in that it allows for a more rational, sensible lot layout. Rather than oddly shaped lots this amendment will allow for a more standardized layout. This in turn allows for a more predictable utility layout, safe driveway configurations, and better spacing between residences.

The condition that has changed is that the area has transitioned to suburban-style development over the years. However, this transition occurred through small-scale, uncoordinated development. The result is

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parcel and zoning boundaries that do not follow a predictable pattern, as a more planned subdivision would. This request is an attempt to rationalize the zoning boundaries for this small project area.

- (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 change creates no new demand for services beyond what is already allowed by the zoning. There is no density increase associated with this request.

The area is well served by existing roads. Discussions with County staff indicate the site can develop on well and septic systems, provided Health Department regulations are adhered to.

- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

As detailed in the *Development Issues* section this report, this amendment, and subsequent development, do not adversely affect the County Master Plan or other property in the area. Partly this is due to the modest size of the project. Also, this amendment does not increase the allowed density of the site. Development of the site at the allowed density is already accounted for in the Master Plan.

- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The amendment promotes orderly growth by creating more rational zoning boundaries, and therefore a more rational lot layout.

The project does not require additional public expenditure on infrastructure.

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

APPENDIX

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: Mario Road MPA and Zone Change			
Project Description: Adjust the boundaries of the existing RR and SR designations and the existing HDR and LDS zones to allow a more rational housing lot layout.			
Project Address: Mario Road, Belli Ranch area			
Project Area (acres or square feet): 0.99 acres			
Project Location (with point of reference to major cross streets AND area locator): East of intersection of Mario Road and Arentz Court.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
portion of 038-656-08	4.70	portion of 038-560-28	4.52
portion of 038-560-29	2.16		
Section(s)/Township/Range: Section 15 T19N R18E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Wei Yang		Name: Rubicon Design Group	
Address: 14920 Chateau Ave.		Address: 1610 Montclair Avenue	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: 775-324-9925	Fax:	Phone: 775-527-6710	Fax:
Email: weiyang9264@yahoo.com		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-527-6710	Other:
Contact Person: Wei Yang		Contact Person: Derek Wilson	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Wei Yang		Name: Hunter Creek Engineering	
Address: 14920 Chateau Ave.		Address: 2216 Dickerson Road	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89503
Phone: 775-324-9925	Fax:	Phone: 775-324-9925	Fax:
Email: weiyang9264@yahoo.com		Email: huntcreek@sbcglobal.net	
Cell:	Other:	Cell: 775-772-4737	Other:
Contact Person: Wei Yang		Contact Person: Michael Burgoyne	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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:

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

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

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

<p>To redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR).</p> <p>This amendment does not increase the development potential of the site.</p>

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?

The amendment allows for a more rational lot layout, including more logical siting of utilities, driveways, and buildings. The amendment therefore 'represents a more desirable utilization of land' per Finding 3 of the Master Plan Amendment Required Findings.

The condition that has changed is that the area has transitioned to suburban-style development over the years. However, this transition occurred through small-scale, uncoordinated development. The result is parcel and zoning boundaries that do not follow a predictable pattern as a more planned subdivision would. This request is an attempt to rationalize the zoning boundaries for this small project area.

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 Mario Road site (portions of APNs 038-560-28; 038-560-29; 038-656-08) consists of 0.99± acres located on the south side of Mario Road, directly east of the intersection with Arentz Court.

A legal description of the site is included with the application materials.

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
portion of 038-656-08	mix SR and R	4.70	mix SR, RR, and R	4.70
portion of 038-560-29	RR	2.16	mix RR and SR	2.16
portion of 038-560-28	mix RR and SR	4.52	mix RR and SR	4.52

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

North	SR
South	RR
East	RR
West	SR and R

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

The project area itself is vacant but parcel -28 contains a single family residence and associated out-buildings.

The site is served by existing roads. Please see the attached application report for more detailed information including site photos and engineering exhibits.

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 project area is surrounded by residential parcels. There is an aquaduct adjacent to the site, owned by TMWA. The requested amendment does not impact the aquaduct in any way and future development will not disturb the aquaduct.

Topography of the project area is gently sloping to the north.

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.)

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

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.)

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

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.)

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

- 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?

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

The project site is roughly 660 feet south of the Truckee River.
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- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

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

The site is served by Truckee Meadows FPD and exhibits the same fire characteristics as surrounding residential development.
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7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

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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.)

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

a. Permit #	45176, 21764	acre-feet per year	
b. Certificate #	12056, 5972	acre-feet per year	
c. Surface Claim #	V02995, V02996	acre-feet per year	
d. Other #		acre-feet per year	

- 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):

A copy of the water rights deed is attached, showing the above information. New residential development at the site will be served through domestic wells.
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- 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.

This amendment is not an intensification.

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

a. System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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

a. System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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

Mario Road, Erminia Road, River Bend Drive, Warrior Lane, Old Town Road, Boomtown Garson Road

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.)

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

13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Stations 35 and 351
b. Health Care Facility	Saint Mary's Northwest Urgent Care
c. Elementary School	Verdi
d. Middle School	Billinghurst
e. High School	McQueen
f. Parks	Mario Road Open Space, Truckee River Greenbelt
g. Library	Verdi Library
h. Citifare Bus Stop	I80/Robb Drive

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:

Master Plan policies are discussed more fully in the attached report.

The project allows for residential development within the TMSA, as called for in the Master Plan.

b. Conservation Element:

The project encourages infill development on residentially-zoned land. The project does not extend the urban-wildland interface.

c. Housing Element:

The project addresses the regional need for housing by making the site more amenable to a functional single family lot layout.

d. Land Use and Transportation Element:

The project site is too small to have a meaningful impact on regional land use and transportation issues. However, by encouraging development in an existing residential area, this project addresses compact development. It does not require the extension of road and utility infrastructure.

e. Public Services and Facilities Element:

The area is already served by public agencies. Facilities needs will be minimal as the developer will be responsible for water and sewer provision.

f. Adopted area plan(s):

The project conforms to the Verdi Area Plan because it maintains the existing development pattern. There is no change of intensity with this project.

The requested land use categories and zones are already present on the property. This request simply rearranges the borders.

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.

[Empty response box for Plan Maintenance criteria]

Applicant Comments

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

Please see attached report and engineering exhibits.

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

1. Please describe the Regulatory Zone amendment request:

To redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and to redesignate 0.49± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).

This amendment does not increase the development potential of the site.

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 Mario Road site (portions of APNs 038-560-28; 038-560-29; 038-656-08) consists of 0.99± acres located on the south side of Mario Road, directly east of the intersection with Arentz Court.

A legal description of the site is included with the application materials.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
portion of 038-656-08	mix SR and R	mix LDS and GR	4.70	mix LDS, HDR and GR	4.70
portion of 038-560-29	RR	HDR	2.16	mix HDR and LDS	2.16
portion of 038-560-28	mix RR and SR	mix HDR and LDS	4.52	mix HDR and LDS	4.52

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	strip of PSP, then LDS, HDR	TMWA aquaduct, then residential parcels
South	LDS	residential
East	HDR	residential
West	GR, PSP	open space, residential

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

The project area itself is vacant but parcel -28 contains a single family residence and associated out-buildings.

The site is served by existing roads. Please see the attached application report for more detailed information including site photos and engineering exhibits.

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

The project area is surrounded by residential parcels. There is an aquaduct adjacent to the site, owned by TMWA. The requested amendment does not impact the aquaduct in any way and future development will not disturb the aquaduct.

Topography of the project area is gently sloping to the north.

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

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

Explanation:

The project area is very modest in size and does not contain any exceptional features.

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

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

Explanation:

--

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

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

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

a. Permit #	45176, 21764	acre-feet per year	
b. Certificate #	12056, 5972	acre-feet per year	
c. Surface Claim #	V02995, V02996	acre-feet per year	
d. Other #		acre-feet per year	

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

A copy of the water rights deed is attached, showing the above information. New residential development at the site will be served through domestic wells.

- 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.

This amendment is not an intensification.

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

a. System Type:

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

b. Available:

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

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

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

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

--

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

a. System Type:

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

b. Available:

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

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

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

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

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

Mario Road, Erminia Road, River Bend Drive, Warrior Lane, Old Town Road, Boomtown Garson Road

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.)

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

12. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Stations 35 and 351
b. Health Care Facility	Saint Mary's Northwest Urgent Care
c. Elementary School	Verdi
d. Middle School	Billinghurst
e. High School	McQueen
f. Parks	Mario Road Open Space, Truckee River Greenbelt
g. Library	Verdi Library
h. Citifare Bus Stop	I80/Robb Drive

Projects of Regional Significance Information – for Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant Comments

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

Please see attached report and engineering exhibits.

APN#: N/A (water rights)

Recording Requested By:

When Recorded Mail To:

Mogul 1, LLC
c/o Philip Hannifin
4274 Mario Road
Reno, Nevada 89523

AFFIRMATION

Pursuant to NRS 239B.030, the undersigned hereby affirms that this document submitted for recording DOES NOT contain a Social Security number.

WATER RIGHTS QUITCLAIM DEED

This WATER RIGHTS QUITCLAIM DEED ("Deed") is made and entered into this 17th day of February 2017, between MOGUL 1, LLC, a Nevada limited liability company ("Grantor"), and MINTAGE INVESTMENT, INC., a Nevada corporation ("Grantee").

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, does hereby convey, transfer and quitclaim unto Grantee, all of its right, title and interest in and to the following water rights located in Washoe County, Nevada, to wit:

- A. Proofs of Appropriation of Water for Irrigation V02995 and V02996.
- B. Groundwater Permit 45176, Certificate of Appropriation 12056, and Groundwater Permit 21764, Certificate of Appropriation 5972.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Quitclaim Deed the day and year first above written.

Account Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
03865608	Active	5/11/2018 2:06:35 AM
Current Owner: MINTAGE INVESTMENT INC 14920 CHATEAU AVE RENO, NV 89511		SITUS: 0 ERMINIA RD WCTY NV
Taxing District 4811		Geo CD:
Legal Description		
Range 18 Lot D SubdivisionName BELLI RANCH ESTATES Township 19		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,745.92	\$1,745.92	\$0.00	\$0.00	\$0.00
2016	\$1,701.69	\$1,761.25	\$0.00	\$0.00	\$0.00
2015	\$1,701.11	\$1,701.11	\$0.00	\$0.00	\$0.00
2014	\$1,701.12	\$1,701.12	\$0.00	\$0.00	\$0.00
2013	\$1,701.12	\$1,701.12	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

\$0.00


Pay By Check


Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
03856028	Active	5/11/2018 2:06:35 AM
Current Owner: MINTAGE INVESTMENT INC 14920 CHATEAU AVE RENO, NV 89511		SITUS: 3278 MARIO RD WCTY NV
Taxing District 4011	Geo CD:	
Legal Description		
Range 18 Lot B SubdivisionName BELLI RANCH ESTATES Township 19		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$2,604.91	\$2,604.91	\$0.00	\$0.00	\$0.00
2016	\$2,538.91	\$2,627.78	\$0.00	\$0.00	\$0.00
2015	\$2,533.26	\$2,533.26	\$0.00	\$0.00	\$0.00
2014	\$2,473.30	\$2,473.30	\$0.00	\$0.00	\$0.00
2013	\$2,438.56	\$2,438.56	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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Pay Online


\$0.00


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Taxing District 4011		Geo CD:
Legal Description		
Township 19 Section Lot C Block Range 18 SubdivisionName BELLI RANCH ESTATES		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,108.19	\$1,108.19	\$0.00	\$0.00	\$0.00
2016	\$1,080.12	\$1,117.92	\$0.00	\$0.00	\$0.00
2015	\$1,077.39	\$1,077.39	\$0.00	\$0.00	\$0.00
2014	\$1,077.40	\$1,077.40	\$0.00	\$0.00	\$0.00
2013	\$1,077.40	\$1,077.40	\$0.00	\$0.00	\$0.00
Total					\$0.00

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\$0.00

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 Reno, NV 89520-3039

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

- 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 (775) 328-2510 or tax@washoecounty.us

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

Property Owner Affidavit

Applicant Name: Mintage Investment LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Wei Yang (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): APN 038-671-11, 038-560-28, 038-560-29, 038-656-08, 038-560-30, 038-560-04

Printed Name Wei Yang

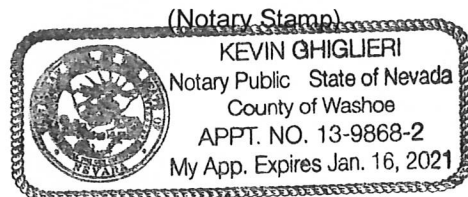
Signed [Signature]

Address 14920 Chateau Ave
Reno, NV 89511

State of Nevada
County of Washoe
Subscribed and sworn to before me this
7th day of March, 2018.
By Wei Yang

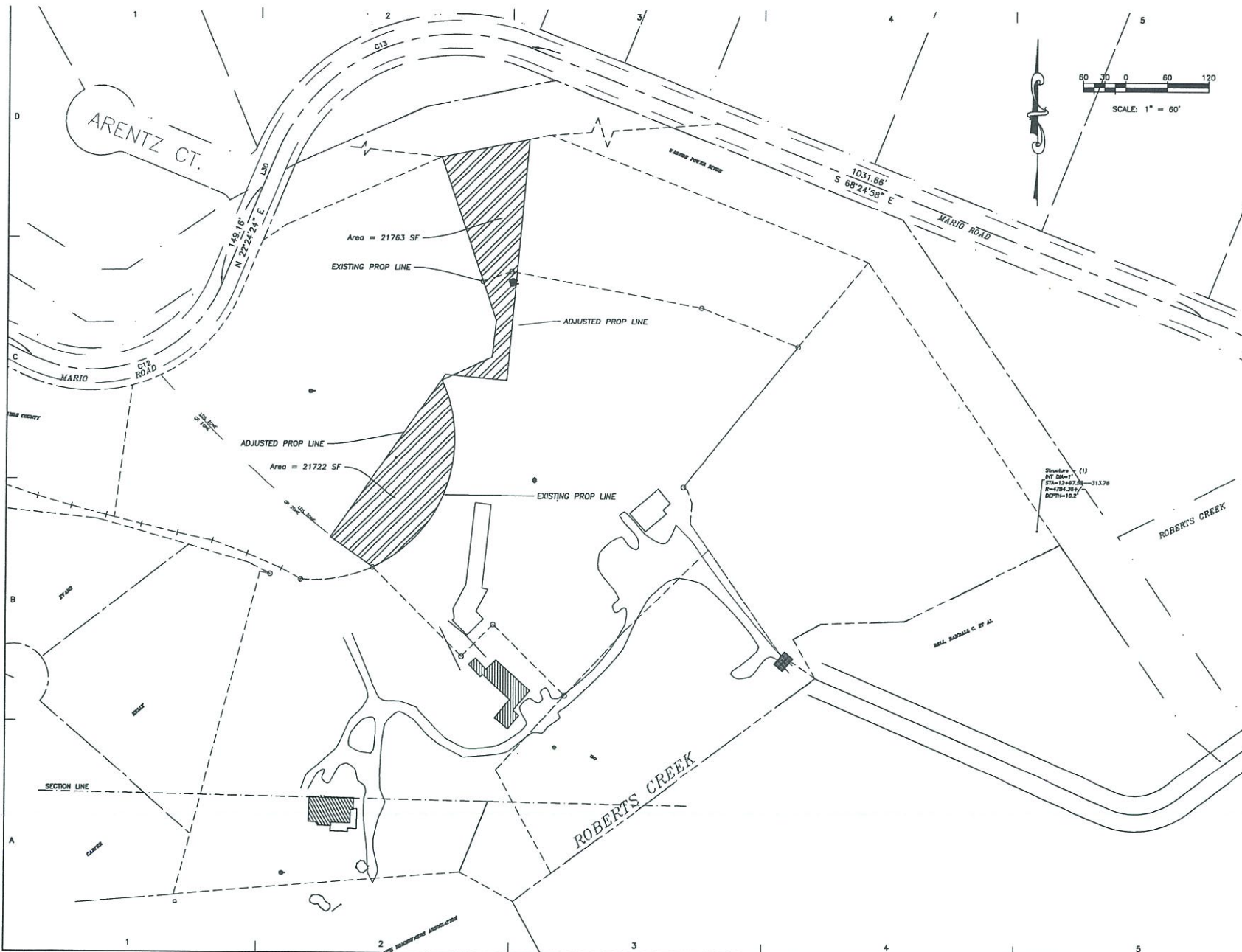
[Signature]
Notary Public in and for said county and state

My commission expires: 01/16/2021

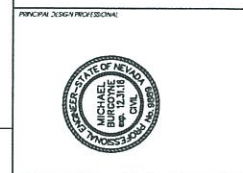


*Owner refers to the following: (Please mark appropriate box.)

- 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



HUNTER CREEK ENGINEERING
 2216 Dickerson Road
 Reno, Nevada 89503
 huntcreek@sbcglobal.net
 775.324.9925



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 before You Dig! 811/1-800-227-2600

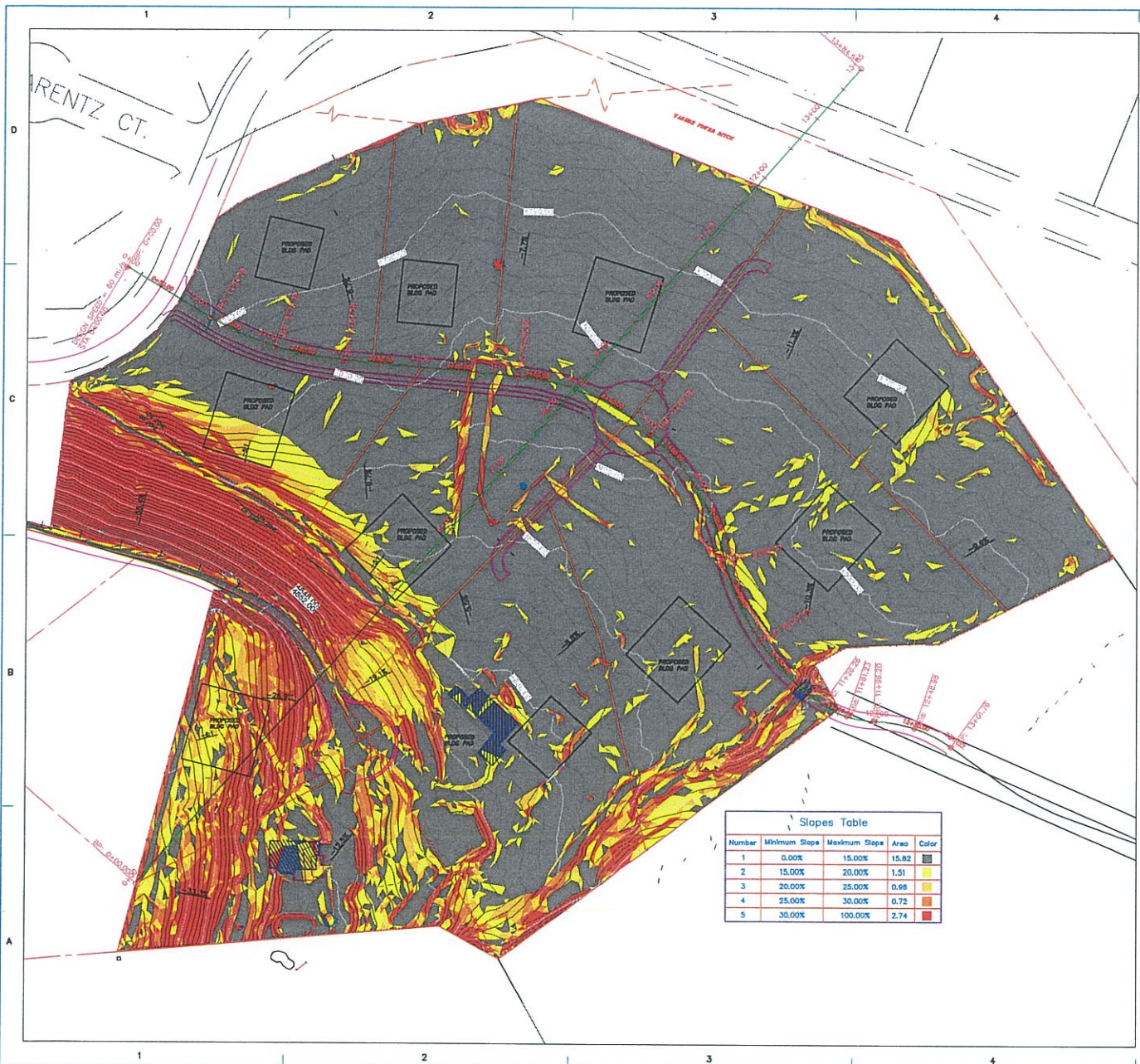
PROJECT

TENTATIVE
 PARCEL MAP
 BELLI RANCH ESTATES
 3260 - 3724 Mario
 Road, Reno
 Washoe County,
 Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:		HCE 1703
PHASE:		
DATE:	April 16, 2018	
ENCR:	buigovine	
DRAWN BY:	buigovine	

SHEET TITLE

ZONE ADJUSTMENT
 PLAN



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	15.82	Grey
2	15.00%	20.00%	1.51	Yellow
3	20.00%	25.00%	0.98	Light Orange
4	25.00%	30.00%	0.72	Orange
5	30.00%	100.00%	2.74	Red

Range of Slope	Area (AC)	% of Total Site	% of Total Site w/ slopes in excess of 15%
< 15%	15.82	72.7	
15-20%	1.51	6.9	
20-25%	0.98	4.4	
25-30%	0.72	3.3	
>30%	2.74	12.6	
Sum	21.75	100	27.26%

595-Springspring sandy clay loam, 0 to 2 percent slopes
 Map Unit Rating Method: map unit symbol lake Diameter: 4,800 to 5,500
 Soil layer annual precipitation: 10 to 14 inches
 Mean annual air temperature: 48 to 50 degrees F
 Frost-free period: 90 to 110 days
 National classification: Prime farmland if irrigated

Map Unit Composition: Springspring and similar soils: 90 percent
 Other components: 10 percent
 Estimates are based on observations, descriptions, and transcripts of the report.

Description of Springspring
 Soils: Landform: Fan remnants
 Down-slope shape: Linear
 Across-slope shape: Convex
 Parent material: Eased alluvium
 Profile: H1 - 0 to 13 inches sandy clay loam
 H2 - 1.3 to 40 inches gravelly sandy clay loam
 H3 - 40 to 80 inches gravelly loamy sand to very gravelly sandy clay loam

Preparation and quality: Slope: 0 to 2 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Well drained

Custom Soil Resource Report

14
 Parent clear: Medium Capacity of the most limiting layer to transmit water
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 1 percent
 Salinity, maximum in profile: Non saline to very slightly saline (0.0 to 2.0 cent/mhos/cm)
 Available water storage in profile: Moderate (about 6.4 inches)
 Interpretive groups
 Land capability classification (irrigated): 2e
 Land capability classification (nonirrigated): 2e
 Hydrologic Soil Group: C
 Ecological site: LDMW 10-12 P.Z. (R22BXV10HW)
 Hydroic soil rating: 2e

Minor Components
 Herbaceous Perennial of map unit: 4 percent
 Landform: Eased fan
 Down-slope shape: Linear
 Across-slope shape: Convex
 Ecological site: LDMW 10-12 P.Z. (R22BXV10HW)
 Hydroic soil rating: 2e
 Parent clear: Low
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum in profile: 1 percent
 Salinity, maximum in profile: Non saline to very slightly saline (0.0 to 2.0 cent/mhos/cm)
 Available water storage in profile: Moderate (about 6.4 inches)
 Interpretive groups
 Land capability classification (irrigated): 2e
 Land capability classification (nonirrigated): 2e
 Hydrologic Soil Group: C
 Ecological site: WET MEADOW (R22ZAY10HW)
 Hydroic soil rating: 2e

731-Stock silty loam, 30 to 50 percent slopes

HUNTER CREEK ENGINEERING
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 Reno, Nevada 89503
 huntcreek@sbcglobal.net
 775.324.9925



811 USA NORTH
 Call Two Working Days
 before You Dig!
 811/1-800-227-2600

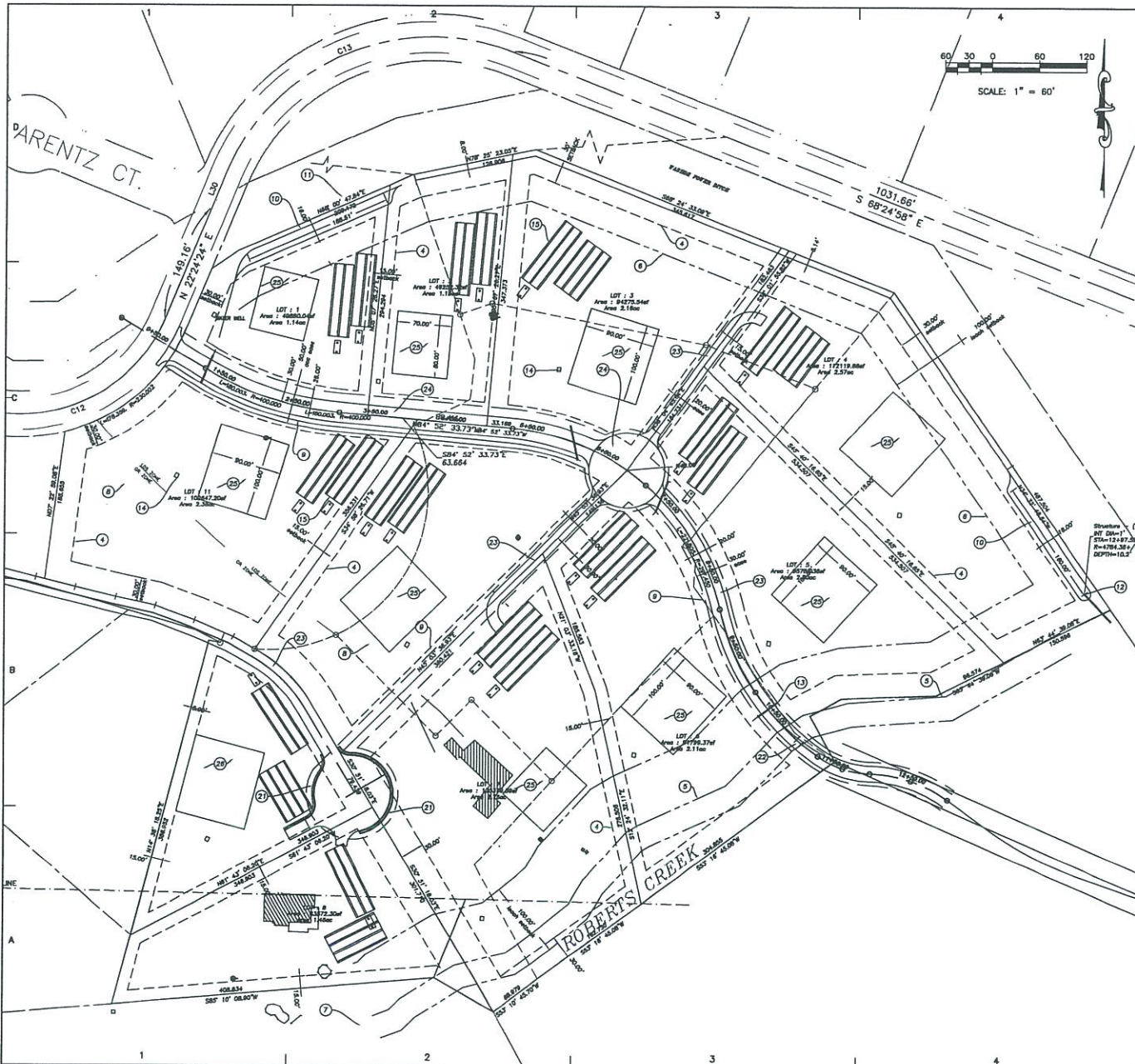
PROJECT

TENTATIVE
 PARCEL MAP
 BELLI RANCH ESTATES
 3260 - 3724 Mario
 Road, Reno
 Washoe County,
 Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:		HCE 1703
PHASE:		
DATE:	April 16, 2018	
ENGR:		burdome
DRAWN BY:		burdome

SHEET TITLE

SLOPE
 ANALYSIS



**BELLI RANCH
SITE PLAN KEYNOTES**

- BLA
1. Proposed lot configuration to be accomplished by boundary line adjustment and three (3) subsequent parcel maps. Refer to attached survey maps.
- EASEMENTS
2. Existing easements that conflict with the new lot configuration shall be abandoned by parcel map.
3. All new access, storm drain, open space, utility easements shall be established by parcel map.
- SETBACKS
4. Building setback.
5. Critical stream zone setback.
6. Septic system setback.
- IRRIGATION
7. Existing irrigation ditch diversion is to be maintained at current location. Existing intake structure to be cleaned of debris and repaired as required.
8. Existing irrigation ditch system to be maintained. Existing ditch to be cleaned and regraded as required for proposed project.
- STORM WATER COLLECTION
9. Storm drain collection ditches sized for 100 yr storm flow plus irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.
10. Storm water detention basin sized for 100 yr storm event.
a. Sited per TMSWOP, Sedimentation Basin, TC-40.
b. 4:1 side slopes, rock rip rap lined.
c. Vegetated per WC standards.
11. West detention pond to discharge to existing above grade
12. East detention pond to discharge through metering structure to Roberts Creek.
13. SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.
- DOMESTIC WATER
14. All lots to be served by private domestic well.
- SAN SEWER
15. Approximate location of primary septic-leach field system.
16. Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.
- ENERGY
17. Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building services.
18. Provide electrical service from per NV ENERGY plans and specifications.
19. Provide street lighting per electrical plans. Pole base locations are depicted on site plan.
- PRIVATE COMMUNICATION
20. Provide utility pole boxes and conduit for private communications per COMM company requirements.
- RETAIN WALLS
21. Rockery retaining walls, maximum exposed height of 4 ft.
- BRIDGE
22. Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.
- GRAVEL ROAD
23. Provide 4 inch Type II abc road surface on compacted subgrade.
- ACC ROAD
24. Provide 3 inch ACC on 6 inch Type II abc roadway.
- BUILDING PAD
25. Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.
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**HUNTER CREEK
ENGINEERING**

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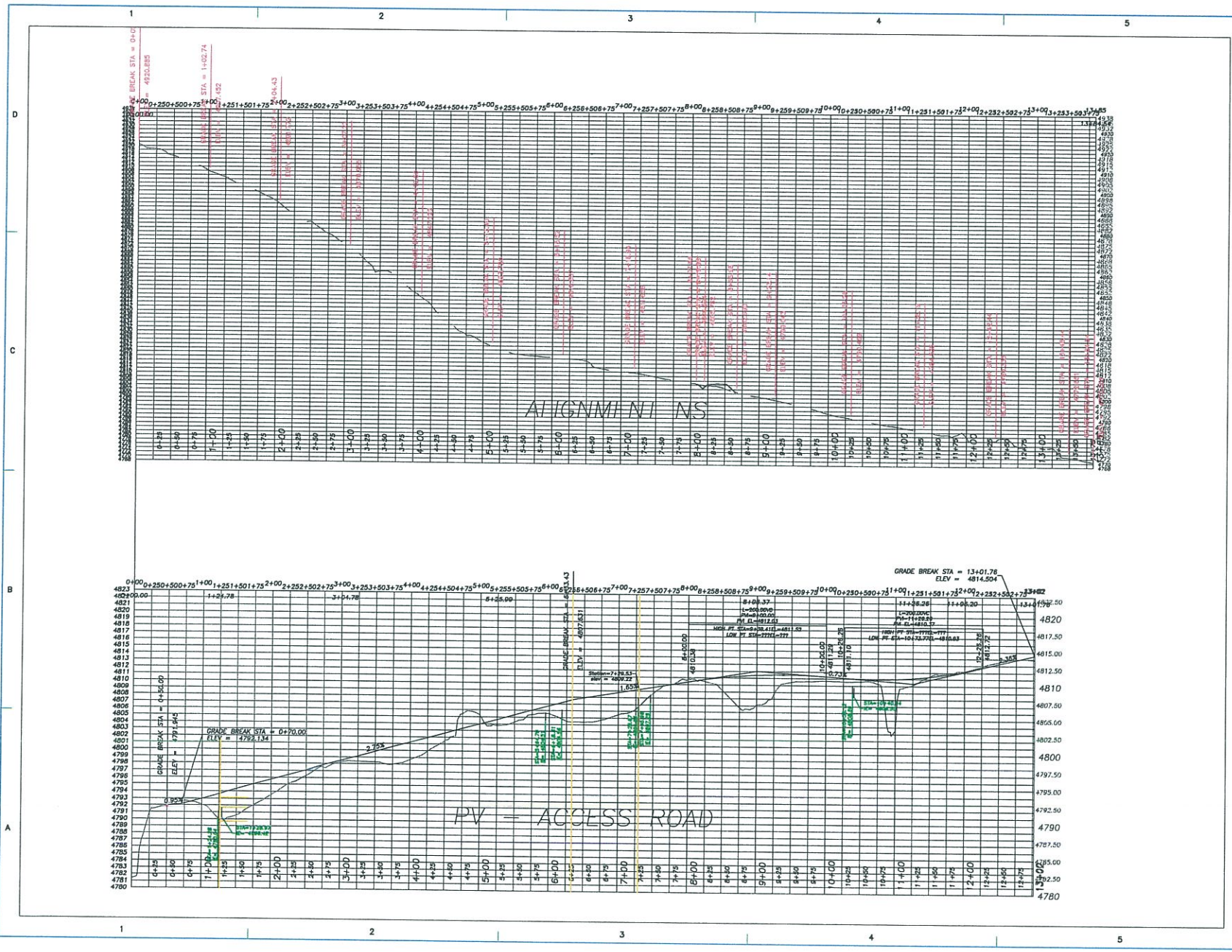
PROJECT

TENTATIVE
PARCEL MAP
BELLI RANCH ESTATES
3260 - 3724 Mario
Road, Reno
Washoe County,
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:		HCE 1703
PHASE:		
DATE:		April 16, 2018
ENGR:		burgoyne
DRAWN BY:		burgoyne

SHEET TITLE

OVERALL SITE
PLAN



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DRAWN BY:	Buehler	

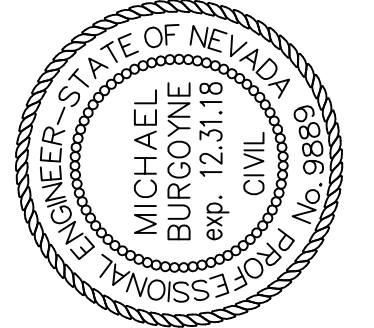
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SITE
 CROSS SECTIONS

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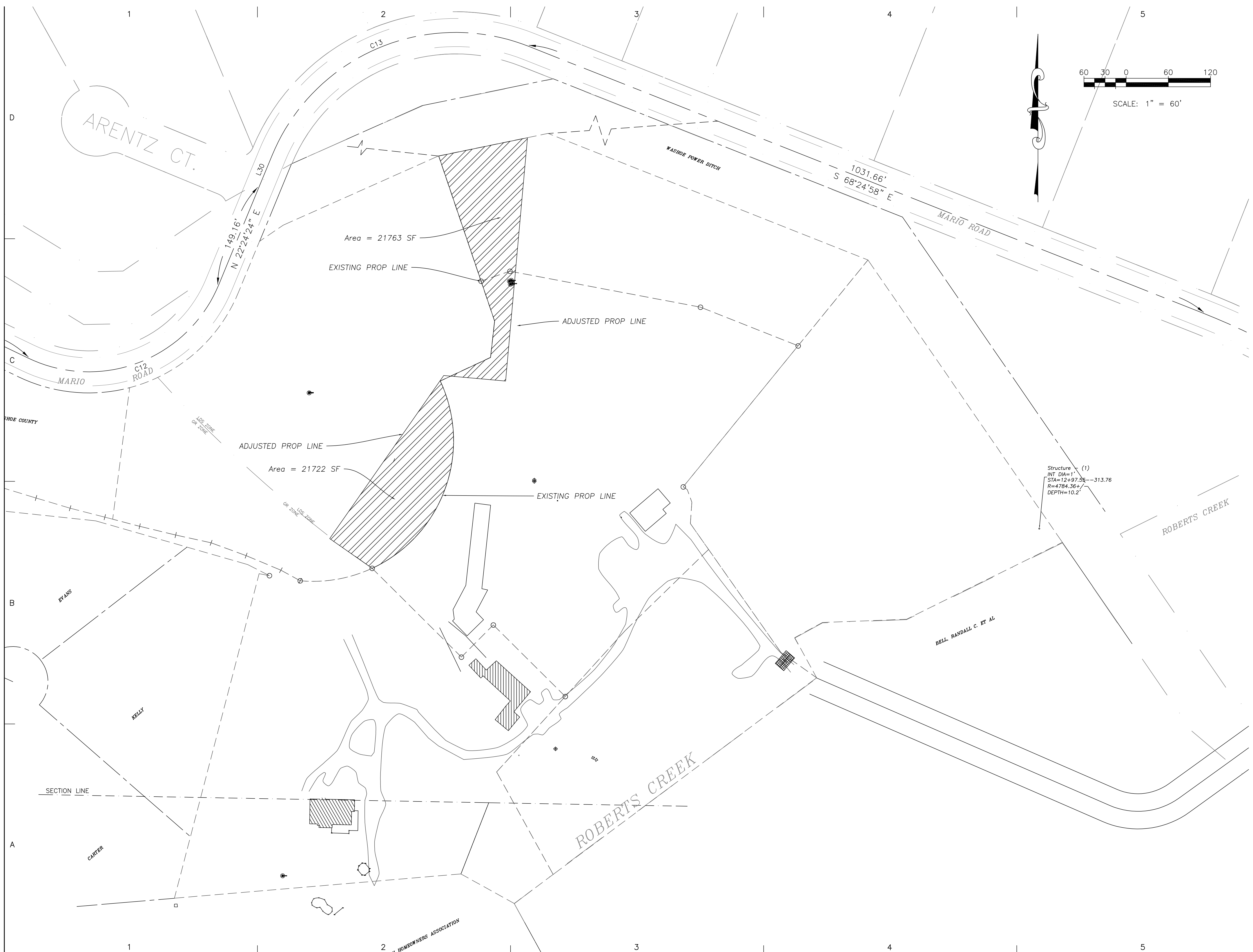
PROJECT

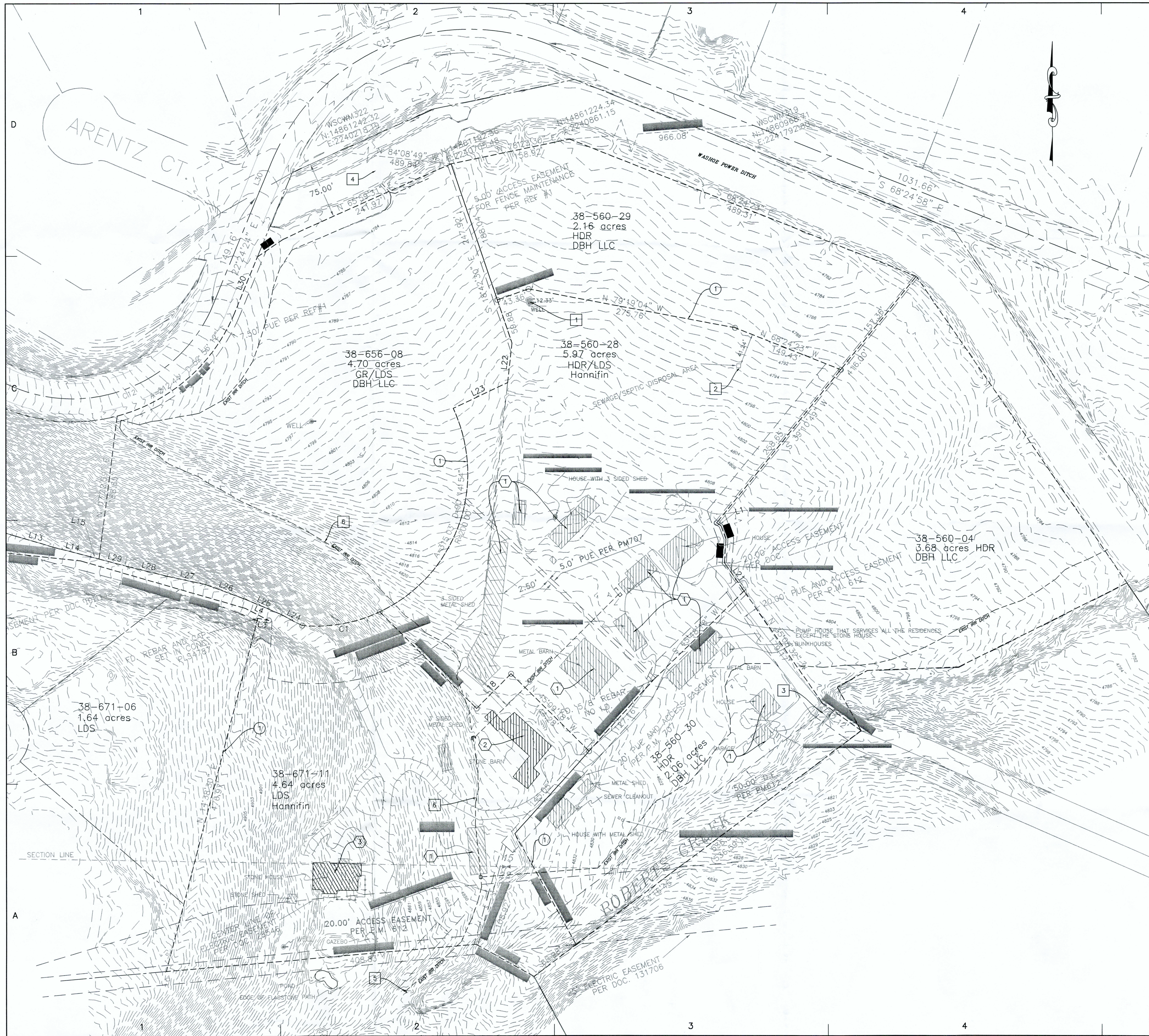
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SHEET TITLE

ZONE ADJUSTMENT
 PLAN





BELLI RANCH
C3 DEMOLITION KEYNOTES

EXISTING PROPERTY
1. Refer to parcel map for existing property and easement dimensions and descriptions
2. All property currently owned by Mintage Investments, LLC.

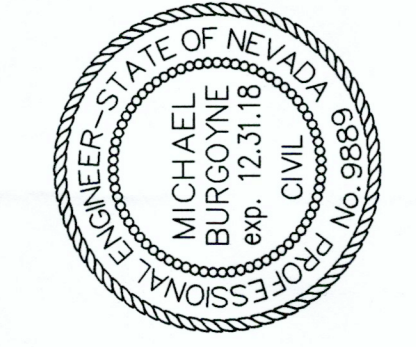
EXISTING STRUCTURES
1. Existing structure/ building to be demolished and removed.
2. Existing stone structure to remain.
3. Existing residential structure to remain.
4. All existing fencing to be removed.

EXISTING UTILITIES
1. Existing water well to be abandoned and sealed per NDEP requirements.
2. Existing sanitary sewer septic system to be abandoned and backfilled per WCHD requirements.
3. Existing PCC bridge structure to be removed and replaced.
4. Existing above grade SD pipe across Washoe Power Ditch to remain.
5. Existing irrigation diversion structure to remain
6. Existing irrigation ditch to remain.

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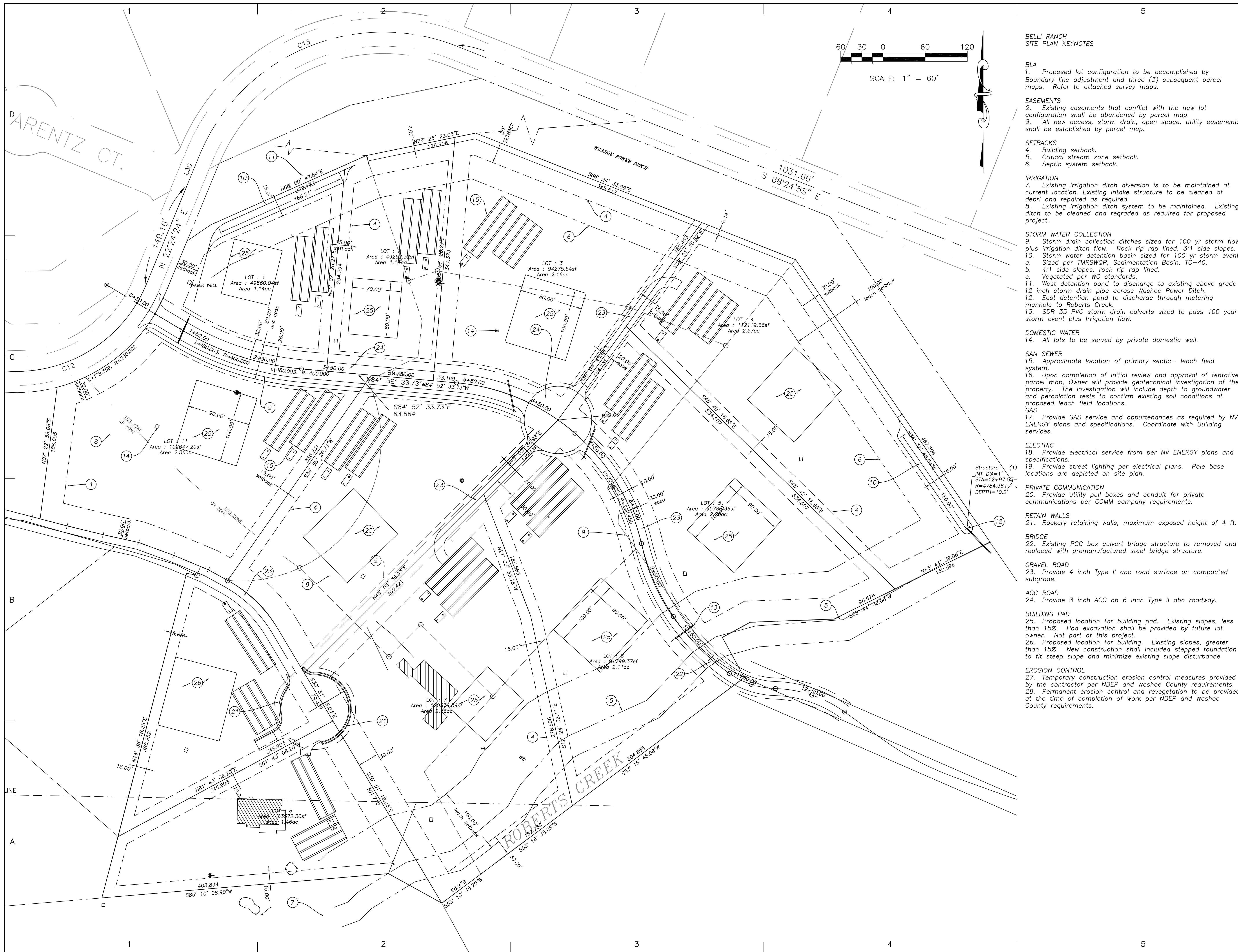
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PROJECT

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**EXISTING SITE &
DEMOLITION PLAN**



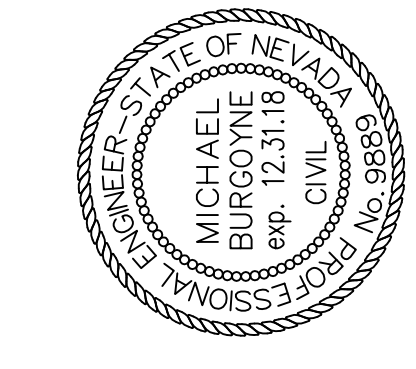
**BELLI RANCH
SITE PLAN KEYNOTES**

- BLA
- Proposed lot configuration to be accomplished by Boundary line adjustment and three (3) subsequent parcel maps. Refer to attached survey maps.
- EASEMENTS
- Existing easements that conflict with the new lot configuration shall be abandoned by parcel map.
 - All new access, storm drain, open space, utility easements shall be established by parcel map.
- SETBACKS
- Building setback.
 - Critical stream zone setback.
 - Septic system setback.
- IRRIGATION
- Existing irrigation ditch diversion is to be maintained at current location. Existing intake structure to be cleaned of debris and repaired as required.
 - Existing irrigation ditch system to be maintained. Existing ditch to be cleaned and regraded as required for proposed project.
- STORM WATER COLLECTION
- Storm drain collection ditches sized for 100 yr storm flow plus irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.
 - Storm water detention basin sized for 100 yr storm event.
 - Sized per TMRSWQP, Sedimentation Basin, TC-40.
 - 4:1 side slopes, rock rip rap lined.
 - Vegetated per WC standards.
 - West detention pond to discharge to existing above grade 12 inch storm drain pipe across Washoe Power Ditch.
 - East detention pond to discharge through metering manhole to Roberts Creek.
 - SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.
- DOMESTIC WATER
- All lots to be served by private domestic well.
- SAN SEWER
- Approximate location of primary septic-leach field system.
 - Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.
 - GAS
 - Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building services.
- ELECTRIC
- Provide electrical service from per NV ENERGY plans and specifications.
 - Provide street lighting per electrical plans. Pole base locations are depicted on site plan.
- PRIVATE COMMUNICATION
- Provide utility pull boxes and conduit for private communications per COMM company requirements.
- RETAIN WALLS
- Rockery retaining walls, maximum exposed height of 4 ft.
- BRIDGE
- Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.
- GRAVEL ROAD
- Provide 4 inch Type II abc road surface on compacted subgrade.
- ACC ROAD
- Provide 3 inch ACC on 6 inch Type II abc roadway.
- BUILDING PAD
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OVERALL SITE
PLAN

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Range of Slope	Area (AC)	% of Total Site w/ slopes in excess of 15%	% of Total Site
< 15%	15.82	72.7	
15-20%	1.51	6.9	
20-25%	0.96	4.4	
25-30%	0.72	3.3	
>30%	2.74	12.6	
Sum	21.75	100	27.26%



PROJECT

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595-Springmeyer sandy clay loam, 0 to 2 percent slopes
Map Unit Setting National map unit symbol: hxkz Elevation: 4,800 to 5,500 feet Mean annual precipitation: 10 to 14 inches Mean annual air temperature: 48 to 50 degrees F Frost-free period: 90 to 110 days Farmland classification: Prime farmland if irrigated

Map Unit Composition Springmeyer and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

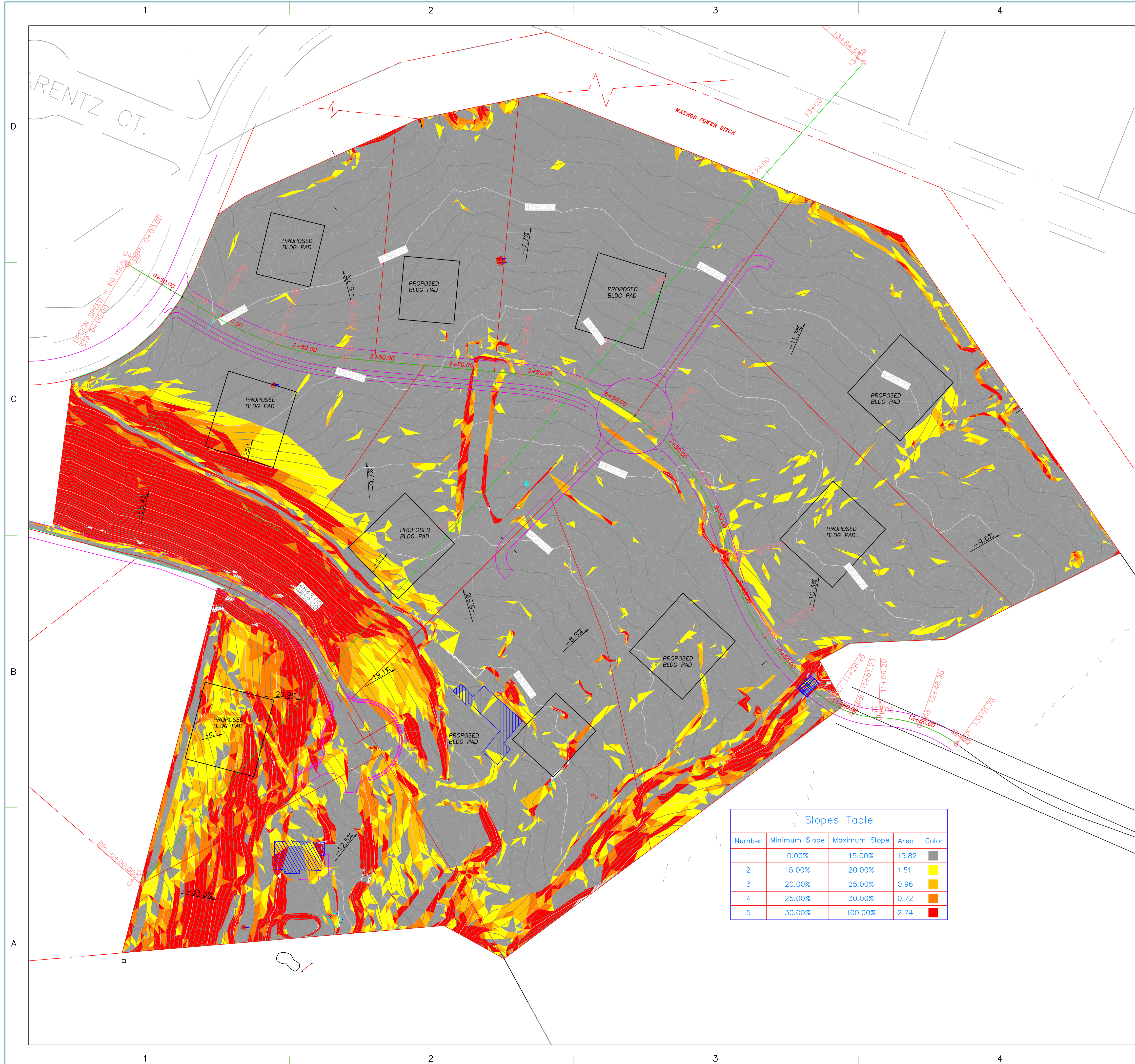
Description of Springmeyer
Setting Landform: Fan remnants Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Mixed alluvium
Typical profile
H1 - 0 to 13 inches: sandy clay loam
H2 - 13 to 40 inches: gravelly sandy clay loam
H3 - 40 to 60 inches: stratified loamy sand to very gravelly sandy clay loam

Properties and qualities Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained

Custom Soil Resource Report
14
Runoff class: Medium Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm) Available water storage in profile: Moderate (about 8.4 inches)
Interpretive groups
Land capability classification (irrigated): 2c
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: G
Ecological site: LOAMY 10-12 P.Z. (R026XY010NV)
Hydric soil rating: No

Minor Components
Holbrook Percent of map unit: 4 percent
Landform: Alluvial fans
Down-slope shape: Linear Across-slope shape: Convex Ecological site: LOAMY 8-10 P.Z. (R026XY016NV)
Hydric soil rating: No Oest
Percent of map unit: 4 percent Landform: Fan skirts
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: LOAMY 10-12 P.Z. (R026XY010NV)
Hydric soil rating: No Aquolis
Percent of map unit: 2 percent
Landform: Swales Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: WET MEADOW (R022AY016NV)
Hydric soil rating: Yes
731-Stodick stony loam, 30 to 50 percent slopes

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	15.82	Grey
2	15.00%	20.00%	1.51	Light Yellow
3	20.00%	25.00%	0.96	Yellow
4	25.00%	30.00%	0.72	Orange
5	30.00%	100.00%	2.74	Red



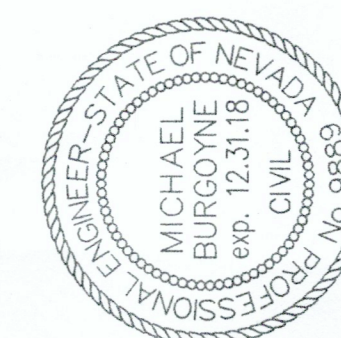
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SLOPE
ANALYSIS

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