

Larson Family Trust

Application to Washoe County for a:

Master Plan Amendment and Regulatory Zone Amendment

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May 10, 2021

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Project Request

This application contains three requests:

1. A **Master Plan Amendment** to
 - a. change the Master Plan land use designation to the parcel from Suburban Residential (SR) to Commercial (C);
 - b. Amend the boundary of the North Valleys Area Plan Rural Character Management Area to remove this parcel or add GC as an allowed use to the NVRCA; and
2. A **Regulatory Zone Amendment** to change the parcel zoning from Medium Density Suburban (MDS) to General Commercial (GC).

The site is part of the North Valleys (NV) Area Plan and specific to the Rural Character Management Area. The requests are initiated by the changes in the immediate area where adjacent parcels are now zoned commercially and transforming to an intense commercial area.

Project Location

The site is located just over 400 feet northeast of the intersection of Lemmon Drive and Buck Drive. It is currently accessed via an unpaved road that connects to Sky Vista Parkway. The site includes one parcel, APN 552-190-01, and consists of 2.76 acres as shown in Figure 1 (below).



Figure 1 – Vicinity Map

Land Use Compatibility

The site is surrounded by conditions that contain commercial land uses touching two sides of the site. Residential is adjacent on the east with LDS zoning and SR land use, and commercial is adjacent to the west and south with GC zoning and C land use. This request is to change the site use to align with the transforming commercial land use and zoning in this intensive commercial area, as seen in Figures 2-5 below.

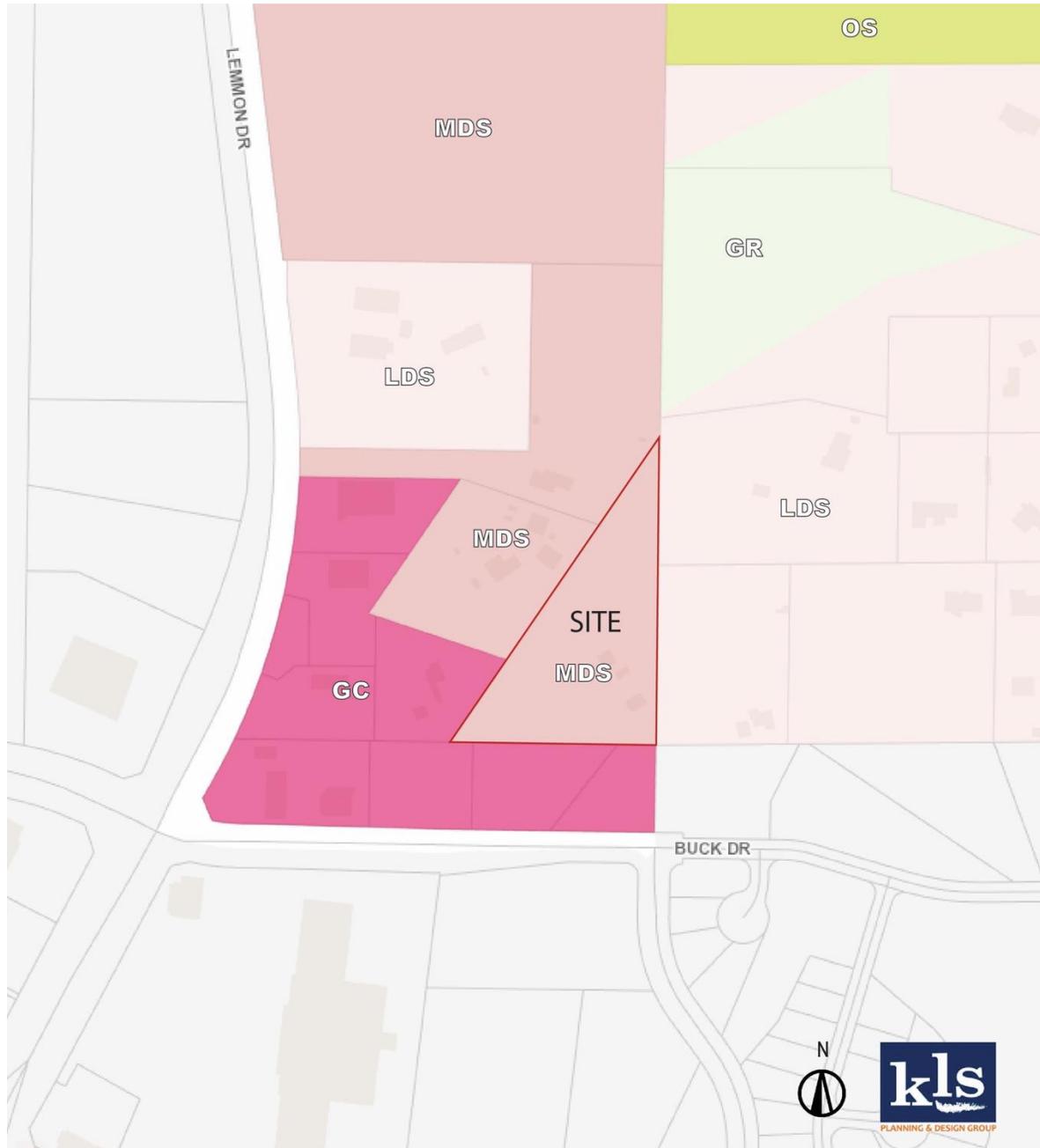


Figure 2 – Existing Zoning

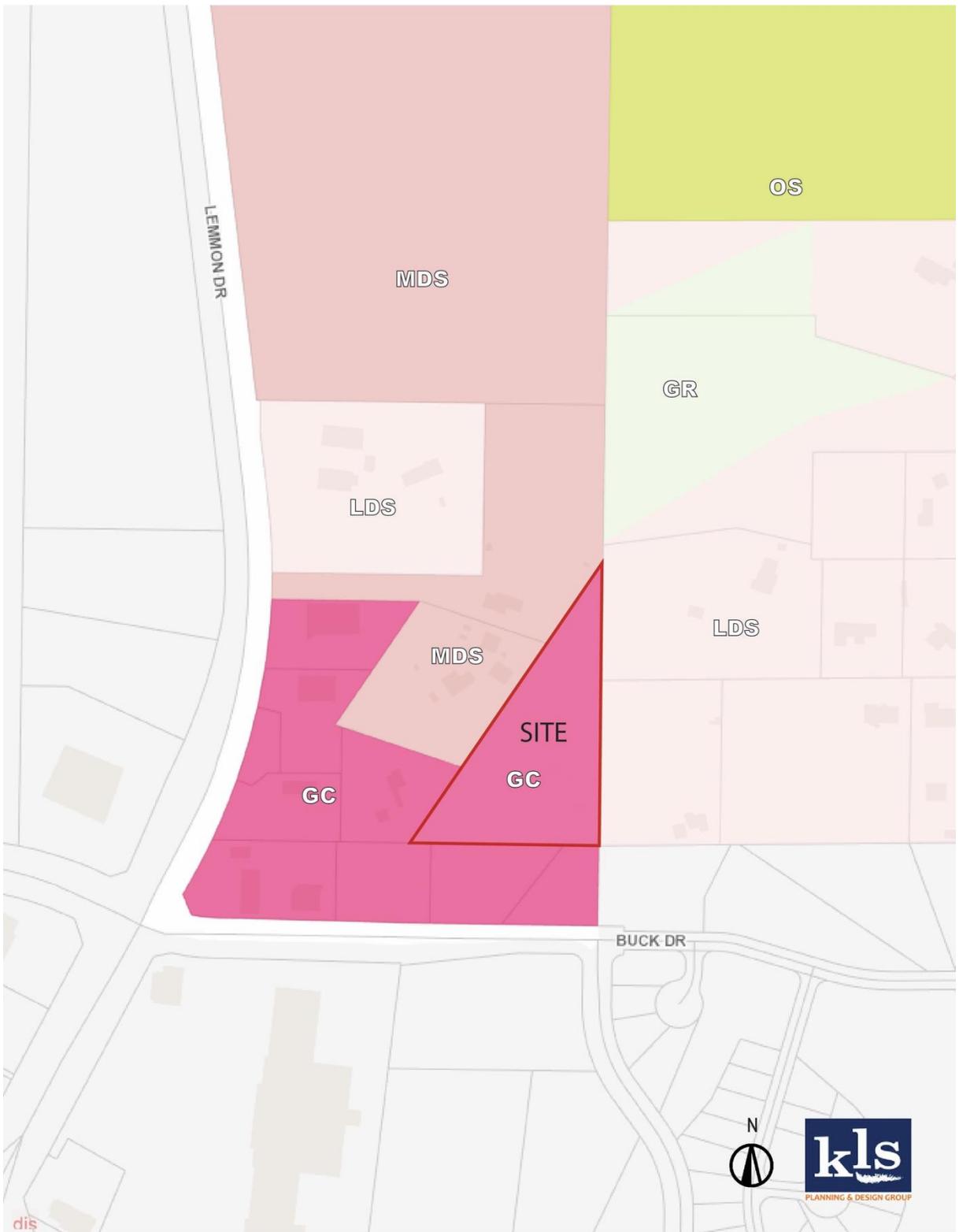


Figure 3 – Proposed Zoning

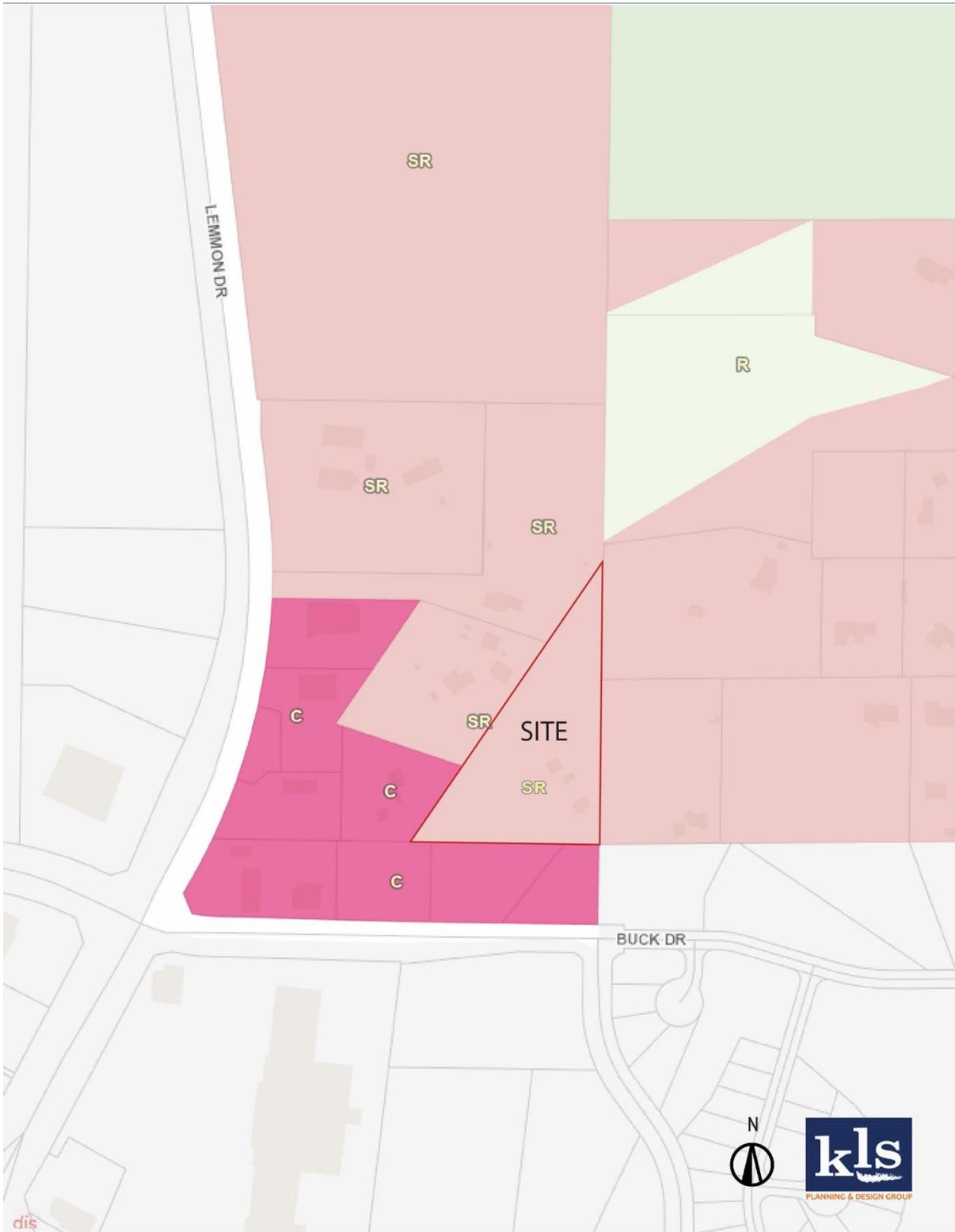


Figure 4 – Existing Master Plan Land Use

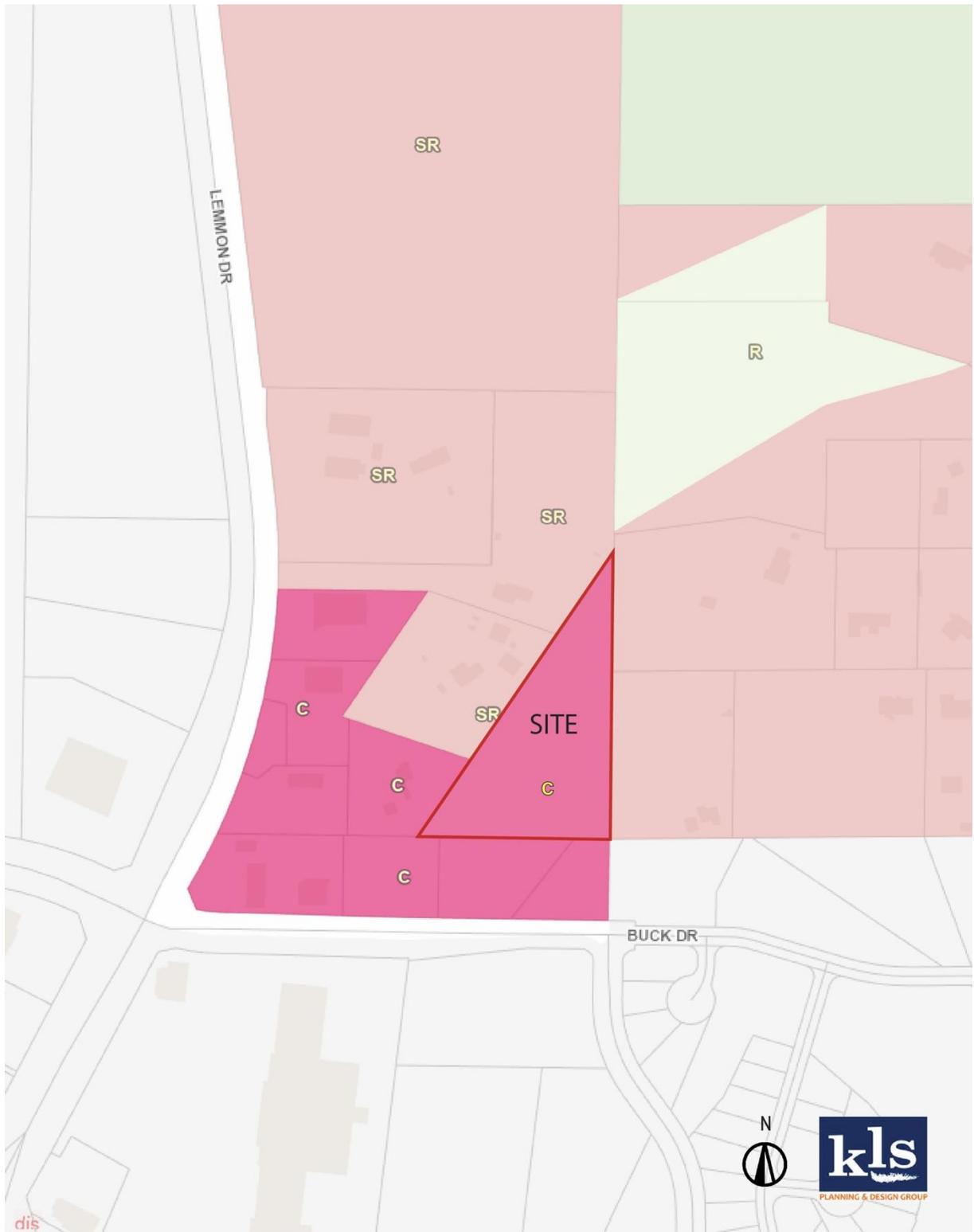


Figure 5 – Proposed Master Plan Land Use

Rationale for Requested Land Use Change

The following points are to identify the key issues to be addressed with staff and public review to approve this request:

- Change in Conditions – Two more recent changes in the immediate area include the change to the Master Plan and zoning for an abutting parcel. Also, the intensity of the intersection of Lemmon Drive is a fundamental character change with the expansion of Lemmon Drive to a 6-lane arterial street with construction under way.
- Land Use Compatibility – There is solid basis to say the change is appropriate given that commercial zoning and uses are abutting the site on two sides. This would be a good transitional site in terms of zoning and use to the suburban residential to the east. The request could be used to establish consistency on how commercial is incorporated into the Rural Character Management Area. This is typical and appropriate in managing land use regulation.
- Policy Changes – This proposed change to the Rural Character Management Area of the North Valleys Area Plan will potentially affect other rural character parcels in the Character Management area. This will be vetted in the public process of this amendment request. It may make more sense to remove the parcel from the NVRCA as there is nothing about the location or parcel to indicate that it is rural.
- Public Facilities – There are existing and proposed public facilities in place or planned for expansion to service this parcel. Those public facilities include roads, community sewer, community water, police, fire, and a library. These are all indicative of the intensification of this quadrant of a major arterial intersection that is suited for commercial use.

North Valleys Area Plan – Policy Analysis

Vision and Character Management

Land Use

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

Policies

NV.1.1 The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCMA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), and the Golden Valley Suburban Character Management Area (GVSCMA).

Ideally, this parcel would be removed from the NVRCMA as there is nothing rural about the area and the specific location.

NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.

There is tangential support for this policy in the requested land use changes to keep commercial zoning and provision of commercial uses in alignment with residential growth.

NV.1.3 Policy growth levels for the North Valleys Rural Character Management Area are established for each hydrographic basin in the planning area as a function of the sustainable water resource yield in each basin. Changes to the established regulatory zones may add new units of land use capacity only to 85% of each basin's sustainable yield as determined by the Washoe County Department of Water Resources. The Washoe County Department of Community Development will cooperate with the Department of Water Resources to track increasing land use potential to ensure these growth levels are not exceeded.

This is not applicable as the immediate area is served by community water and sewer services.

NV.1.4 The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).

- c. Public/Semi-public Facilities (PSP).
- d. Parks and Recreation (PR).
- e. Open Space (OS).

We are requesting that General Commercial (GC) be added as a regulatory zone in the NVRCA or to remove the parcel from the NVRCA, whichever is most appropriate for the character management area on a broader scale.

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

Policies

NV.3.1 Washoe County will study the merit of supporting the disposal of federal land in the planning area for development purposes. The criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.

This policy is not applicable to this request.

NV.3.2 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and the United State Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."

This policy is not applicable to this request.

NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.

Dark sky standards are a default standard for any intended commercial use and will be satisfied at this location. Quite frankly, the lighting industry has evolved to include highly regulated and controllable standards with LED lighting to tightly control illumination levels, spillover lighting, and dark sky elements.

NV.3.4 Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.

We would meet this policy standards if such fencing is desired and deemed appropriate for commercial use at this site.

NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.

This policy is not applicable to this request.

NV.3.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.

Any commercial use at this site will meet all applicable regulations of the WCDH Department.

NV.3.7 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that educational and scientific activities based on the area's key resources will be supported and encouraged in a manner that is compatible with the local community and beneficial to the broader region. All development proposals that may negatively impact ongoing scientific and educational activities must demonstrate adequate mitigation measures to ensure that new development is compatible with those activities.

This policy is not applicable to this request.

Findings

Plan Maintenance

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

Policies

NV.21.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.

Vision

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

- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;

This request is neutral on this vision statement

- Respects private property rights;

This request is supportive to this vision statement

- Provides a range of housing opportunities;

This request is supportive to this vision statement

- Provides ample open space and recreational opportunities;

This request is neutral on this vision statement

- Addresses the conservation of natural, scenic and cultural resources;

This request is neutral on this vision statement

- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,

This request is supportive to this vision statement

- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

This request is supportive to this vision statement

Character Statement

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational

opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

We believe this amendment conforms to all applicable policies of the NVAP as discussed in this application.

- c. The amendment will not conflict with the public's health, safety or welfare.

This amendment will be favorable to the public's health, safety, and welfare.

NV.21.2 For any amendment that proposes to:

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

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

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

This request will conform to Goal One as defined above. It will also conform to the vision and character statements.

NV.21.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those

improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

We learned from staff in the Predevelopment Meeting that the location will require connection to the nearby TMWA facilities and a connection to community sewer. A commercial parcel of this size will not have great impact to those facilities. It appears a feasibility study is not needed at this time.

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

We will work with staff to define land use intensity and provide a traffic analysis if necessary. This request is largely premised on the market receiving this as a “lower intensity” commercial use as the location is within a commercial node, its is “tucked behind” the more intense commercial uses fronting the arterial street and thus, will likely be a lower traffic generator.

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

This location would provide a community serving commercial use given the nature of the changes occurring in the immediate area.

- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County’s applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

This not applicable given the request is to provide commercial land use.

- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

The applicant has not engaged a traffic study for several reasons. One, the proposed use is a general land use change and not project specific. Second, the size of the site and constrained shape of the site will restrict the range of uses and limit intensity. Three, the size of the site in relation to roadway capacity has an overall minimal contribution to the trips on the regional roadway network.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

It is hard to conceptual how a low intensity use could possibly result in any substantial impact to the adopted LOS for the adjacent regional roadways. This considers that a 6-lane arterial expansion is currently underway for Lemmon Drive and the enormous increase in capacity that is being created with that new expansion.

- g. Washoe County will work to ensure that the long-range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

This request is neutral to this finding.

- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

This request is neutral to this finding and it should be waived.

- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

This request is neutral to this finding.

NV.21.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

There is anecdotal market evidence that the proposed change to commercial land use is appropriate and needed in the market at this location. There are abutting commercial uses and commercial brokers have inquired about the site being well suited commercial uses

NV.21.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

This request is neutral to this finding.

Regulatory Zone Amendment Findings

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

(1) Consistency with Master Plan.

Finding: The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the attached supplemental information document.

(2) Compatible Land Uses

Finding: 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 highest-level measure of compatibility for this request is the transformative nature of the area from what was residential to a commercial quadrant of a major intersection and a high-capacity high volume arterial corridor.

The issue of compatible land use exactly as this is already established in Washoe County, thus it is compatible with adjacent land uses.

(3) Response to Change Conditions; more desirable use

Finding: 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 is perhaps the most key point and compelling point to support this requested change.

(4) Availability of Facilities.

Finding: 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. All facilities must be established to accommodate a project that would result from the proposed master plan change. In review of the North Valley Area Plan and the Public Facilities Map, there is existing fire, parks, and library services in the area. The site will connect to community services that include sewer water, and the regional road network.

(5) No Adverse Effects.

Finding: We view this change as a response to changes in the area and a growing need for commercial services near an intense urban corridor that is expanding to a 6-Lane High Access Control arterial street. This should be viewed as positive and not adverse effects.

(6) Desired Pattern of Growth.

Finding: 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 fact that such a pattern of growth is already accepted and established in other areas of Washoe County would support that this is a responsible and desired pattern of growth.

(7) Effect on a Military Installation When a Military Installation is Required to be Noticed.

Finding: The proposed amendment will not affect the location, purpose and mission of the military installation.

Appendix A

Application Materials

WC Development Application

Master Plan Amendment – Supplemental Information

Regulatory Zone Amendment – Supplemental Information

Property Owner Affidavit

WC Fee Sheet

WC Treasurer – Tax Payment Records

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
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)

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 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 and/or 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 an explanation to all questions; attach additional sheets if necessary.

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

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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?

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3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres

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

North	
South	
East	
West	

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

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.

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, 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 & Capital Projects Division.)

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

b. Does property contain wetlands? (If yes, 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 the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as 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 the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

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

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

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

- 7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

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

- 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. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input 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. 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. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

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

- a. System Type:

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

- b. Available:

<input 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. If a public facility is proposed and is currently 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 type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input 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. If a public facility is proposed and is currently 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.

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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:

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b. Conservation Element:

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c. Housing Element:

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d. Land Use and Transportation Element:

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e. Public Services and Facilities Element:

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f. Adopted area plan(s):

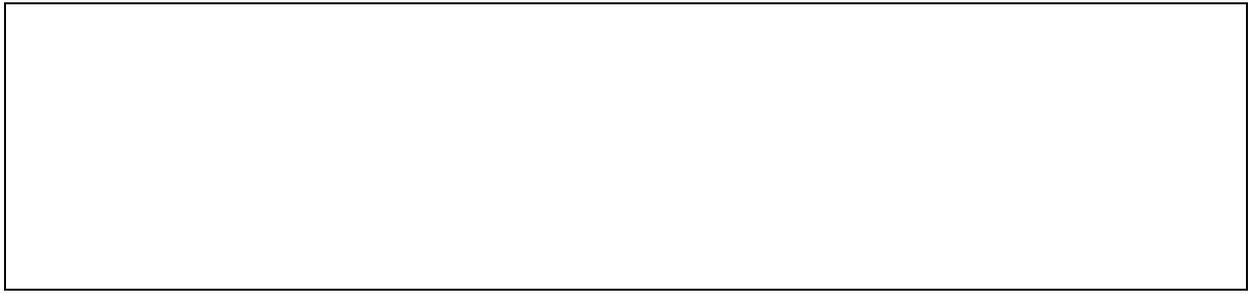
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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

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Applicant Comments

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



Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information 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. List the Following information regarding the property subject to the Regulatory Zone Amendment.

a. What is the location (address, distance and direction from nearest intersection)?

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres

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

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

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.

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, provide map identifying locations	<input type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

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

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7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input 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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

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

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

- a. System Type:

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

- b. Available:

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

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

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

- a. System Type:

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

- b. Available:

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

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or 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.

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

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11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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 (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

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

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

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

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

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

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

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

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

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

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

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

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

Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

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

Property Owner Affidavit

Applicant Name: Larson Family Trust

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, Brad Larson
(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): 552-190-01

Printed Name Brad Larson

Signed Brad Larson

Address P.O. Bx. 60873

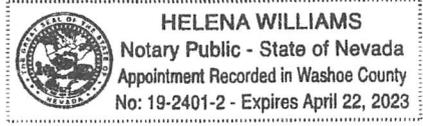
Reno, NV. 89506

Subscribed and sworn to before me this
3RD day of MAY, 2021.

(Notary Stamp)

Helena Williams, WASHOE, NEVADA
Notary Public in and for said county and state

My commission expires: APRIL 22, 2023



*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

DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE
Applications accepted by CSD, Planning and Building

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES			
	Planning			Engineering				Parks			Health District			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	TOTAL			
ABANDONMENT														
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-		\$184	-	\$1,777.28			
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$184	-	\$1,750.24			
ADMINISTRATIVE PERMIT														
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$184	\$317	\$2,131.72			
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$184	\$317	\$2,092.20			
ADMINISTRATIVE REVIEW PERMIT (See Note 0)														
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$607	-	\$2,133.72			
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$607	-	\$1,980.84			
AGRICULTURAL EXEMPTION LAND DIVISION														
	\$250	-	\$10.00	\$500	-	\$20.00	-		\$1,913	-	\$2,693.00			
AMENDMENT OF CONDITIONS														
	\$700	\$200	\$36.00	\$390	-	\$15.60	-		-	-	\$1,341.60			
APPEALS/INITATION OF REVOCATION														
No Map	\$803	\$200	\$40.12	-	-	-	-		-	-	\$1,043.12			
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-		-	-	\$1,448.72			
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-		-	-	\$0.00			
BOUNDARY LINE ADJUSTMENT														
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-		\$184	-	\$555.28			
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$184	-	\$515.76			
COOPERATIVE PLANNING														
	\$1,230	-	\$49.20	-	-	-	-		-	-	\$1,279.20			
DEVELOPMENT AGREEMENT														
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-	-	-		\$607	\$239	\$4,694.00			
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-	-	-		\$607	\$239	\$6,254.00			
DEVELOPMENT CODE AMENDMENT														
	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-		-	-	\$3,890.64			
DIRECTOR'S MODIFICATION OF STANDARDS														
	\$338	-	\$13.52	-	-	-	-		-	-	\$351.52			
DISPLAY VEHICLES														
	\$65	-	\$2.60	-	-	-	-		\$184	-	\$251.60			
DIVISION OF LAND INTO LARGE PARCELS (See Note 2)														
	\$252	-	\$10.08	\$416	\$35	\$18.04	-		\$47	-	\$778.12			

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

	COMMUNITY SERVICES DEPARTMENT FEES											HEALTH FEES		
	Planning				Engineering				Parks			Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	TOTAL	ENVIRON.	VECTOR	TOTAL
APPLICATIONS														
EXTENSION OF TIME REQUESTS														
Subdivision	\$340	-	\$13.60	-	-		-	-				-	-	\$353.60
Not Subdivision	\$546	-	\$21.84	-	-		-	-			-	-	-	\$567.84
MASTER PLAN AMENDMENT														
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-		\$449	-				\$7,291.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-		\$449	-				\$4,640.20
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST														
	\$52	-		-	-		-		-	-		-	-	\$52.00
REGULATORY ZONE AMENDMENT														
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-		\$607	-				\$6,102.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-		\$607	-				\$3,451.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)														
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$607	-				\$6,875.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$607	-				\$5,550.12
REINSPECTION FEE														
	-	-		-	-		-		-	-		-	-	\$50/hr.
RESEARCH/COPIES														
	-	-		-	-		-		-	-		-	-	Note 3
REVERSION TO ACREAGE														
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-		\$184	-				\$487.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$184	-				\$460.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)														
To Be Determined														
SPECIAL USE PERMIT														
Residential														
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-		\$607	-				\$2,302.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-		\$607	-				\$2,091.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-		-		-	-				\$1,208.48
Commercial, Industrial, Civic														
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-		\$607	\$239				\$3,651.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-		\$607	\$239				\$4,057.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-		\$607	\$239				\$3,440.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-		\$607	\$239				\$3,846.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-		-		-	-				\$2,329.60

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

Total = \$13,393.52

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
55219001	Active	5/10/2021 1:37:50 AM
Current Owner: LARSON FAMILY TRUST, BRADFORD P PO BOX 60873 RENO, NV 89506		SITUS: 450 LEMMON DR WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Section 9 Township 20 Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$84.30	(\$38.95)	\$45.35
Truckee Meadows Fire Dist	\$267.76	(\$123.73)	\$144.03
Washoe County	\$690.09	(\$318.87)	\$371.22
Washoe County Sc	\$564.54	(\$260.85)	\$303.69
LEMMON VALLEY WB	\$0.13	\$0.00	\$0.13
Total Tax	\$1,606.82	(\$742.40)	\$864.42

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020479778	B20.238305	\$216.07	3/1/2021
2020	2020479778	B20.171514	\$216.07	12/28/2020
2020	2020479778	B20.116733	\$216.07	10/5/2020
2020	2020479778	B20.53446	\$216.21	8/17/2020

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) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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

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