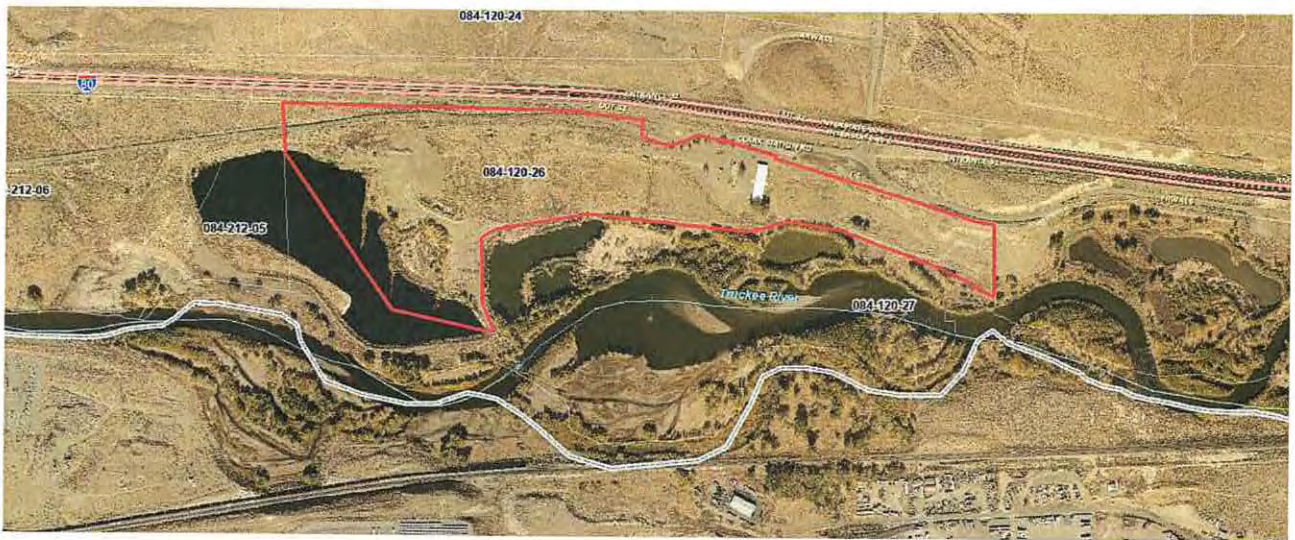


USA PARKWAY RV PARK

MASTER PLAN AMENDMENT and REGULATORY ZONE AMENDMENT



Prepared by:



September 8, 2021

USA PARKWAY RV PARK

Master Plan Amendment and Regulatory Zone Amendment

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September 8, 2021

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Introduction

This application includes the following requests:

- A **Master Plan Amendment** to redesignate 60.22± acres of property from Industrial (I) to Commercial (C); and
- A **Regulatory Zone Amendment** to rezone 60.22± acres from Industrial (I) to Tourist Commercial (TC).

Project Location

The project site (APN # 084-120-26) consists of 60.22± acres located on the south side of Interstate 80 and Clark Station Road, west of USA Parkway. The site is accessed from Clark Station Road via a connection to USA Parkway. USA Parkway provides full access to Interstate 80, both east and west bound. Figure 1 (below) depicts the project location.

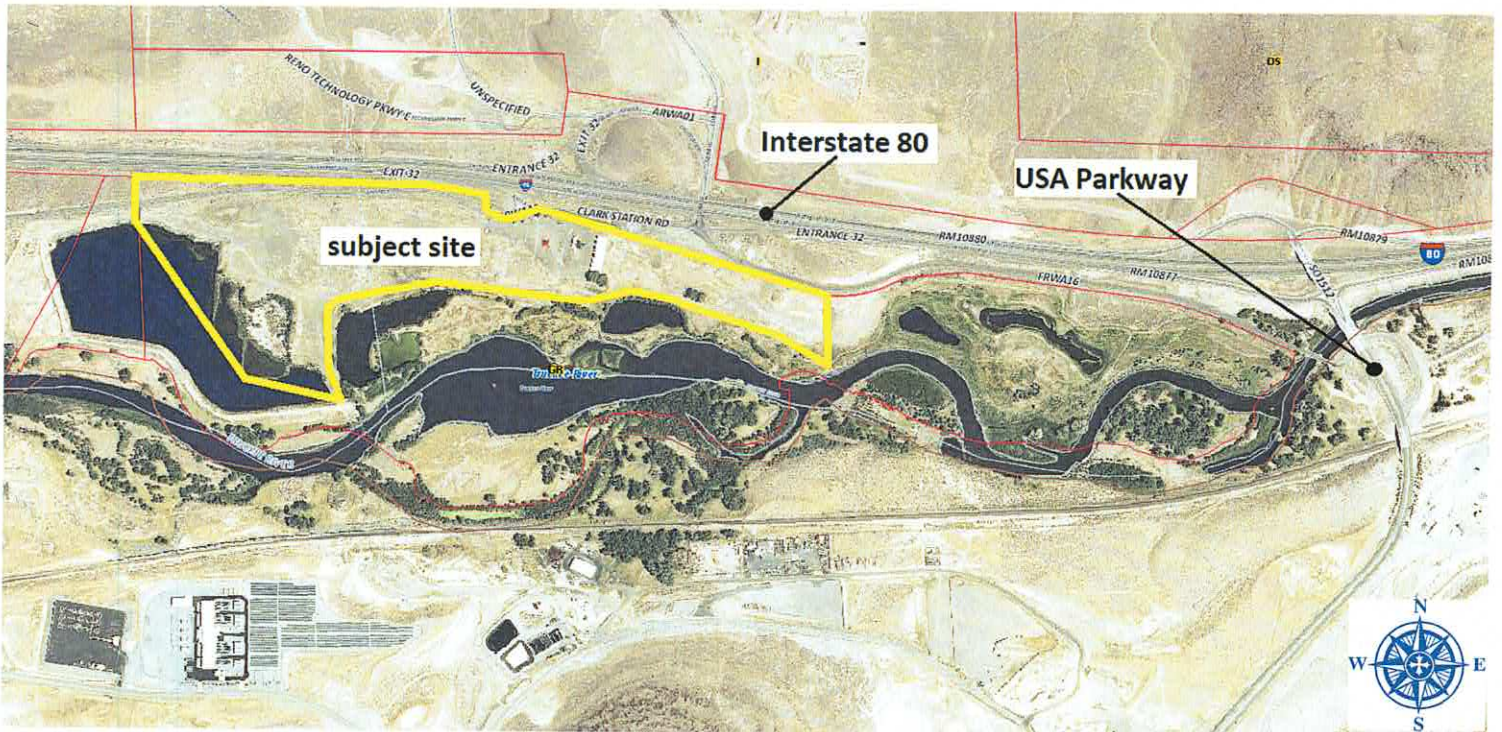


Figure 1 – Vicinity Map

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Existing Conditions

The project site is currently occupied by a commercial/industrial building of roughly 14,000 square feet, an office building of roughly 1,000 square feet, and an ancillary shed. These buildings are currently unoccupied. Surrounding land uses include Interstate 80 and industrial property to the north, Truckee River and public lands to the east and south, and a wetlands conservation area to the west.

In general, the site slopes down from north to south but it also includes graded areas and engineered slopes designed to accommodate the past industrial use(s). The site is consistent with other developed parcels in the area and is well suited for commercial development. The site does not qualify as a hillside development per Article 424 of the Washoe County Development Code as it does not contain slopes in excess of 15% on 20% or more of the site. Figures 2 (below) and 3 (following page) contain photographs of the property.



Figure 2 – Existing Conditions

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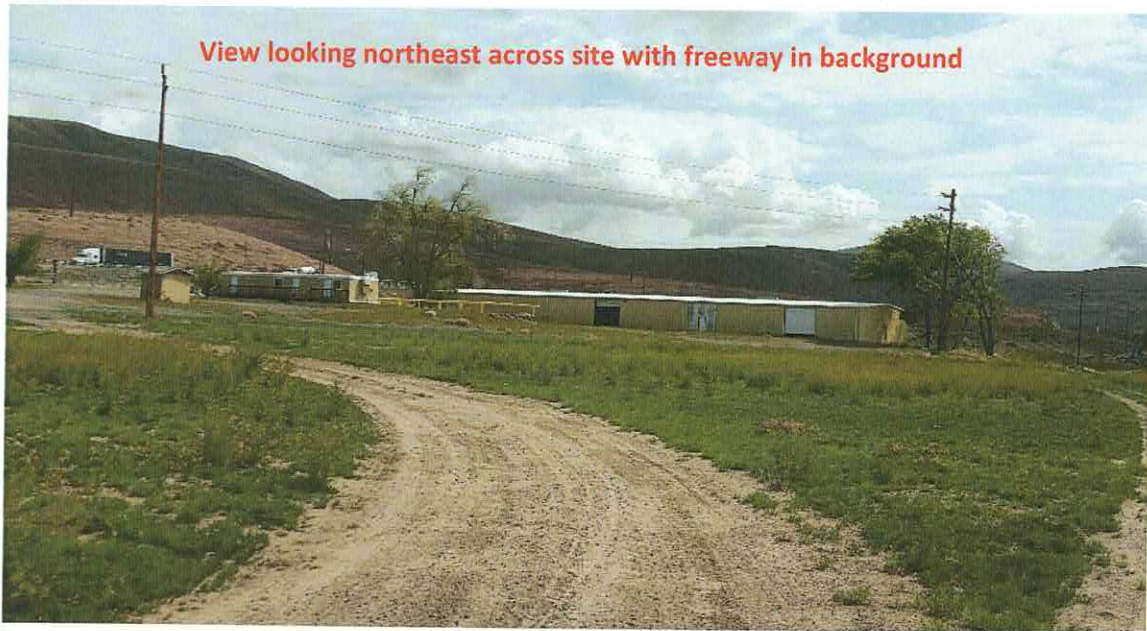


Figure 3 – Existing Conditions

Request Summary

This application includes two land use requests. The first is a Master Plan Amendment (MPA) from the current Industrial (I) to Commercial (C). The second request is a Regulatory Zone Amendment (RZA) from the current Industrial (I) to Tourist Commercial (TC).

The Truckee Canyon Area Plan was last updated in 2012 to reflect minor land use amendments that have occurred within the plan area. However, the overall plan and policies contained within the Area Plan are now over 20 years old. As a result, significant changes within the planning area are simply not reflected in the plan. One such example is the Reno Tahoe Industrial Center (TRIC). The development of TRIC has had significant impacts to the Truckee Canyon area and has grown to be the largest employment base in the region.

TRIC is dominated by industrial, warehousing, and business park uses. Now that the employment “mass” exists, there is strong demand for commercial support services, including food and lodging. There is currently one hotel located within TRIC with an additional hotel under construction. However, given the continued employment growth and expansion of existing businesses, the demand for commercial services, including lodging is expected to continue to grow.

The project site is well suited to help meet this demand. A future RV park use is beneficial in multiple ways. First, an upscale RV park can serve to fill a needed niche in the marketplace, appealing to tourists and those travelling through the area on Interstate 80. The site location, adjoining the river greenbelt, provides a quiet refuge for visitors and can serve as a base to explore other regional attractions.

In addition to serving the needs of tourists/travelers, the RV park can also provide support for short-term housing for TRIC employees. More importantly, the TC zoning proposed may also allow for further expansion of commercial uses in the future, supporting the continued employment growth in the area.

Given the site location between the Interstate and Truckee River, TC zoning is a more logical designation than Industrial. The requested designations are highly appropriate given the visibility of the site from the freeway and allow for uses that can promote the river greenbelt and natural beauty of the area. Also, tourist commercial use types will provide for more aesthetically pleasing uses along the freeway corridor, consistent with Area Plan policy TC.1.3.1.

The property formerly contained a gravel pit and equipment storage operation. The buildings on site clearly reflect this former industrial use. Redevelopment of the site under the proposed designations would serve to greatly enhance the aesthetics of the area and create a new “gateway” to TRIC that provides much needed commercial services.

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Given the rapid development of the surrounding area, including Storey County, Sparks, and area road improvements, it makes sense to provide for commercial development. RV Parks are in high demand and bring compatible economic development to the area. The site is close to the interstate for convenient access.

It is important to note that this application is essentially the first step in establishing an RV Park use at the project site. Approval of the MPA and RZA do not grant an approval of a specific project. Once the proper land use designations are in place, any future development of the site for tourist-commercial use will require additional review to establish conformance with Washoe County planning, engineering, public health, and safety standards. This includes the review and approval of a Special Use Permit (SUP) by the Board of Adjustment. This will include presentation at a public neighborhood meeting and a noticed public hearing. This process will allow for a site specific project to be fully analyzed in terms of impacts, etc., allowing Washoe County to place proper conditions on the project to ensure any and all project impacts are properly mitigated.

Although the MPA and RZA requests included with this application are not project specific and must stand on their own merits, Figure 4 (below) depicts a conceptual plan of how the site could be developed under the proposed C and TC designations, including an RV park and future commercial use.



Figure 4 – Conceptual Use

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Each of the land use requests included with this application are summarized below:

- **Master Plan Amendment**

It is proposed to amend the current Industrial (I) Master Plan designation to Commercial (C). The Commercial designation is well suited for the project site based on a variety of factors. For example, a commercial designation will allow the site to function in a manner compatible with surrounding property uses. The site location is well suited to an RV park due to its location and view of the river which can be incorporated as project amenities, rather than barricaded by industrial use as exists today.

Roadways in the area are sized to support trailers and RV vehicles and the site provides easy access to Interstate 80 and to USA Parkway. Traffic generated by an RV Park is significantly less than typical industrial use types and can be fully evaluated with future entitlement requests (i.e. SUP). Figure 5 (below) depicts the existing and proposed Master Plan designations for the project site.



Existing Master Plan



Proposed Master Plan

Figure 5 – Existing/Proposed Master Plan Designations

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- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site is zoned Industrial (I). This application proposes to rezone the site to Tourist Commercial (TC). The TC designation will allow for the development of an RV Park and future tourist-oriented uses and conforms with the proposed Commercial Master Plan designation.

Tourist commercial uses are complementary to adjoining industrial and rural developments. Establishment of commercial use at the site can serve to improve economic development and is well located in terms of access to public infrastructure and recreational opportunities. Figure 6 (below) depicts the existing and proposed site zoning.

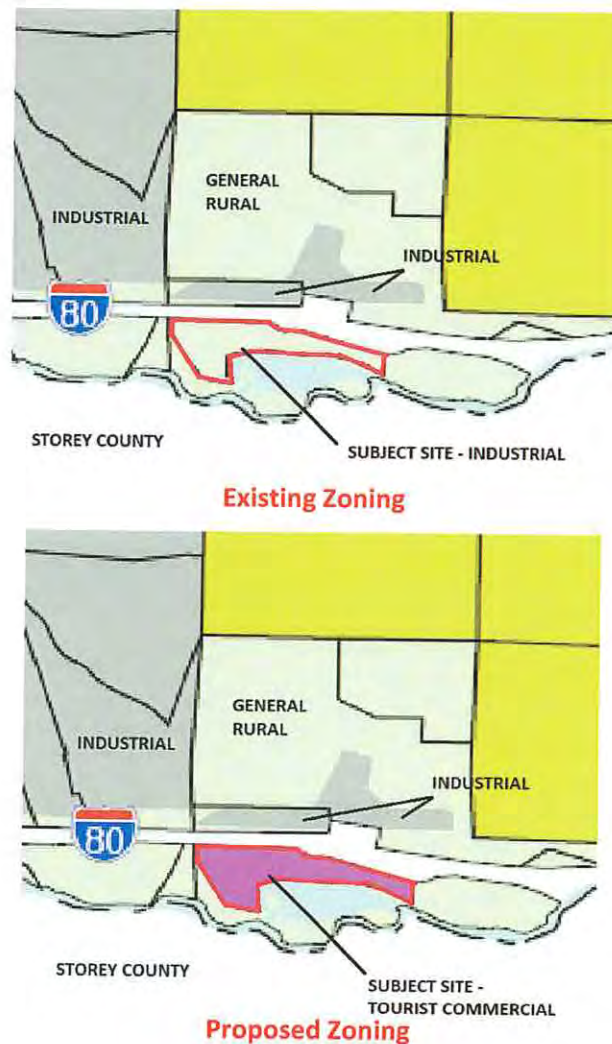


Figure 6 – Existing/Proposed Zoning

Truckee Canyon Area Plan

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

Cultural and Scenic Resources (Truckee Canyon Area Plan, p. 3)

The site has not been shown to contain cultural resources and has been previously developed with industrial uses. Any new development will have to conform to cultural resources protection standards. Future uses can be contained within the existing developed areas, preserving views to the Truckee River and allowing for enhanced recreational opportunities.

Soils (Truckee Canyon Area Plan, p. 4)

The site includes graded areas and engineered slopes and functioned for many years as an industrial use. Uses permitted in the TC district are of similar or less intensities.

Topography (Truckee Canyon Area Plan, p. 5)

The site does not qualify as hillside development, based on Washoe County topographic data and is identified as 'Most Suitable' for development on the Area Plan Development Suitability map (*page 11*).

Fire Hazards (Truckee Canyon Area Plan, p. 6)

The site is listed as Moderate fire hazard. The usable areas of the site are mostly gravel and present minimal fire hazard. Most areas of the site have established driving access and present no difficulty to firefighting equipment.

Flood Hazard/Wetlands (Truckee Canyon Area Plan, p. 8)

The site is not listed as floodway or wetlands in the Area Plan map.

Land Use Plan (Truckee Canyon Area Plan, p. 15)

The general area is deemed "most suitable" for development. The site previously functioned as an industrial use. The proposed TC zoning and associated use types are similar and largely less intense than industrial use. Thus, anticipated impacts are comparable to the uses that exist today.

Commercial use is highly appropriate given the changes to the area and will serve to fill a much needed demand in the area. Thus, the change is consistent with the land use goals and policies of the Area Plan.

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Although somewhat outdated, the Truckee Canyon Area Plan does provide policies relevant to the USA Parkway RV Park request. These policies are listed below and addressed in **bold face** type.

TC.1.1 Ensure that the scenic views of the Truckee Canyon planning area remain unobstructed.

As noted previously, the current Industrial designations would allow for a variety of intense uses, including storage yards, manufacturing, warehousing, etc. to be located between Interstate 80 and the Truckee River. Regardless of what industrial uses would be developed, the view from Interstate 80 would be industrial in nature and not necessarily consistent with policy TC.1.1. The proposed TC designation would allow for uses that appeal to tourists and travelers and can take advantage of the site's location along the Truckee River. This includes promoting use of the greenbelt and recreational amenities, rather than lining them with industrial use types.

TC.1.2 Encourage uses and developments, which will protect the Truckee River as a scenic, natural feature in the Truckee Canyon planning area.

The anticipated RV park use (and others permitted within the TC zone) are much more appropriately located adjacent to the river than industrial use types. The TC uses can promote the river environment, incorporating it as a project amenity rather than blocking it off with large scale industrial buildings and uses.

TC.1.3 Preserve and enhance the visual qualities of the Truckee Canyon planning area as viewed from Interstate 80.

The project site is well situated to provide a gateway view to TRIC for motorists travelling east on Interstate 80. As a result, TC use types, including an RV park, are much more logical than industrial uses. The site can provide needed commercial uses in support of the region's largest employment center as well as upscale tourist facilities (i.e. RV park) that are currently in high demand and unavailable in the marketplace. These use types will be much more aesthetically pleasing than industrial use. This is an important consideration given the high visibility of the site from the Interstate.

The Area Plan policies were developed many years ago and essentially make land use considerations that were envisioned through the 2020 timeframe. Therefore, they are currently outdated. Most importantly they do not reflect the massive changes that have occurred south of the river within Storey County. The project site is now adjacent to the world's largest industrial park and the region's largest employment center. This has drastically changed the character of the area which is not reflected or contemplated in the Area Plan. The proposed land use included with this application are in response to these changes and reflect logical uses given development patterns that have occurred within the area.

Potential Impacts

It is important to note that the MPA and RZA requests included with this application do not grant an entitlement to construct an RV Park at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. Such a project will, at a minimum, be subject to the review and approval of a Special Use Permit. A public hearing process with the Citizens Advisory Board (CAB) and Washoe County Board of Adjustment (BOA) will occur prior to any construction. During that time, detailed impact analysis will be required and the project will be conditioned to properly mitigate any and all impacts. This can be as simple as site access and conditioning fencing types to requiring street and municipal service upgrades.

This section aims to provide a cursory impact analysis based on the worst-case development scenario. Therefore, the following analysis assumes build out of the site at maximum density of 260 RV spaces. In reality, an actual project may be less dense depending on market demand, project development concepts, etc.

- **Traffic**

Anticipated maximum density for the site would be 260 RV spaces. For purposes of this analysis, the Institute of Transportation Engineers (ITE) Trip Generation Manual was used to calculate potential trip generation. Specifically, land use code #416 (Campground/RV Park) was considered. The resulting anticipated trip generation is 125 am and 255 pm peak hour trips. In comparison, if the site was developed as a warehouse facility under the current Industrial designation (assuming a conservative 40% building coverage), trip generation would increase to 315 am and 336 pm trips. Additionally, industrial use types include significantly higher truck traffic volumes than TC uses. Thus, traffic impacts are expected to decrease with this land use proposal.

- **Public Facilities/Infrastructure**

There are existing municipal infrastructure including sewer and water within the industrial center, adjoining the project site. To estimate water and sewer demand at this time would be pure speculation. The primary reason for this is the unavailability of a precise site layout (i.e. number of spaces and fixtures). As such, water and sewer demands could vary widely.

Any new development will be subject to review by the Washoe County Departments of Engineering, Public Works, and District Health, concurrent with the SUP process. At that time, upgrades or any applicable infrastructure improvements/additions will be identified and can be conditioned on a project-specific basis. Of course, any new improvements triggered by development of the site would be at the expense of the developer and not Washoe County or its citizens.

Power and internet service all exist at or adjacent to the project site.

- **Site Suitability**

As noted previously in this report, the site is well suited for the type of use with the requested designations. This is based on site location, access, availability of existing site services and infrastructure, etc. The site topography is generally flat and has been largely graded with the current onsite industrial use.

There are no known site conditions that would preclude development of the parcel. A detailed soils report will be required with any future development that occurs onsite.

- **Washoe County Master Plan**

In addition to the specific Area Plan policies previously addressed, this proposal is consistent with or implements the following “general” goals and policies contained in the Washoe County Master Plan:

Conservation Element:

Goal Two: Conduct development so that an area’s visual features and amenities are preserved.

Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.

Goal Six: Regulate development to protect the riparian vegetation associated with the Truckee River and the streams, creeks and wetlands of the region.

Goal Twenty-one: Manage development to preserve and protect water resources.

Land Use and Transportation Element:

Goal Two: Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.1 Policies

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

a. Projects shall be evaluated with the intent to promote mixed-use and land use compatibility.

b. Mixed-use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one of the following ways:

i. Vertical Mixed-Use - A single structure with the above floors used for residential or office use and a portion of ground floors for retail and commercial (Photo 2).

ii. Horizontal Mixed-Use, Attached - A single structure, which provides retail/commercial or service use in the portion fronting the public or private street with attached residential, or office uses behind (Photo3).

iii. Horizontal Mixed-Use, Detached - Two or more structures on one or more parcels of land which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind the site.

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LUT.3.2 In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.

LUT.3.3 New development in the Rural Area (RA) shall be limited to a minimum lot size of 5 acres unless clustering is approved as part of a Rural Development Area (RDA) as referenced per the 2019 Regional Plan policy RF7.

LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;*
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and*
- c. Allow housing opportunities for a broad socio-economic population.*

Goal Five: Development occurs where infrastructure is available.

LUT.5.2 Proposed development plans shall be required to provide the minimum service standards as described in the Land Use and Transportation Plan.

LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

LUT.5.4 Locate more intense pedestrian and transit-oriented development along major roads, transit corridors, and in activity centers within village centers.

Goal Six: Land use and transportation decisions support a healthy economic base.

LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base.*
- b. Encourage land uses that preserve a quality of life and define a sense of place within the region.*

LUT.6.2 Promote development projects that direct resources to promote business attraction, retention and expansion.

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LUT.7.2 New tourist commercial development shall locate in areas designated or planned for such use, and shall provide unique opportunities that could not occur in existing tourist commercial areas (i.e. self-contained resort or preserve).

a. Generally, these areas will be located:

i. In designated character areas, as shown on the Area Plan maps, where infrastructure exists or is planned;

ii. In areas where they complement the historical, recreational, cultural and civic resources of the community and region; and/or

iii. Where they are compatible with and do not adversely impact existing and proposed residential areas.

b. Tourist commercial development shall be designed to serve as a focal point in the community.

c. Self-contained resorts, that are located outside urban/suburban service areas, shall contain a full range of private services, employment opportunities and adequate public services and facilities within the center. Provisions shall be made for employee housing and living needs within the boundaries of the development.

As proposed, the USA Parkway RV Park is fully consistent with policy LUT.7.2.

Goal Ten: The public has access to open space resources.

LUT.10.1 Facilitate the protection of view corridors within scenic corridors. A methodology (as determined within a public process) should be developed to identify and protect view shed corridors.

LUT.10.2 Ensure protection of public access around existing regional parks and public lands from urban encroachment.

LUT.10.3 Ensure that development proposals provide adequate public access to adjacent public lands. The access should be designed so it does not restrict development on adjacent private lands.

LUT.10.4 Ensure compatibility between surrounding land uses and public lands. Ensure proper coordination among public agencies and adjacent private landowners in the management and planning of public lands.

LUT.10.5 Preserve the views along roadways and established trails by designating scenic corridors along roadways and trails that have exceptional views (as defined in County Area Plans). Design guidelines should be developed to protect the view sheds.

LUT.10.6 Promote an interconnected open space system that accommodates and provides efficient access to all reasonable trail uses.

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- **Washoe County Development Code**

Article 222 of the Washoe County Development Code specifically addresses the Truckee Canyon area. This section of code contains no requirements or Area Plan modifiers that would preclude the proposed MPA/RZA requests included with this application. The project site is situated to meet all requirements including those related to grading, structural setbacks, and water quality.

- **Truckee Meadows Regional Plan**

The project site is located outside of the TMSA. The Regional Plan recognizes more intense uses established outside of the TMSA prior to the adoption of the 2019 plan. The current Industrial designation is comparable in terms of intensity to the proposed Commercial designations. In fact, it is anticipated that the use proposed will be less intense than what could be developed under the current designations. Thus, consistency with the Regional Plan is achieved. This application will not require an amendment to the Regional Land Use Map or assigned land use tiers.

Master Plan Amendment applications in Washoe County are required to complete a review by the Truckee Meadows Regional Planning Agency. This project advances many of the goals and policies of the *2019 Truckee Meadows Regional Plan*. In general, this application seeks to provide needed commercial services at a location previously approved for more intense use types.

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 Findings**

Section 110.820.15(d) of the Washoe County Development Code established findings for Master Plan Amendment requests. Similar to the Area Plan findings, these are listed below and addressed in **bold face** type.

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

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

As described previously in this report, the proposed amendment fully complies with the goals and polices of the Truckee Canyon Area Plan and supports Master Plan policies related to land use, development suitability, availability of infrastructure, aesthetics etc.

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- (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 proposed amendment provides for compatibility with surrounding uses. No negative impacts to the public's health, safety, or welfare will result from this request. The designation proposed will provide for needed commercial services and reflects the drastic changes that have occurred within the area. Furthermore, the proposed commercial use is more appropriate given the site's location adjacent to the Truckee River.

Commercial use can create a gateway to TRIC that benefits the employment center as well as tourists visiting the area. Rather than walling-off the Truckee River with industrial uses, the use proposed will promote the river and associated greenbelt as an amenity and will enhance the overall aesthetics of the area.

- (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.

As noted, the current Area Plan and land uses are now well beyond their envisioned timelines. Drastic changes in land use have occurred since the Area Plan adoption. This includes the construction of the world's largest industrial park and region's largest employment center adjacent to the site within Storey County. This has fundamentally changed the character of the area and created a demand for commercial uses. Given the site's location adjacent to Interstate 80 and the river, it is well suited to meet these demands. Although industrial demand exists, the site location is better suited for commercial use given the development patterns that have occurred in the surrounding 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.

The site is located in an area where municipal services can be extended. The site is developed with industrial use and includes utility services. As discussed with Washoe County staff in a pre-development meeting, municipal water can be extended with coordination through TRIC. Sewer service will either be coordinated through TRIC or with an onsite treatment system subject to the approval of the Washoe District Health Department and Nevada Division of Environmental Protection.

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

The proposed amendments will improve the character of existing areas. All services and infrastructure to serve the reallocation areas are in place or nearby and will not result in natural resource impairment of the expenditure of public funds. In fact, commercial use types are more complementary to the adjacent natural resources (river and greenbelt) and can be incorporated into a future project, allowing for public benefit and use.

- (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 Findings**

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

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

The requested zoning is consistent with the proposed Commercial Master Plan designation and the noted goals and policies of the Area Plan. The MPA request included with this RZA results in an improvement to the site and supports goals of the Truckee Canyon Area 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.

The proposed zoning will result in land use that complements adjoining parcels. Furthermore, it will provide for needed uses and services that are desperately needed in the area to support growth occurring within TRIC and the overall region.

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- (3) Response to Change Conditions.; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

The proposed amendment improves the aesthetic of the viewshed from the highway and is much more sensitive to the adjoining natural resources. Also, the proposed zoning reflects the drastic changes that have occurred within the area since the adoption of the Area Plan and directly addresses current land use demands in the 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.

All facilities, services, and infrastructure needed to serve future commercial uses are in place or can be extended at the expense of a future project. These will be fully analyzed and vetted with forthcoming entitlement requests to establish site-specific uses.

- (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 previous sections of this report, the project actually serves to implement goals and policies of the Master Plan and Area Plan. Impacts from commercial use are anticipated to be less than what could occur under the current industrial designations.

- (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 proposed changes will have no impact on the overall population growth but will ensure that natural resources are protected and needed commercial services in the area are provided. This can serve to reduce vehicle trips in and out of the area and provides for a more balanced land use pattern.

- (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.

APPENDICES

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: USA Parkway RV Park			
Project Description: A Master Plan Amendment from Industrial to Commercial and a Regulatory Zone Amendment from Industrial to Tourist Commercial on 60.22 acres located south of I-80 at USA Pkwy.			
Project Address: 22560 Interstate 80 East			
Project Area (acres or square feet): 60.22 acres			
Project Location (with point of reference to major cross streets AND area locator): S. of Interstate 80 and Clark Station Road, W. of USA Parkway. Nearest cross street is Clark Station Road and USA Parkway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-120-26	60.22		
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: Stan Lucas		Name: Lisa Nash	
Address: 2850 Temple Avenue		Address: 1000 Kiley Parkway	
Long Beach, CA	Zip: 90806	Sparks, NV	Zip: 89436
Phone: 562-595-6721	Fax:	Phone: 775-502-8552	Fax:
Email: Susan@project-one.com		Email: Lisa@christynv.com	
Cell: 775-250-7981	Other:	Cell: 908-763-6576	Other:
Contact Person: Susan Pansky		Contact Person: Lisa Nash	
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 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 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?

It is requested that the existing Industrial designation be amended to Commercial.

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?

Refer to attached report for additional details and analysis.

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?

The project site lies directly south of Interstate 80 along Clark Station Road, approximately 2,500 feet west of USA Parkway. Refer to attached report for details related to the project location, including a vicinity map.

- 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
084-120-26	Industrial	60.22	Commercial	60.22

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

North	Industrial
South	Rural
East	Rural
West	Rural

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

A scale house/office, graded yard areas and a 14,000 +/- square foot industrial building.

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.

Refer to attached report for additional details.

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.)

Yes No

Explanation:

A small portion (at the south end) is located within an area subject to flooding.

- 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.)

Yes No

Explanation:

No regulated wetlands are located onsite.

- 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.)

Yes No

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.

Yes No

Explanation:

The site lies directly north of the Truckee River. Refer to attached report for more details.

- 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.

Yes No

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.

Yes No

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.)

Yes No

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 checked="" type="checkbox"/> Public water	Provider:	TRIC GID

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. 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 checked="" type="checkbox"/> Public system	Provider:	TRIC GID

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. 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.

USA Parkway with connection to Clark Station Road. Refer to attached report for more details.

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	Lockwood Fire Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Moss Elementary School
d. Middle School	Dilworth Middle School
e. High School	Edward C Reed High School
f. Parks	Nature Conservancy Trail and Park
g. Library	Sparks Main
h. Citifare Bus Stop	N/A

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

- a. Population Element:

N/A

- b. Conservation Element:

Refer to the attached report.

- c. Housing Element:

N/A

- d. Land Use and Transportation Element:

Refer to the attached report.

- e. Public Services and Facilities Element:

Refer to the attached report.

- f. Adopted area plan(s):

Analysis of the Truckee Canton Area Plan is included in the attached report.

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

N/A

Applicant Comments

This page can be used by the applicant to support the 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.)

Please refer to the attached supplemental report that provides a detailed project description and analysis of the request.

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)?

22560 Interstate 80 East, south of Interstate 80 along Clark Station Road, approximately 2,500 feet west of USA Parkway.

- 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
084-120-26	Industrial	Industrial	60.22	Commercial	60.22

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

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

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

A scale house/office, graded yard areas and a 14,000 +/- square foot industrial building.

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.

Refer to attached report for additional details.

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

<input checked="" type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
--	-----------------------------

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

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

Explanation:

--

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 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 #		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):

--

- 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.

Refer to attached report for additional details.
--

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

- a. System Type:

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

- 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 or 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 type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	TRIC GID

- 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 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.

--

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

USA Parkway with connection to Clark Station Road. Refer to attached report for more details.

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

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

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Lockwood Fire Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Moss Elementary School
d. Middle School	Dilworth Middle School
e. High School	Edward C Reed High School
f. Parks	Nature Conservancy Trail and Park
g. Library	Sparks Main
h. Citifare Bus Stop	N/A

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
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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 checked="" 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 checked="" type="checkbox"/> No
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Property Owner Affidavit

Applicant Name: Stan Lucas

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, Donald W. Smit
(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): 084-120-26

Printed Name DONALD W. SMIT

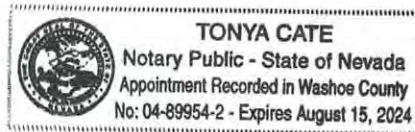
Signed [Signature]

Address 490 HOT SPRINGS RD.
CARSON CITY, NV 89706

Subscribed and sworn to before me this 7th day of Sept, 2021.

(Notary Stamp)

Tonya Cate
Notary Public in and for said county and state
My commission expires: Aug 15, 2024



*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

Recording requested by
and when recorded mail to:

Don Smit
490 Hot Springs Road
Carson City, Nevada 89706

STAN LUCAS, aka STANLEY H. LUCAS (“Principal”) to DON SMIT (“Agent”):

LIMITED POWER OF ATTORNEY

I, STAN LUCAS, hereby appoint DON SMIT of 490 Hot Springs Road, Carson City, Nevada 89706, as the Principal’s true and lawful attorney-in-fact, to do as follows:

1. To take any and all action with regard to or in any way related to any and all of Principal’s real property located within the State of Nevada.
2. To take any and all actions as set forth in Nevada Revised Statutes, Section 162A.480 with respect to any or all of Principal’s real property located within the State of Nevada.
3. To execute any and all documents on my behalf, including but not limited to contracts with consultants or professionals, planning applications, leases, deeds or any other documents, related to the real property of Principal located within the State of Nevada.
4. Generally to do, execute and perform any other act, document, matter or thing, that in the opinion of the Agent should be done, executed or performed in conjunction with this limited power of attorney, of every kind and nature, as fully and effectively as the Principal could do if personally present.
4. The Agent’s signature under the authority granted in this limited power of attorney may be accepted by any third party or organization with the same force and effect as if the principal was personally present and acting on the Principal’s own behalf. No person or

organization who relies on the Agent's authority under this instrument shall incur any liability to the Principal, the Principal's estate, heirs, successors or assigns, because of reliance on this instrument.

5. The Principal's estate, heirs, successors and assigns shall be bound by the Agent's acts under this power of attorney.

6. The Principal hereby ratifies and confirms all that the Agent shall do, or cause to be done, by virtue of this power of attorney.

7. Unless otherwise revoked at a prior time, STAN LUCAS, desires to have this power of attorney to be effective until terminated in writing by Principal.

IN WITNESS WHEREOF, the Principal has signed this Limited Power of Attorney on this 14 day of July, 2021.

Stan Lucas
STAN LUCAS

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) : ss.

On July 14, 2021, before me, a notary public, personally appeared STAN LUCAS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 325-2610 fax: (775) 328-2560
Email: tax@washoecounty.us

Account Detail

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CollectionCart			
	Items	Total	
Collection Cart	0	\$0.00	Checkout View

Pay Online

Washoe County Parcel Information			
Parcel ID	Status	Last Update	
08412026	Active	9/7/2021 1:38:58 AM	
Current Owner: LUCAS, STAN 2850 TEMPLE AVE LONG BEACH, CA 90806		SITUS: 22560 INTERSTATE 80 E WASHOE COUNTY NV	
Taxing District 4000	Geo CD:		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$9,752.34	\$2,442.93	\$0.00	\$0.00	\$7,309.41
2020	\$9,788.82	\$9,788.82	\$0.00	\$0.00	\$0.00
2019	\$9,322.99	\$9,322.99	\$0.00	\$0.00	\$0.00
2018	\$8,896.28	\$8,896.28	\$0.00	\$0.00	\$0.00
2017	\$8,538.00	\$8,538.00	\$0.00	\$0.00	\$0.00
Total					\$7,309.41

Disclaimer

- **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 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**

Washoe County Treasurer
 Tammi Davis

Bill Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
08412026	Active	9/8/2021 1:39:10 AM
Current Owner: LUCAS, STAN 2850 TEMPLE AVE LONG BEACH, CA 90806		SITUS: 22560 INTERSTATE 80 E WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description Township 20 Section Lot A Block Range 22 SubdivisionName _UNSPECIFIED		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$2,436.47	\$0.00	\$0.00	\$2,436.47
INST 3	1/3/2022	2021	\$2,436.47	\$0.00	\$0.00	\$2,436.47
INST 4	3/7/2022	2021	\$2,436.47	\$0.00	\$0.00	\$2,436.47
Total Due:			\$7,309.41	\$0.00	\$0.00	\$7,309.41

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$511.33	\$0.00	\$511.33
Truckee Meadows Fire Dist	\$1,624.21	\$0.00	\$1,624.21
Washoe County	\$4,185.96	\$0.00	\$4,185.96
Washoe County Sc	\$3,424.38	\$0.00	\$3,424.38
TRACY SEGMENT WATER BASIN	\$6.46	\$0.00	\$6.46
Total Tax	\$9,752.34	\$0.00	\$9,752.34

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021341732	B21.92850	\$2,442.93	8/17/2021

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

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