

Autumn Wood (Phase 2)

Application to Washoe County for a:

Master Plan Amendment

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- Master Plan Amendment – Supplemental Information
- Property Owner Affidavit
- WC Fee Sheet
- WC Treasurer – Tax Payment Records
- Letter on water rights summary (dated July 25, 2017)
- Preliminary Title Report

Request

This is a **Master Plan Amendment** to the South West Truckee Meadows (SWTM) Area Plan policy SW.1.8.f and specific to the Thomas Creek Character Management Area. The amendment would remove the language in parenthetical (MDS - three units per 1 acre) and allow density for single family attached to be consistent with the development code at 5 du per acre. The request is being driven by a parcel adjacent to the approved Autumn Wood project as an extension of that project as shown below.

Project Location

The site is located about 400' north of Zolezzi Lane and near the intersection of Arrowcreek Parkway and Zolezzi Lane. It will be accessed from Jeppson Lane which connects to Zolezzi Lane. The site includes one parcel, APN 162-010-31 and consists of 5.31 acres as shown in Figure 1 (below).



Figure 1 – Vicinity Map

Land Use Compatibility

The site is vacant with surrounding conditions that are bordering existing single-family land uses, and the Montessori School at the southwest corner. Whites Creek is adjacent to along the north boundary. Residential is adjacent on the east side with a pocket of housing with MDS zoning. Figure 2 below shows the adjacent zoning.

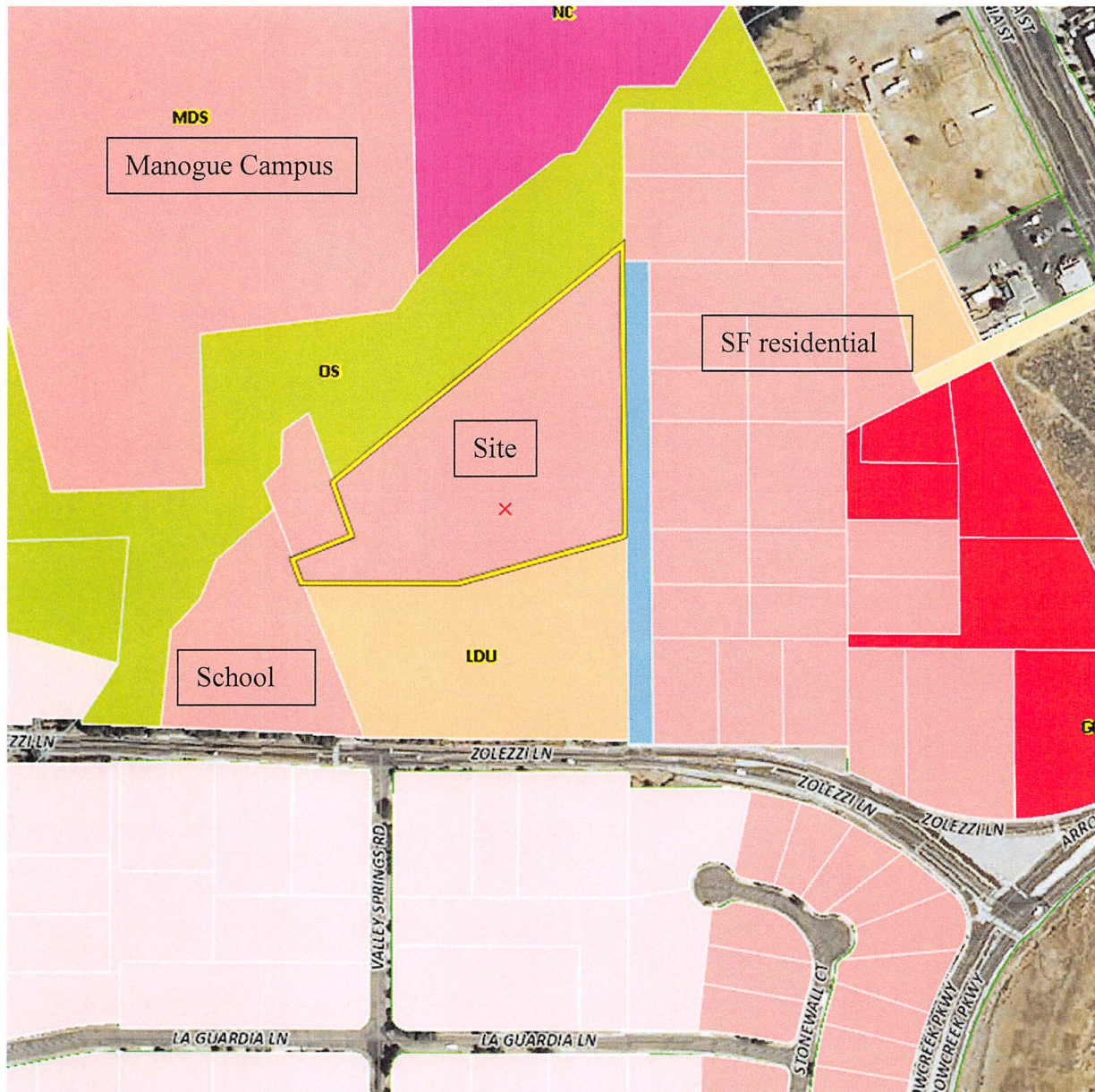


Figure 2 – Existing Zoning

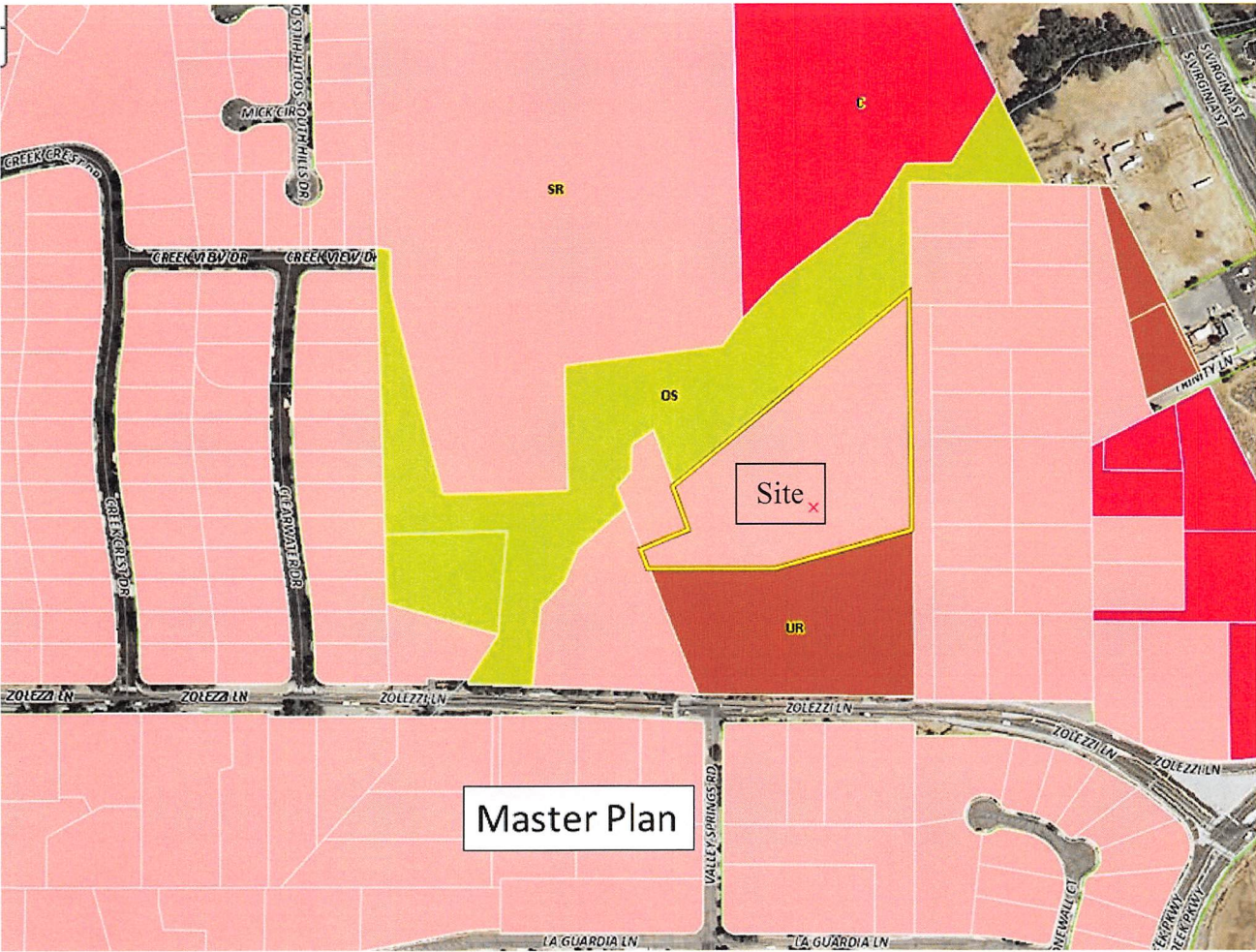


Figure 3 – Existing Land Use Designations

Key Planning Issues

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

- Land Use Compatibility – Surrounding land uses are primarily residential and Open Space. They are highly compatible with the density resulting from the proposed policy change. Abutting on the south boundary is a Low-Density Urban (LDU) parcel that defines the area as a mix of Suburban and Urban land use. This policy change will have no impact on compatibility as all resulting density would still fall within the MDS limits as established.
- Land Use Intensity – There is a valid argument that the policy change is appropriate to establish consistency on how single family attached is addressed with a slightly different density measure when compared to single family detached. This is typical and appropriate in managing land use regulation.
- Policy change is proposed for the Thomas Creek Suburban Character Management Area of the Southwest Truckee Meadows Area Plan will potentially affect other vacant MDS parcels in the Character Management area. This will be vetted in the public process of this amendment request.

Whites Creek/Stormwater Management

The conceptual land plan for the parcel shows the abutting White Creek. This is a significant environmental feature that is proactively addressed with the homebuilder's plan for use of the property. The Critical Stream Buffer and the Sensitive Stream buffer setbacks are shown and respected in the lotting plan. Additionally, the applicant will complete further Hydrology studies to clearly define and manage the Flood Zone A limits as shown on the map.

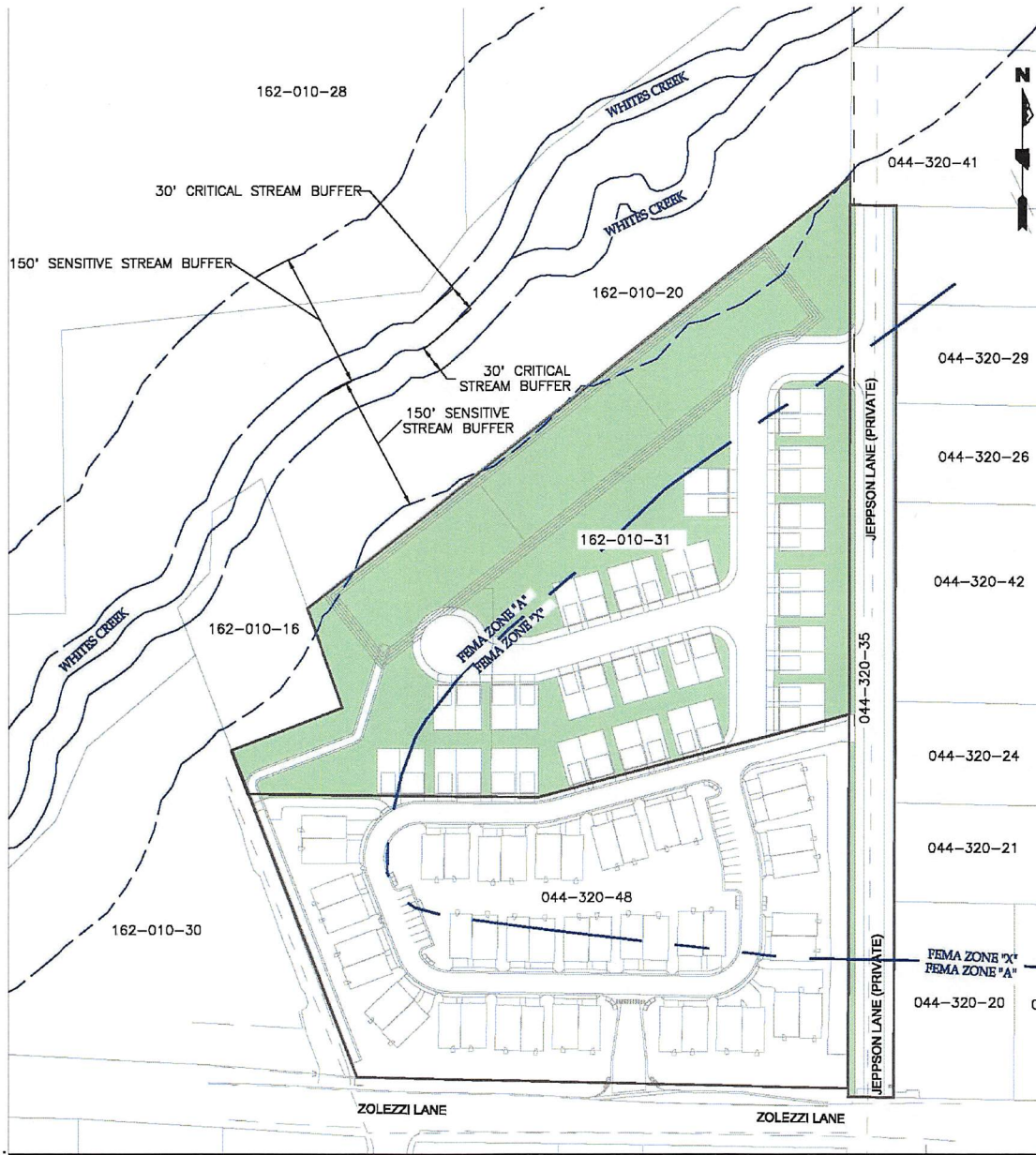


Figure 4 – Conceptual Land Plan

Master Plan Amendment Findings

Findings. 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 unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

(1) Consistency with Master Plan.

Finding: The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the 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. There is a simple fact associated with the request that land use designations will not change, regulatory zones will not change and there is no change of uses. The issue of compatible land use exactly as this is already established in Washoe County, thus it is highly compatible with adjacent land uses.

(3) Response to Change Conditions.

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.

(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.

(5) 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. Again, the fact that such a pattern of growth is already accepted and established in other areas of Washoe County would indicate this is a responsible and desired pattern of growth.

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

Appendix

Application Materials

WC Development Application

Master Plan Amendment – Supplemental Information

Property Owner Affidavit

WC Fee Sheet

WC Treasurer – Tax Payment Records

Letter on water rights summary (dated July 25, 2017)

Preliminary Title Report

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: Autumn Wood (Phase 2)			
Project Description: The request is to amend Policy SW.1.8 f. of the SWTM Area Plan. The amendment would remove the language in parenthetical (MDS - three units per 1 acre). The SWTM Area plan currently allows MDS in the Thomas Creek Suburban Character Management Area. The change would distinguish density for single family detached (allows 3 du per acre) from single family attached (allow 5 du per acre).			
Project Address: No address at this time			
Project Area (acres or square feet): 5.31 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Zolezzi Lane at Jeppson Lane (private street)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
162-010-31	5.31 acres		
Section(s)/Township/Range: Township 18, Range 20			
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: Reno Catholic Bishop of Reno		Name: KLS Planning & Design	
Address: 290 South Arlington, Suite 250		Address: 1 East 1 st Street, suite 1400	
Reno, NV	Zip: 89501	Reno, NV	Zip: 89501
		Phone: 775-852-7606 Fax: 852-7609	
Email: mikeq@catholicreno.org		Email: Johnk@klsdesinggroup.com	
Cell: N/A	Other: 326-9432	Cell: 775-857-7710	Other: N/A
Contact Person: Mike Quilici		Contact Person: John F. Krmpotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: D.R. Horton		Name: D.R. Horton	
Address: 190 West Huffaker Lane, Suite 408		Address: 190 West Huffaker Lane, Suite 408	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89511
Phone: 775-225-9283 Fax: 844-566-3365		Phone: 775-722-4543 Fax: N/A	
Email: thwarley@drhorton.com		Email: Tedsbrown@drhorton.com	
Cell: 775-225-9283	Other: N/A	Cell: 775-722-4543	Other: N/A
Contact Person: Tom Warley		Contact Person: Ted S Brown	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

The request is to amend Policy SW.1.8 f. of the SWTM Area Plan. The amendment would be to remove the language in parentheses (MDS - three units per 1 acre). The SWTM Area plan currently allows MDS in the Thomas Creek Suburban Character Management Area. This request will not change the Medium Density Suburban designation in the Southwest Truckee Meadows Area plan other than allow 5 du per acre for Single Family (SF) attached product. It will make the Area Plan consistent with the WC Development code in the treatment of density for SF attached housing product. There is an inconsistency in the area plan that is being addressed with this request. SF attached is an allowed use, but no distinction between SF detached and SF attached density is atypical in land use regulation. This amendment will add clarity to that issue.

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

The change in conditions would be largely based on market conditions that show a need for variety in housing product. There is more compelling need for a variety of housing product in the region than possibly ever realized in the region. This change in this master plan policy will allow the builder to continue the project to the adjacent parcel with a target homebuyer group in mind that is highly desired for the location and the market. The Master Plan policies on land use must consider market information to deliver meaningful land use plans and make for realistic housing choices with affordability in mind.

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

The nearest point of the parcel is located about 400' north of the intersection with Zolezzi Lane. A legal description is attached in the application. The site is adjacent to residential in all directions with compatible zoning surrounding the site.

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
162-010-31	MR	5.31 acres	MR	5.31

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

North	Open Space
South	Urban Residential
East	Suburban Residential
West	Suburban Residential

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

The site is currently vacant land. There is a school adjacent on the southwest corner, approved vacant land abutting the south boundary of the site which is the Autumn Wood project and a natural drainage feature known as Whites Creek that runs parallel along the north boundary. A private road separates the suburban residential area to the east. Bishop Manogue campus is a bit further to the north across Whites Creek.

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.

Water Bodies: Whites Creek is located to the west and north of the site. The portion of the site located next to Whites Creek is Branch 1 and within the 100-year flood zone A. The builder intends to submit a CLOMR and LOMR to appropriately address the Flood Limits of Flood Zone A.

Vegetation: The vegetation is typical of northern Nevada native cover which is a mix of sagebrush, cheat grass, and native scrub/shrubs and some trees.

Topography: (39.418803N, 119.763169W) The existing topography is relatively flat across the project location with elevations ranging from 4560ft to 4580ft above mean sea level. Topography is about 3% slope in a direction from southwest to northeast.

Minerals: The composition of minerals is unknown at this time.

Soils: In accordance with a feasibility study performed by Pezonella Associates Inc. it was noted that the area consists of pediment and thin fan deposits from major streams draining alpine glaciers on Mount Rose. It typically consists of brown to brownish-gray, sandy, muddy, poorly sorted, large pebble gravel; cobbles and small boulders common. Clasts are dominantly volcanic (porphyritic andesite and latite) while surface granitic clasts rare. The site is underlain by Oest boulder sandy loam, very deep well-drained soil is on alluvial fans and terraces.

Wildlife Habitat: The wildlife located within this area is limited to non-endangered species and will require no restoration.

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

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

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

Yes, this property is located in the 100-year flood plain per the current FEMA map. This can also be seen in the *Proposed Land Plan Display* and the *FEMA National Flood Hazard Layer Display*. There are proposed floodplain map revisions planned for the future associated with Whites Creek. The home builder is planning on submitting a CLOMR and LOMR to better define and the limits of the Flood Zone A.

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

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

We are not aware of any wetlands or potential for wetlands on the site. A portion of the site is located in the 150' setback of the Whites Creek Sensitive Stream Buffer as a significant hydrologic resource of Washoe County. The required setback is established for the proposed use of the property.

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

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

None. The site is about 3% slope and fairly constant in the grade across the site. This is not a hillside development site or a site that has some significant ridgelines. It is a Suburban/Urban infill site.

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

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

Active faults: None, the geologic structure of the area is categorized by high angle extensional normal faults trending in a north-northeast direction. However, no known active faults are located in the subject property.
Hillside or Mountainous areas: None
Avalanches: None
Landslides: None
Flash Flooding: None, while the project does lie partially within the 150' sensitive stream buffer area the possibility of a flash flood originating from Whites Creek is unlikely.
Near a stream or riparian area: Yes, Whites Creek. No part of the project is located in the 30' critical stream buffer however portions of the proposed detention area are located in the 150' sensitive stream buffer and the 100-year flood plain.
Riparian Area: Typically, 150'+ from riparian area of Whites Creek along entire project location.
Groundwater Recharge: None

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

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

No. There is no farmland, wildlife hazard area, geothermal area, mining area, or wildlife migration route on the site. The site is Suburban infill with the predominant property lines being adjacent to Suburban and Urban Residential land use.

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Cultural: There are maps titled <i>Cultural Resources and Sensitive Landscape Values</i> from Washoe County Regional Open Space & Natural Resource Management Plan (06/24/08) indicating that the area has known resources via Nevada State Historic Preservation Office (SHPO).</p> <p>Archaeological: Unknown.</p> <p>Historic: None listed on Nevada State Historic Preservation Office (SHPO) registry.</p> <p>Scenic Resources: None confirmed based on review of Map 12 & 13 <i>Visual and Scenic Resources</i> from Washoe County Regional Open Space & Natural Resource Management Plan.</p> <p>There are no other resources that the applicant is aware of with respect to their own due diligence of the site and any related studies of the site. However, the level of known data from studies at this time are tied to land use, regulatory zones, and land use policy. If any archaeological, historic, cultural, or scenic resources are found, they would appropriately be tied to and investigated with a development proposal which has a scope more oriented to cultural resources.</p>	

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

<input 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 #	None	acre-feet per year	
b. Certificate #	None	acre-feet per year	
c. Surface Claim #	None	acre-feet per year	
d. Other #	None	acre-feet per year	

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

Please see the attached letter dated July 25, 2017 as prepared by the law firm or Parsons/Behle/Latimer. In summary, they research the state engineer's records and determined there are no water rights associated with this property.

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

The amended is to make a policy consistent with the Washoe County Development code for single family attached product. It will result in intensification of the MDS land use designation for only that product type. It does not change the allowed uses as it only addresses density to be aligned with a product type.

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

a. System Type:

<input type="checkbox"/> Individual wells	None		
<input type="checkbox"/> Private water	Provider:	None	
<input type="checkbox"/> Public water	Provider:	TMWA	

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. Washoe County Capital Improvements Program project?

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

<p>There are no public facilities being proposed in this amendment request. The home builder will be responsible for bringing the necessary water infrastructure to the site as needed to meet the water demands for a future project. The water purveyor for this location is TMWA and the service lines are 8" mains throughout the project area.</p>

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:	Washoe County	

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. Washoe County Capital Improvements Program project?

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

There are no public facilities being proposed in this amendment request. The home builder will be responsible for bringing the necessary sewer infrastructure to the site as needed to meet the sewer demands for a future project. The sewer system is provided by Washoe County and the line is located in Zolezzi Lane.

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

The site connects immediately to Zolezzi Lane which is an existing regional collector street that connects to Arrowcreek Parkway (an existing arterial street in the regional road network), Arrowcreek changes names to Damonte Ranch Parkway (an existing arterial) across Virginia Street and then to the interchange on-ramp at I-580.

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

☐ Yes

☐ No There is no traffic report triggered by the request

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 14 (old Virginia Road & Damonte Ranch Parkway)
b. Health Care Facility	Renown Medial Group in South Towne Center on Damonte Ranch Parkway
c. Elementary School	Elizabeth Lenz located on Edmunds to the north of the site
d. Middle School	Picollo MS on Foothill Road
e. High School	Galena High School near Mt Rose Highway
f. Parks	Ellen's Park on Creek Crest to the north of the site
g. Library	South Valleys Library on Wedge Parkway
h. Citifare Bus Stop	On Virginia St at Damonte Ranch Parkway (N/B and S/B stops)

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:

This proposed amendment fosters and promotes Population Element Goals 3 and 4 and related policies 3.1 and 4.1

b. Conservation Element:

This proposed amendment fosters and promotes Conservation Element Goal 3 and related policies C.3.1, C.18.1 and C.20.1

c. Housing Element:

This proposed amendment fosters and promotes Housing Element Goals 1 and 3; and related policies H.1.1, 1.2, 1.5, and Policy 3.3 and 3.5

d. Land Use and Transportation Element:

This proposed amendment fosters and promotes Land Use & Transportation Element Goals 2,4,5, 6, 7,18 and 13. It further supports related policies 2.1, 4.1, 5.1, and 6.1.

e. Public Services and Facilities Element:

This proposed amendment appears to be neutral with respect to the goals and policies of the Public Services and Facilities Element.

f. Adopted area plan(s):

The policies in the SWTM Area Plan will remain exactly as they are today with one technical change as proposed by this amendment. This amendment will otherwise foster, promote or complies with all the policies of the adopted area plans as they are today. There is no evidence found in any public records to suggest that Policy SW.1.8 f. of the SWTM Area Plan has intentionally restricted SF attached to 3 du per acre.

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.

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

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

The amendment does not change the Vision & Character Statement, thus, neutral on this policy.

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

The amendment does conform to all applicable policies of the SWTM Area Plan with exception of the policy that is requested for change.

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

This amendment will not conflict with the public's health, safety, and welfare and is neutral on this policy.

SW.20.2 For any amendment that proposes to

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

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the appropriate 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 must meet all of the applicable policies of the SWTM Area Plan.

This finding is not applicable as there is no revision to the Character Statement or any revision to Goal One or its related policies.

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

This is not applicable as there is no change of land use. Thus, the following findings a. thru j are not applicable.

a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.

Not applicable.

b. 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 SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Not applicable.

c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows 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.

Not Applicable.

d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.

Not Applicable.

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

Goal one is stated as follows: The pattern of land use designations and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.

This request will not exceed WC's growth policy for the SWTM Area Plan and specifically Goal one stated above although there is a resulting intensification of the land.

f. 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 Southwest Truckee Meadows 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.

Not Applicable.

g. 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.

Not Applicable.

h. Proposed amendments shall complement the long-range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.

Not Applicable.

i. 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.

Not Applicable.

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

Not Applicable.

SW.20.4 For proposals to establish or intensify commercial land uses, the applicant shall provide a market analysis, articulating the anticipated trade area, providing convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrating the scale of the intended use to be community serving in nature.

This is not applicable as there is no change in commercial land use.

SW.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 24 months from the date of adoption.

This is not applicable for the applicant as this policy will be addressed by staff as appropriate.

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 are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

Findings. 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 unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

(1) Consistency with Master Plan.

Finding: The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the 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. There is a simple fact associated with the request that land use designations will not change, regulatory zones will not change and there is no change of uses. The issue of compatible land use exactly as this is already established in Washoe County, thus it is highly compatible with adjacent land uses.

(3) Response to Change Conditions.

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.

(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.

(5) 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. Again, the fact that such a pattern of growth is already accepted and established in other areas of Washoe County would indicate this is a responsible and desired pattern of growth.

(6) Effect on a Military Installation.

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

Property Owner Affidavit

Applicant Name: D.R. Horton, Inc

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, Roman Catholic Bishop of Reno, and his Successors, a corporation
(please print name) Sole

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): 162-010-31

Printed Name Michael Quilici

Signed [Signature]

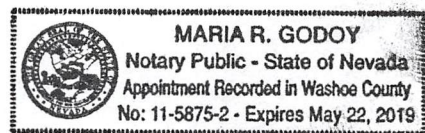
Address 290 S. ARLINGTON AVE.
RENO, NV 89501

Subscribed and sworn to before me this
30th day of August, 2017.

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

My commission expires: May 22, 2019

(Notary Stamp)



*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

Bill Detail

[Back to Account Detail](#)[Change of Address](#)[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
16201031	Active	9/13/2017 2:11:06 AM
Current Owner: ROMAN CATHOLIC BISHOP OF RENO 290 S ARLINGTON AVE STE 200 RENO, NV 89501		SITUS: 0 ZOLEZZI LN WCTY NV
Taxing District		Geo CD:
Legal Description		
Township 18 Range 20 SubdivisionName _UNSPECIFIED Lot 2		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$818.54	\$0.00	\$0.00	\$818.54
INST 4	3/5/2018	2017	\$818.54	\$0.00	\$0.00	\$818.54
Total Due:			\$1,637.08	\$0.00	\$0.00	\$1,637.08

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$173.44	\$0.00	\$173.44
Truckee Meadows Fire Dist	\$550.94	(\$31.65)	\$519.29
Washoe County	\$1,419.88	\$0.00	\$1,419.88
Washoe County Sc	\$1,161.56	\$0.00	\$1,161.56
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$3,305.85	(\$31.65)	\$3,274.20

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017155867	B17.19253	\$818.58	7/31/2017
2017	2017155867	B17.19255	\$818.54	7/31/2017

Pay By Check

Please make checks payable to:

**WASHOE COUNTY
TREASURER**

Mailing Address:

P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:

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

Change of Address

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

To submit your address change online [click here](#)

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

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



50 West Liberty Street, Suite 750
Reno, Nevada 89501
Main 775.323.1601
Fax 775.348.7250

A Professional
Law Corporation

Robert W. Marshall
Attorney at Law
Direct 775.789.6541
RMarshall@parsonsbehle.com

July 25, 2017

Via Email: dsjennings@drhorton.com
And skbrown@drhorton.com

David S. Jennings, Esq.
D.R. Horton, Inc.
1081 Whitney Ranch Dr., Suite 141
Henderson, NV 89014

Re: General Water Right Matters; Letter Request of July 14, 2017

Dear Dave:

As requested, I have reviewed the State Engineer's database with respect to the following parcels of land located in Clark and Washoe Counties:

CLARK COUNTY

Name	Legal Description	APN
1. Park Highlands AmberOwl 2	Within the S1/2 of the NW1/4 of Section 18, T19S, R61E, MDB&M	124-18-210-001 (18.06 acres) 124-18-210-002 (52.47 acres)
2. Duneville Laredo	Within the NE1/4 of the NW1/4 of Section 12, T21S, R60E, MDB&M	163-12-106-001 (0.92 acres) 163-12-106-002 (0.97 acres) 163-12-106-009 (0.46 acres) 163-12-106-010 (0.46 acres)
3. Erie 2.5	Within the NE1/4 of the SE1/4 of Section 33, T22S, R61E, MDB&M	177-33-703-003 (2.36 acres)
4. Serene Chieftain	Within the NE1/4 of the SE1/4 of Section 19, T22S, R60E, MDB&M	176-19-701-002 (2 acres) 176-19-701-003 (2.5 acres)

There are no water rights shown on the State Engineer's database map as being appurtenant to the above land and there is no other information shown on said map which would suggest that a search of the State Engineer's files in Carson City would yield additional information.

David S. Jennings, Esq.
D.R. Horton, Inc.
July 25, 2017
Page Two

WASHOE COUNTY

Name	Legal Description	APN
1. Sky Vista Lansing	Within the NE1/4 of Section 8, T20N, R19E, MDB&M	086-030-54 (25.53 acres) 086-030-24 (6.357 acres) 086-030-35 (85,377 sq. ft.) 086-030-36 (2.244 acres) 086-030-38 (73,606 sq. ft.) 086-030-37 (67,518 sq. ft.) 086-030-39 (7.031 acres) 086-030-51 (23.0 acres) 086-030-16 (4,791 sq. ft.)
2. Kiley Ranch	Within the E1/2 of Section 10, T20N, R20E, MDB&M	083-024-29 (64.952 acres)
3. Zolezzi II	Within the S1/2 of Section 17, T18N, R20E, MDB&M	162-010-31 (5.83 acres)

There are no water rights shown on the State Engineer's database map as being appurtenant to the land described under Item 1 (Sky Vista Lansing) or Item 3 (Zolezzi II) and there is no other information shown on said map which would suggest that a search of the State Engineer's files in Carson City would yield additional information.

There are appurtenant Truckee River water rights and possibly supplemental groundwater rights which are appurtenant to the Item 2, Kiley Ranch land; however, ownership of the Truckee River rights has been severed from the Kiley Ranch land by several conveyances, the latest of which is the enclosed Water Rights Deed dated January 11, 2012 from Rising Tides LLC as Grantor to Reno Land and Water LLC as Grantee.

Although there has been no conveyance specifically of the supplemental groundwater rights, the appurtenance clause in the Truckee River deed would probably include any supplemental water rights.

The Truckee River rights constitute a portion of Claims 346 and 347 and the supplemental rights are Permit 46339 (Certificate 11082) and Permit 34720 (Certificate 10689).

In order for the owner of the Truckee River rights and possibly also the supplemental groundwater rights to use these rights, such owner will have to file change applications changing the place of use to other land. The fact that there are appurtenant water rights to this land should not impair D.R. Horton's use of the land since ownership has been severed and the owner of the water rights apparently has no ownership interest in Item 2, Kiley Ranch land.

David S. Jennings, Esq.
D.R. Horton, Inc.
July 25, 2017
Page Three

It was necessary for me to visit the State Engineer's office to ascertain this information as much of it was not on the State Engineer's database.

Thank you for referring this matter to me for my review. Call if you have any questions or wish any further investigation.

Sincerely,

PARSONS BEHLE & LATIMER

A handwritten signature in cursive script that reads "Robert W. Marshall".

Robert W. Marshall

RWM:ks

DOC #4075567

01/17/2012 09:59:46 AM
Electronic Recording Requested By
FIRST AMERICAN TITLE RENO
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$18.00 RPTT: \$17605.40
Page 1 of 5

Water Rights - No APN Assigned
RPTT \$ 17,605.40

When recorded, return to Grantee:
Mail tax statement to Grantee:
Reno Land and Water, LLC
8725 Technology Way, Ste B
Reno, NV 89521

Recorder Affirmation Statement: The undersigned hereby affirms that this document, including any exhibit, hereby submitted for recording does not contain the social security number of any person or persons (per NRS 293B.030)

Section # 124-2417283 M.L.

WATER RIGHTS DEED

THIS INDENTURE, made and entered into this 11th day of January, 2012, by and between Rising Tides LLC, a Nevada limited liability company, herein referred to as "Grantor", and Reno Land and Water, LLC, a Nevada limited liability company, herein referred to as "Grantee".

WITNESSETH

That the said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the Grantee, and to its heirs, executors, administrators, successors and assigns forever, all right, title and interest in and to that certain right to divert from the Truckee River and its tributaries the water appurtenant to the land situate in the County of Washoe, State of Nevada, attached as EXHIBIT A and EXHIBIT B, and more particularly described as follows:

A portion of Truckee River Claims 346/347, being a pro rata share of the diversion rate and 898.73 acre feet per annum, more or less, from the Spanish Springs Valley Ditch (diversion through Orr Ditch and Orr Ditch Extension), in Washoe County, Nevada, together with the right to change the point of diversion, place of use and manner of use thereof, being portions of Sections 10 and 15, Township 20 North, Range 20 East, M.D.M..

Said water being a portion of the Orr Ditch heretofore allocated to Mrs. Adelina Trosi in that certain action entitled *The United States of America, Plaintiff, vs. Orr Water Ditch Company, et. al., Defendants*, the same in Equity Docket No. A-3 in the District Court of the United States in and for the District of Nevada, and being distributed and allocated in said Decree under Claim or Right Nos. 346/347.

EXCEPTING THEREFROM unto the Grantor any and/or all water and water rights, ditch and ditch rights over and above the 898.73 acre feet per annum specifically set forth herein.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee and to its heirs, executors, administrators, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this Water Rights Deed to be executed the day and year first above written.

GRANTOR:

Rising Tides LLC, a Nevada limited liability company

Signed

Name (printed)

Title

STATE OF NEVADA

COUNTY OF WASHOE

) SS

This instrument is being recorded as an "Accommodation Only" by First American Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any.

On this 11th day of JANUARY, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT A. MATHEWSON, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

WITNESS my hand and official seal.

NOTARY PUBLIC



KAREN L. WOOSLEY

Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-4612-2 - Expires April 13, 2014

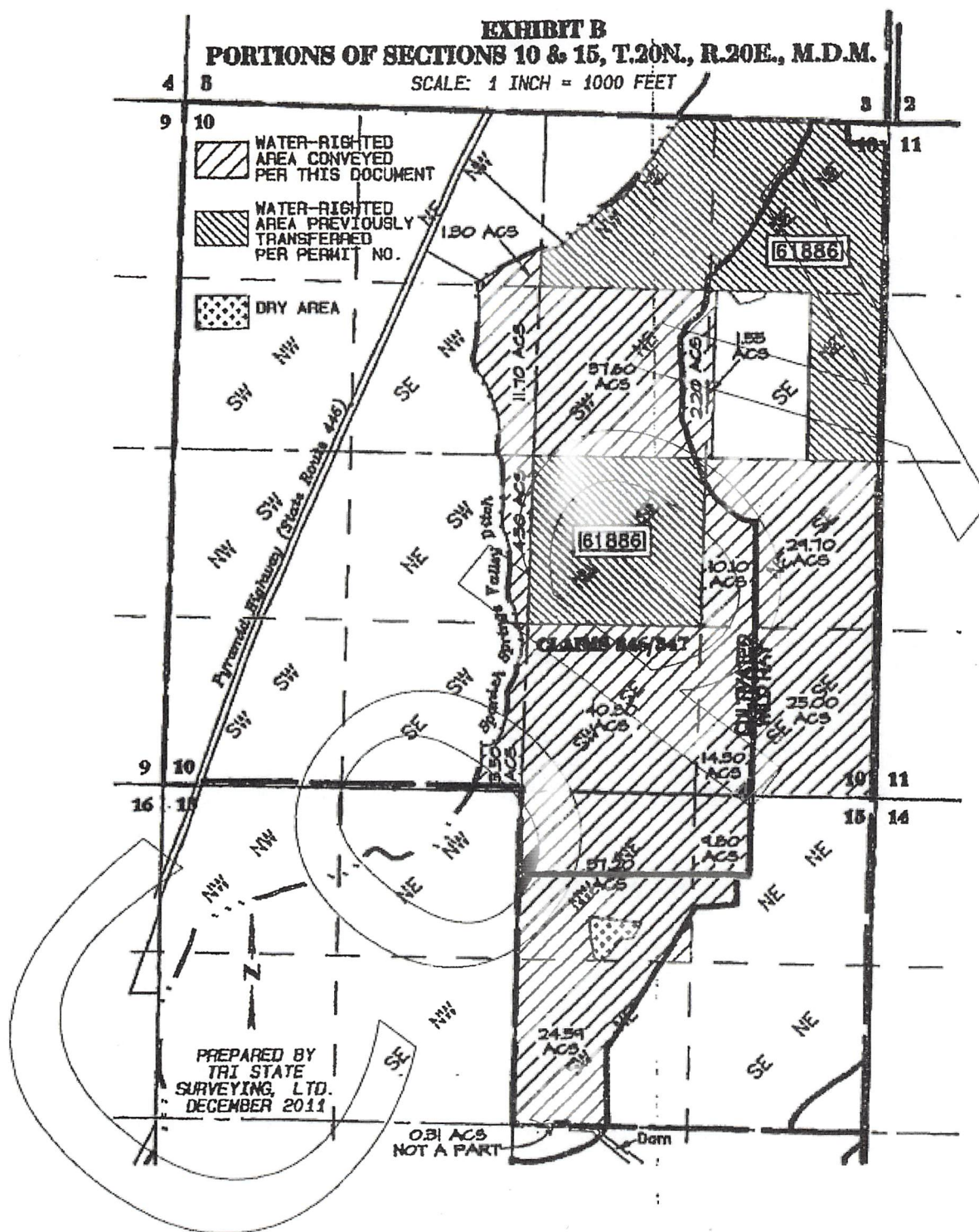
EXHIBIT A **TRANSFER TABLE FOR ORR DITCH DECREE CLAIMS 346/347**

1/4 1/4	Section	Township	Range	Cultivated Acres at 3.40269 af/ac *3	Wild Hay Acres at 1.00128 af/ac *4
NE NW	10	20 North	20 East	1.30	
SE NW	10	20 North	20 East	11.70	
SW NE	10	20 North	20 East	37.60	2.20
SE NE *1	10	20 North	20 East		1.55
NE SW	10	20 North	20 East	4.50	
NE SE	10	20 North	20 East	10.10	29.70
SE SW	10	20 North	20 East	3.50	
SW SE	10	20 North	20 East	40.80	
SE SE	10	20 North	20 East	14.30	25.00
NW NE	15	20 North	20 East	37.20	
NE NE	15	20 North	20 East	9.80	
SW NE *2	15	20 North	20 East	24.59	
TOTALS:				195.39	58.45

564,326
564,852
233.8

- *1 More particularly described as the westerly 51 feet (more or less) of the SE 1/4 of the NE 1/4 of Section 10, Township 20 North, Range 20 East, M.D.M., as depicted on EXHIBIT B attached hereto.
- *2 Excepting that portion of Washoe County Assessor's Parcel No. 083-240-13 as condemned by the City of Sparks in Document No. 1454165, depicted and tabulated as 0.31 acres on Map TR-014 on file in the office of the Nevada State Engineer and on EXHIBIT B attached hereto.
- *3 Duty determined per Page 39 of the Orr Ditch Decree; 1112 acre feet per season allowed for the irrigation of 326.8 acres
- *4 Duty determined per Page 39 of the Orr Ditch Decree; 1248 acre feet per season allowed for the irrigation of 311.9 acres

SCALE: 1 INCH = 1000 FEET





WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.


Signature Margie Roma


Date

First American Title Insurance Company of Nevada