Washoe County Development Application

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

Project Information Staff Assigned Case No.:					
Project Name:					
Project Description:					
Project Address:					
Project Area (acres or square fe	et):				
Project Location (with point of re	eference to major cross	s streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:		
	be County approval	s associated with this applicat	tion:		
Case No.(s).					
	ormation (attach	additional sheets if necess	sary)		
Property Owner:		Professional Consultant:			
Name:		Name:			
Address:		Address:			
	Zip:		Zip:		
Phone:	Fax:	Phone:	Fax:		
Email:		Email:			
Cell:	Other:	Cell:	Other:		
Contact Person:		Contact Person:			
Applicant/Developer:		Other Persons to be Contact	ed:		
Name:		Name:			
Address:		Address:			
Zip:		Zip:			
Phone: Fax:		Phone: Fax:			
Email:			Email:		
Cell:	Other:	Cell: Other:			
Contact Person:		Contact Person:			
	For Office	e Use Only			
Date Received:	Initial:	Planning Area:			
County Commission District:		Master Plan Designation(s):			
CAB(s):		Regulatory Zoning(s):			

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

- 1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?
 - b. Please list the following proposed changes (attach additional sheet if necessary).

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

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

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

- 3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).
- 4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

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

Yes, provide map identifying locations	🖵 No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

Yes	🗖 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.)

Yes	🖵 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.
- 8. Please describe the source and timing of the water facilities necessary to serve the amendment.
 - a. System Type:

Individual wells		
Private water	Provider:	
Public water	Provider:	

b. Available:

	Now	1-3 years	3-5 years	5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

Yes	No

App/Permit: 63147 Status: PERMIT Certificate: None

Current Ownership Information

(*NOTE:* Owner names shown here are standardized for retreival purposes only. Verify legal names before submitting any new documentation.)

Owner	Туре	Div Rate	Duty	Acres	Change By	APN	County	Description
AMSTERDAM HOLDINGS, LLC	С	0.008	2	0				WITHDRAWN
BAUER, BENNETT J. AND DARCY O.	С	0.004	0.5	0	<u>90810</u>			
FRANK D. CAFFARATTI 1987 TRUST DATED JULY 30, 1987	С	0.008	2.0396	0				WITHDRAWN
FRY, HARRY C.	С	0.161	39.4804	0				
ROBERT J. SMEATH, TRUSTEE OF THE KAFOURY ARMSTRONG & CO PROFIT PLAN AND TRUST ET AL.	С	0.021	4.98	0	<u>CAN</u>			CANCELLED 10/6/2017
SLOANE, VIOLET	С	0.02	5.02	0	<u>CAN</u>			CANCELLED 8/29/2013
WASHOE COUNTY	С	0.017	4.23	0	<u>63147R01</u>			

Confirmed By:	MM
Effective Date:	2/1/2022

Original Owners

GEORGE L. SOLARI 1979 LIVING TRUST & SOLARI, AL AND BARBARA

Remarks

Owner

- 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:

Individual septic			
Public system	Provider:		

b. Available:

Now I-3 years	3-5 years	5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

🗅 Yes	🗖 No
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- 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.
- 11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

□ Yes □ No

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

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

Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

🖵 Yes	🗆 No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

Yes

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

Yes	□ No

🛛 No

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

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

□ Yes	🖵 No

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

🗅 Yes	🖵 No
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Regulatory Zone Amendment for Marango Springs

Washoe County, NV

July 2025

Prepared by:

BRAUN ENGINEERING

REND, NV 775.277.3584

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I. <u>Project Description</u>

The proposed regulatory zone amendment is in substantial compliance with the policies and action programs of the *Washoe County Master Plan Envision 2040* – adopted in November 2023. This master plan was created by multiple advisory groups: Community Representatives, a Steering Committee, Technical Advisory Committee and a Community Advisory Committee. The recommendations put forth by these committees for the South Valleys planning area are for new development to be on parcels larger than 5 acres in size and to preserve Open Space – the two main goals of this proposal.

This is not a master plan amendment, but rather a regulatory zone amendment to better adhere this land to follow the development framework described in the master plan. This amendment is being proposed by a local developer who has spent many years in the neighborhood. They appreciate the quiet rural feel of the area and the proximity to the city and the mountains. As a small-scale local builder, an effort is being made to offer unique non-cooker cutter homes on larger lots to retain the rural aesthetic. Our town is inevitably growing, and this is an opportunity to "strengthen 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" (Washoe County Master Plan RFC Principle 2.1).

The proposed project is located within the Truckee Meadows Service Area (TMSA) – Tier 1, in the South Valleys planning area. The project follows the vision of the area "to mirror the existing development pattern and density, with a focus on maintaining open space" (South Valleys planning area NCR Principle 3 – Policy 3.2). Despite being withing the TMSA, the proposed zoning maintains the rural large-lot aesthetic of the area by proposing lots of 5-acres in size (South Valleys planning area LU Principle 5 – Policy 5.2).

II. Existing Conditions

The parcels that constitute this Regulatory Zone Amendment (RZA) are APNs: 017-410-60, 050-571-24, 050-571-25 and 050-571-26 (See Appendix A for Site Photos of current conditions of parcels). The parcels are currently zoned Low Density Rural (LDR), Medium Density Rural (MDR), MDR and MDR respectively, with portions of General Rural (GR) on each (See Appendix B).

There is currently one existing home and one accessory structure on parcel 017-410-60, which are serviced by a domestic well and septic system. The adjacent parcel to the south, 050-520-73, accesses their property via an existing access easement through the four parcels applying for the RZA. The adjacent parcel to the west, 017-410-37, also has an access easement in place to gain access to their property.

The Washoe County Zoning Map (See Appendix C) illustrates a discrepancy in the pattern of zoning along this southern reach of the South Valleys. To the southwest of the proposed RZA one can see that there is a pattern of zoning that follows a gradient from Low Density Suburban (LDS) to High Density Rural (HDR) to MDR to LDR. The existing zoning of the area surrounding this RZA goes from LDS to LDR, then back to MDR. The proposed RZA would therefore follow the precedent set by the zoning currently exhibited by the adjacent land uses and will not adversely impact the public health, safety or welfare.

III. <u>Proposed Conditions</u>

A. Zoning

This application proposes to amend the regulatory zone of parcel 017-410-60 to Medium Density Rural (MDR), to allow for development that better fits the existing lay of the land, as well as the General Rural (GR) areas on all four parcels to Open Space (OS), to create, preserve, and connect areas of natural, cultural, and scenic resources (See Appendix B).

The proposed amendment will not affect the location, purpose, or mission of a military installation.

B. Domestic Water Service

The proposed parcels will be serviced by domestic water wells utilizing existing water rights. An effort was made to annex this area into the Truckee Meadows Water Authority (TMWA) Service Area, but due to a lack of regional pumping facilities a connection was not permitted by TMWA.

C. Sanitary Sewer Service

The proposed parcels will be 5 acres minimum, allowing them to be serviced by sanitary sewer septic systems per Northern Nevada Public Health (NNPH) guidelines. Percolation tests will be conducted and engineered systems will be implemented if deemed necessary.

D. Grading

The proposed development will strive to keep grading impacts to a minimum. Innovative grading techniques and building design will be employed to respond to the hillside terrain and natural contours of the land. Any proposed grading on slopes that exceed 15% will adhere to the *Washoe County Division 4 – Development Standards Section 110 Article 424 Hillside Development Practices*. Development Constraint Areas, including but not limited to, construction on slopes exceeding 30% will be avoided to the greatest extent possible (Washoe County Master Plan AR Principle 1.1) (See Appendix D). Impacts on existing trees and vegetation will be minimized to reduce erosion, maintain the stability of steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas. Prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings, which reflect the visual value and scenic character of hillside areas will be minimally impacted.

E. Storm Drainage

Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts will be the focus of the design for the proposed development. The proposed parcels will surface drain via proposed drainage easements. Impacts to existing drainage paths will be kept to an absolute minimum and existing drainage patterns will be maintained. Existing and proposed conditions will be evaluated in a future Marango Springs Drainage Study.

F. Connectivity

The internal connectivity of the project will be provided with private roads that will follow the natural topography of the land and some of the existing road alignments through the parcels. A proposed 66'-wide access easement will be recorded and will connect to the current terminus of Marango Road. From here traffic will access the freeway via Toll Road and Geiger Grade Road. The proposed regulatory zoning amendment increases the potential for proposed

parcels from 12 to 16 parcels. With thousands of existing parcels already being serviced by Toll Road, this will not result in a measurable change to existing traffic patterns.

G. Fire Risk Management

In coordination with Truckee Meadows Fire Protection District, the proposed development will implement proactive protective measures. This can include, and will not be limited to, a vegetation management plan, ignition resistant construction, dry hydrants, monitored fire alarms, and adequate ingress/egress. To manage fire risk to proposed and existing properties, an effort will be made with NV Energy to install underground electric services to the proposed development.

H. Permitting

The proposed development will follow the *Washoe County Community Services Department Design Standards* and NNPH Environmental Health Services review processes, and all necessary permits will be obtained. Pre-application Meetings were held for this project on April 23, 2025 and June 11, 2025. A neighborhood meeting was held on June 26, 2025, to allow the public to review the proposal and provide feedback prior to a formal application submittal (Washoe County Master Plan LU Principle 1.2). The Washoe County Master Plan designates the proposed development area as located in the South Valleys Planning Area. This proposed development will comply with the planning area special requirements.

Appendix A: Site Photos





<u>Appendix B: Marango Springs Regulatory Zone Amendment Exhibit</u>

REGULATORY ZONE EXHIBIT

MARANGO SPRINGS

JUNE 2025



PREPARED BY:

BRAUN Engineering

REND, NV 775.277.3584 <u>Appendix C: Washoe County South Valleys Zoning Exhibit</u>





Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction



Appendix D: Marango Springs Topography Exhibit

TOPOGRAPHY EXHIBIT MARANGO SPRINGS - REGULATORY ZONE AMENDMENT JULY 2025 017-410-56 017-421-01 017-421-03 017-421-0 017-122-01 017-510-43 017-410-58 017-410-60 017-410-37 HDR GR 017-410-36 4900 GR 050-571-24 GR MDR

050-571-23

GR

050-571-

4950



	Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color	
1	0.00%	9.99%	16.0		
2	10.00%	19.99%	29.2		
3	20.00%	29.99%	20.0		
4	30.00%	100.00%	14.9		

MDR

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