



Planning Commission Staff Report

Meeting Date: March 3, 2020

Agenda Item: 9B

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA19-0010 (Highland Village)

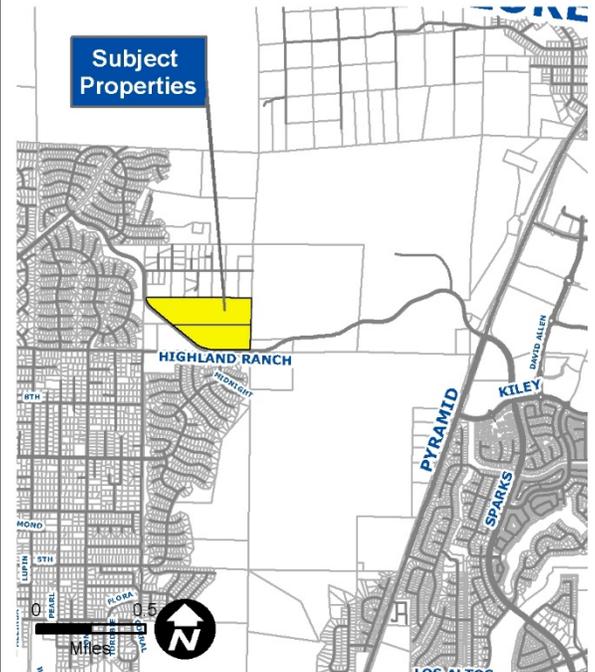
BRIEF SUMMARY OF REQUEST: To approve a regulatory zone amendment from regulatory zone Low Density Suburban (LDS) to High Density Suburban (HDS) on two parcels of land

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

DESCRIPTION

For possible action, hearing, and discussion to approve a regulatory zone amendment for 2 parcels totaling 54.5 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) and General Rural (GR) to High Density Suburban (HDS) (7 dwelling units/acre maximum) and the 3 acres that are currently GR will remain GR for Regal Holdings of Nevada LLC and Charles J. Fornaro, et al and, if approved, authorize the chair to sign a resolution to this effect.

Applicant: Regal Holdings of Nevada LLC
Property Owner: Charles J. Fornaro et al
Location: North of Highland Ranch Pkwy. & North of Midnight Drive
APN: 508-020-41 & 43
Parcel Sizes: 21.0 & 33.5 acres
Master Plan: Suburban Residential (SR) & Rural (R)
Regulatory Zone: Low Density Suburban (LDS) & General Rural (GR)
Area Plan: Sun Valley
Citizen Advisory Board: Sun Valley
Development Code: Authorized in Article 821, Amendments of Regulatory Zone
Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0010, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0010 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and, if approved, authorize the chair to sign a resolution to this effect.

(Motion with Findings on Pages 11 and 12)

Staff Report Contents

Explanation and Processing of a Regulatory Zone Amendment..... 3

ANALYSIS 4

Current Conditions 4

Change of Conditions..... 6

Consistency with Master Plan and Regulatory Zone Map 6

Desired Pattern of Growth..... 7

Compatible Land Uses..... 7

Development Suitability within the Sun Valley Area Plan 9

Sun Valley Citizen Advisory Board (SV CAB)..... 9

Public Notice 9

Agency Comments..... 9

Staff Comment on Required Findings 10

Recommendation..... 11

Motion..... 11

Appeal Process..... 12

Exhibit Contents

Regulatory Zone Amendment Resolution Exhibit A

Agency Comments..... Exhibit B

CAB Minutes Exhibit C

Noticing Map Exhibit D

Application Exhibit E

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on page 4.

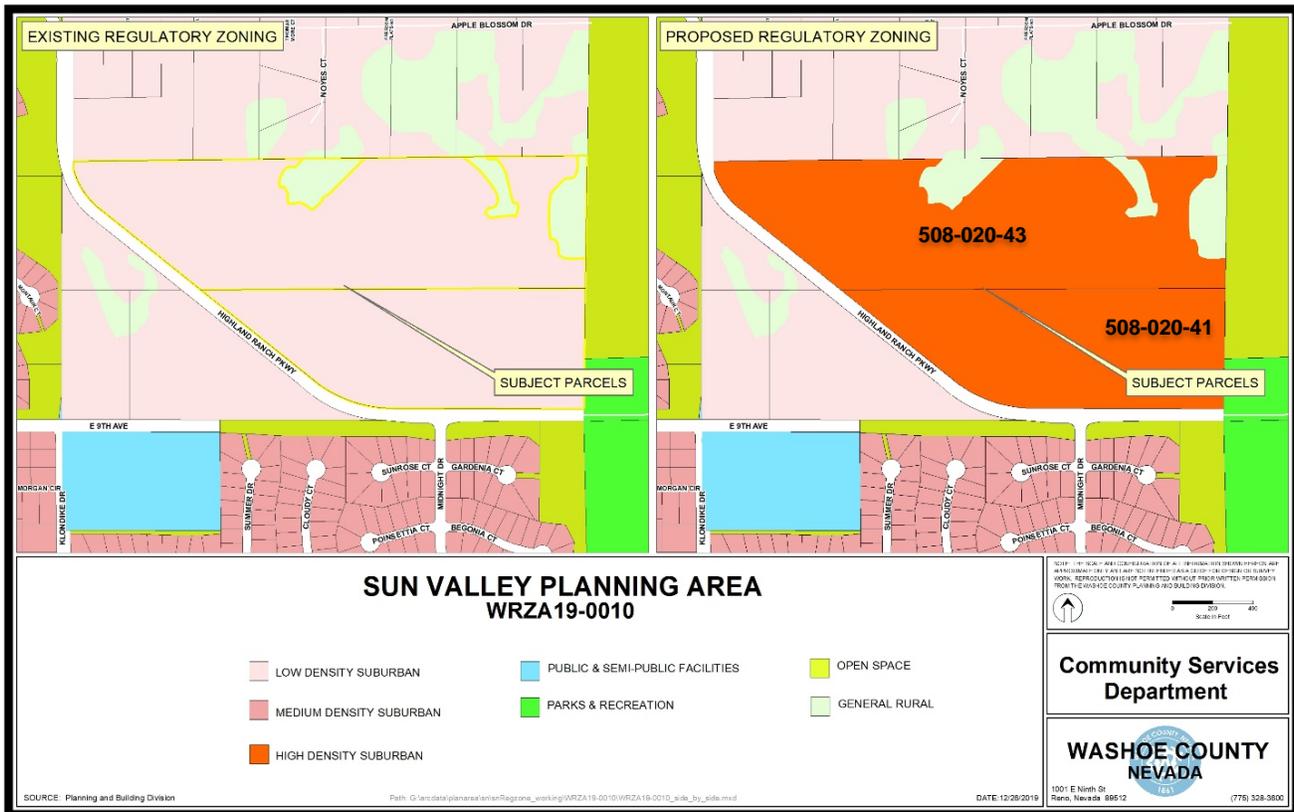
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



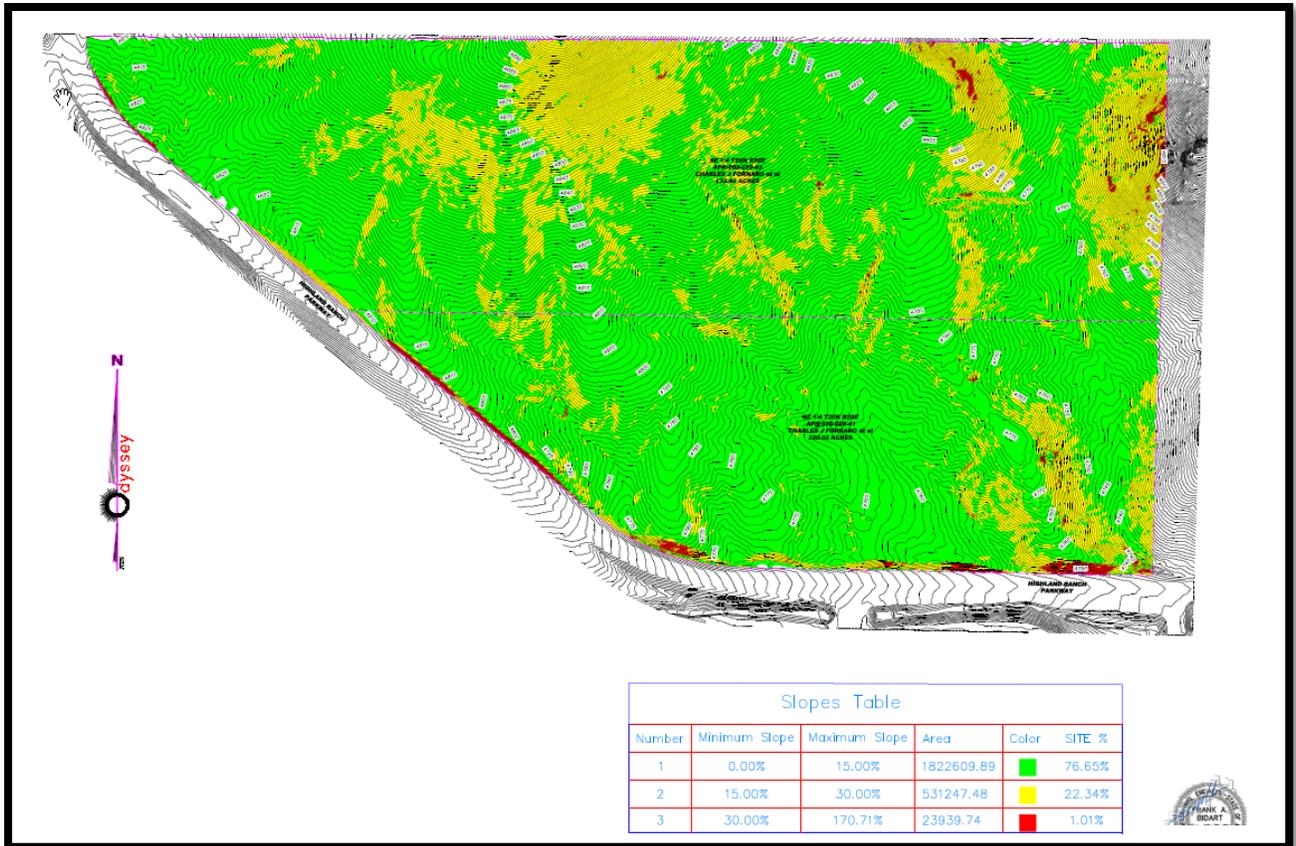
Side by Side Comparison of Proposed Regulatory Zone Map

ANALYSIS

Current Conditions

The request is to change the regulatory zone from Low Density Suburban (LDS) to High Density Suburban (HDS) on two parcels of land, totaling approximately 54.5 acres. One parcel is 21.0 acres and the other parcel is 33.5 acres. The larger parcel APN:508-020-43, has several areas with a regulatory zone designation of General Rural (GR) totaling approximately 3.13 acres, these areas will remain GR. If these areas are developed requirements in Article 424, Hillside Development will need to be addressed. The two parcels and surrounding parcels have a master plan designation of Suburban Residential (SR) and Rural (R). The proposed regulatory zone of High Density Suburban (HDS) is allowed within the SR master plan designation.

The two parcels are covered with native vegetation and are currently vacant. The property is sloped towards the north. The main areas that have significant slope are zoned GR and will remain GR, which will minimize development and preserve these areas. The majority of the site is less than 15% slope (see slope map on following page). Developed areas that meet Article 424 requirements will be reviewed and addressed with any future application.



Slope Map



The parcels to the west and south have a regulatory zone of Medium Density Suburban (MDS), Open Space (OS) and Public and Semi Public Facilities (PSP); to the north the parcels have a regulatory zone of LDS and GR and to the east the parcels are in the City of Sparks sphere-of-influence. The Stone Canyon subdivision is located to the south along Midnight Drive and the Stone Creek subdivision is located to the west off Maricopa Drive. The larger parcel to the east is owned by the US government and the smaller one is owned by the Sun Valley General Improvement District (SVGID).

Change of Conditions

The applicant states that affordable and workforce housing is needed. Houses on smaller lots tend to be more affordable and the regulatory zone amendment to HDS has the potential of increasing affordable housing stock in the area. The total acreage for the two parcels for this amendment is approximately 51 acres. There are approximately 3 additional acres that have a GR regulatory zone and those acres will remain GR and are not being included in the density calculation. The applicant is only requesting to change 51 acres from LDS to HDS. The LDS regulatory zone allows 1 unit per acre and the proposed HDS regulatory zone allows 7 units per acre. This amendment would increase the total possible housing units from 51 units to 357 units.

Consistency with Master Plan and Regulatory Zone Map

Regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following master plan policies and programs are applicable to the proposed amendment requests.

Housing Element- Volume One of the Washoe County Mater Plan

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Staff Comment: The proposed regulatory zone amendment will provide smaller lots, which will increase the density and expand the type housing, increasing the availability of housing in the area.

Policy 1.5: Encourage development at higher densities where appropriate.

Staff Comment: The proposed regulatory zone amendment is requesting a higher density than currently is allowed.

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment: The proposed regulatory zone amendment will increase the availability of housing, which will make home ownership possible for more people.

Sun Valley Area Plan- Volume Two of the Washoe County Mater Plan

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

SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).

- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

Staff Comment: The proposed regulatory zone amendment to High Density Suburban (HDS) is allowed in the Sun Valley Suburban Character Management Area where the two parcels are located.

SUN.1.12 Prior to any approval of proposed land use intensification that will result in existing school facilities exceeding design capacity and which may compromise the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, the school district will identify improvements in their capital improvements plan or school rezoning plan that will enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

Staff Comment: The Washoe County School District reviewed the application and stated that the schools will continue to be under capacity.

Desired Pattern of Growth

The Sun Valley Area Plan encourages a range of housing opportunities, including affordable housing.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
High Density Suburban (HDS)	Low Density Suburban (LDS)	High
High Density Suburban (HDS)	Open Space (OS)	High
High Density Suburban (HDS)	General Rural (GR)	Medium

*High Compatibility: Little or no screening or buffering necessary.
 Medium Compatibility: Some screening and buffering necessary.
 Low Compatibility: Significant screening and buffering necessary.*

Availability of Facilities

The parcels are located in the Sun Valley and Spanish Springs Hydrographic Basin. The application indicates that water and sewer service will be provided by the Sun Valley General Improvement District (SVGID). Water rights will be acquired from Truckee Meadows Water Authority (TMWA) to fulfill the require amount needed by SVGID. The SVGID has stated that the parcels will need to be annexed into the SVGID service area and SVGID does have the water and sewer capacity to service the increased density. The SVGID has several connection options in the area of Highland Ranch Parkway and when the specific development plans are submitted the connections will be defined. SVGID sewer does go to Truckee Meadows Water Reclamation Facility (TMWRF)in Sparks

The site will be developed to have two points of ingress and egress from Highland Ranch Parkway, which is a two-lane roadway. The one access will align with Midnight Drive and the other will be located so that it could be accessed by future development on the vacant parcels to the west. The Regional Transportation Commission (RTC) reviewed the application and states that Highland Ranch Parkway is a 2 lane moderate access control facility, which requires at least a policy level of service (LOS) D and capacity is typically 17,500 ADT for LOS D. RTC also states, "RTC's Travel Demand Model currently shows Highland Ranch Parkway with 7,200 ADT and future 2040 volumes as 4,00 ADT." The decrease in volumes to 4,00 ADT is likely due to several planned capacity improvements in the area. In 2027-2040 the planned improvements including:

1. Pyramid Highway/Sun Valley/US 395 connector, from US 395 to Pyramid Way/Sparks Blvd (6-lanes from US 395 to W Sun Valley arterial & 4-lanes from W Sun Valley arterial to Pyramid Highway); and
2. West Sun Valley 4-lane arterial, from Dandini Blvd. to Eagle Canyon

The Washoe County School District states the area is currently zoned for Palmer Elementary School, Desert Skies Middle School and Spanish Spring High School and the future Hug High School at Wildcreek. The impact to the elementary school would be up to 50 new students, for the middle school schools 29 new students and the high school up to 26 new students. These increases are not projected to cause capacity issues at any of the schools and the schools will

remain under capacity. The schools will be able to meet the proposed zone change and increased housing units. (See Exhibit B, for agency comments)

Sun Valley Area Plan Assessment

The introduction of the Sun Valley Area Plan states that the plan is to manage growth and development in a manner that includes “a range of low, medium, high density housing opportunities” and “affordable housing”.

Development Suitability within the Sun Valley Area Plan

The parcels are located in the Sun Valley Area Plan and are within the Suburban Character Management Area. The parcels are noted as “most suitable” on the Development Suitability map, except for the areas with the regulatory zoning of GR. The parcels are also located in Tier 2 of the 2019 Truckee Meadows Regional Plan, which allows up to 30 units per acre.

Sun Valley Citizen Advisory Board (SV CAB)

The proposed amendment was heard by the Sun Valley Citizen Advisory Board (CAB) meeting on January 21, 2020. The CAB recommended that the regulatory zoning be Medium Density Suburban (MDS) and not HDS. The public discussion included the following comments:

- Active faults in the area and earthquakes
- Concerns for access off Highland Ranch Parkway
- Traffic and cut through traffic on Midnight Drive
- Size of lots and the number of units allowed with HDS zoning
- MDS is ok not HDS
- Is the infrastructure in place to handle the increased number of houses
- Need more sheriff and fire personal for the area

See Exhibit C for the CAB meeting minutes. Staff did not receive phone calls or email concerning the amendment.

Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is compiled when it is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 160 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. (See Exhibit C.)

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Parks and Open Space
 - Planning and Building
 - Water Rights
- Washoe County Health District
 - Environmental Health Services
 - Air Quality
- Washoe County Sheriff
- State of Nevada
 - Department of Wildlife
- Truckee Meadows Fire Protection District
- City of Sparks Fire
- City of Sparks Community Services
- Washoe County School District
- Sun Valley General Improvement District (GID)
- Truckee Meadow Water Authority
- NV Energy
- Regional Transportation Commission
- Washoe-Storey Conservation District

Comments were received from: Washoe County Building, Parks, Engineering and Capital Projects, Water Management, Washoe County Health District, Washoe-Storey Conservation District, Sun Valley General Improvement District, and Washoe County School District. (See Exhibit D)

Staff Comment on Required Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the master plan.

2. 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.

Staff Comment: The proposed amendment will increase density, which will provide more housing in the area and conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not conflict with the public's health, safety or welfare.

3. 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.

Staff Comment: The amendment will increase the availability of housing in the area, which is needed and desired by the Sun Valley Area Plan and the Washoe County Master Plan and will comply with the 2019 Truckee Meadows Regional Plan.

4. 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.

Staff Comment: All needed facilities are present or will be provided by the applicant with any future development plans. The amendment was reviewed by various departments and agencies and no recommendations of denial were received for the proposed amendment.

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment will not adversely affect the impact of the implementation of the policies and action programs of the Washoe County Master Plan.

6. 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.

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units and as detailed in this staff report.

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

Staff Comment: There are no military installations within the required noticing area.

Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed regulatory zone amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0010, having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and having made the findings in accordance with the Sun Valley Area Plan. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0010 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. 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. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Regal Holdings of Nevada LLC, 3495 Lakeside Dr., #249, Reno, NV 89509,
Email: ray@pezonella.com

Property Owner: Charles J. Fornaro, et al, 3936 Eagle Cir., Slatington, PA 18080

Consultant: Odyssey Engineering, 895 Roberta Lane, Reno, NV 89431,
Email: frank@odysseyreno.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE
NUMBER WRZA19-0010 AND THE AMENDED SUN VALLEY AREA PLAN
REGULATORY ZONE MAP

Resolution Number 20-09

Whereas Regulatory Zone Amendment Case Number WRZA19-0010 came before the Washoe County Planning Commission for a duly noticed public hearing on March 3, 2020; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed regulatory zone amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed regulatory zone amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0010 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on March 3, 2020

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map

Olander, Julee

From: Holly, Dan
Sent: Tuesday, December 24, 2019 1:08 PM
To: Olander, Julee
Subject: Regulatory Zone Amendment Case Number WRZA19- 0010 (Highland Village)

Julee: I have reviewed the above referenced permit application and have no comments at this time. Thank You,

Olander, Julee

From: Lawson, Jacqueline
Sent: Tuesday, December 24, 2019 8:00 AM
To: Olander, Julee
Cc: Conti, Christina
Subject: FW: December Agency Review Memo II
Attachments: December Agency Review Memo II.pdf

Good Morning Julee,

The EMS Program does not currently have any comments regarding Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village) included in December Agency Review Memo II. Please let me know if you have any questions.

Thank you

Jackie

From: Stark, Katherine
Sent: Monday, December 23, 2019 4:23 PM
To: Wolf, Mike <MWolf@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Conti, Christina <cconti@washoecounty.us>
Cc: Cona, Denise <DCona@washoecounty.us>; Health – EHS Front Desk <HealthEHS@washoecounty.us>; Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>
Subject: December Agency Review Memo II

Good afternoon,

Please find the attached Agency Review Memo with cases received in December by Washoe County Community Services Department, Planning and Building.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Mike (Air Quality) – Item 2

Jim E. & Wes (Env. Health) – Item 2

Christina (Emergency Med. Svcs.) – Item 2

Thank you!



Katy Stark
Office Support Specialist, Planning and Building Division | Community Services Department
krstark@washoecounty.us | Office: 775.328.3618 | Fax: 775.328.6133
1001 East Ninth Street, Bldg. A, Reno, NV 89512





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: January 3, 2020

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Highland Village
Regulatory Zone Amendment WRZA19-0010
APN: 508-020-41 & 43

DRAINAGE (COUNTY CODE 110.416, 110.420, 110.421 and 110,438)

Contact Information: Leo Vesely, P.E. (775) 328-3600}

There are no Drainage and Grading related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Julee Olander, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: December 27, 2019

SUBJECT: Regulatory Zone Amendment Case Number WRZA19-0010
 (Highland Village)



Washoe County Regional Parks and Open Space (Parks) has reviewed and prepared the following comments related to Regulatory Zone Amendment Case Number WRZA19-0010:

The proposed regulatory zone amendment would change the regulatory zone on two parcels, totaling ±54.6 acres, from Low Density Suburban (LDS) and General Rural (GR) to High Density Suburban (HDS). While the proposed zoning would be consistent with the regional land designations identified in the recently-adopted Truckee Meadows Regional Plan, there are constraints identified on the subject parcels that would limit development. Specifically, portions of APN 508-020-43 are characterized by steep slopes. Additionally, Recreational Resource Policy 6.1 in Washoe County’s Open Space and Natural Resource Management Plan states: *Strongly discourage high-density development near open space areas and consider the downward transitioning of densities next to or near open space areas in order to minimize resource pressure, fire danger, and other negative impacts.* The subject properties are bordered to the east by public lands managed by the Bureau of Land Management (BLM). While Parks does support the downward transitioning of densities next to open space areas (such as those areas to the east of these properties), Parks is also aware that those lands likely have lesser resource values due to their fragmented nature and the existing impacts of encroaching development.

Given these considerations, Parks supports the rezone request for those portions of the parcels which are currently zoned LDS, but recommends that those portions which are currently zoned GR remain zoned GR. This would maintain the protections that are currently in place. Additionally, the portions of APN 508-020-43 which are zoned GR are generally along the northern and eastern part of the parcel, thereby providing some buffer zones to the lower-density properties to the north and the public lands to the east. Parks also encourages the property owners to consider including additional open space buffers along the northern and eastern borders of these properties in any future development proposals.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

From: [Chris Melton](#)
To: [Olander, Julee](#)
Cc: [Jennifer Merritt](#)
Subject: WRZA-19-0010
Date: Monday, January 06, 2020 11:01:30 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)

This parcel is NOT currently within our existing service boundary. Would have to annex in to our service area, if they do so, SVGID would be the water and sewer provider. They would be subject to Water and Sewer Facility Fees as well as Dedication of Water Rights for development. If you have any additional questions, please feel free to call or email.

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

From: [Chris Melton](#)
To: [Olander, Julee](#)
Cc: [Jennifer Merritt](#)
Subject: RE: WRZA-19-0010
Date: Friday, January 24, 2020 4:23:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee,

No the owner hasn't applied for annexation into SVGID service area, but SVGID currently has water and sewer capacity. The property would be subject to annexation, Water Right Dedication as well as Water and Sewer Facility fees and **any** and **all** infrastructure improvements needed to serve development. Hope this helps.

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

From: Olander, Julee [mailto:JOlander@washoecounty.us]
Sent: Friday, January 24, 2020 4:04 PM
To: ChrisMelton
Cc: Jennifer Merritt
Subject: RE: WRZA-19-0010

Chris,

I know we talked about this, but could you let me know that if the owner applied for annexation that the GID does have capacity or not? Just need to clarify if this zoned change is approved that the SVGID would be able to annex the property. Let me know if you have any questions.

Thank you,

| **Julee Olander**

WRZA19-0010
EXHIBIT B



Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



Connect with us: [cMail](mailto:cmelton@svgid.com) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

From: Chris Melton <cmelton@svgid.com>
Sent: Monday, January 06, 2020 11:01 AM
To: Olander, Julee <Jolander@washoecounty.us>
Cc: Jennifer Merritt <jmerritt@svgid.com>
Subject: WRZA-19-0010

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)

This parcel is NOT currently within our existing service boundary. Would have to annex in to our service area, if they do so, SVGID would be the water and sewer provider. They would be subject to Water and Sewer Facility Fees as well as Dedication of Water Rights for development. If you have any additional questions, please feel free to call or email.

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

WRZA19-0010
EXHIBIT B



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Katy Simon Holland, President * Malena Raymond, Vice President * Angela Taylor, Clerk
* Jacqueline Calvert * Andrew Caudill * Scott Kelley * Ellen Minetto * Kristen McNeill, Ed.D., Interim Superintendent

03-Jan-20

Julee Olander, Planner
Washoe county Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512

RE: WRZA19-0010 (Highland Village)

Dear Ms./Mrs. Olander,

Highland Village, which proposes **up to 382** new mixed-family residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Palmer Elementary School

Palmer ES has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.

- **Estimated Highland Village impact = up to 50** new ES students (**382** mixed-family units x **0.132** ES students per unit)
- **Base Capacity = 543**
- **Current Enrolment = 460**
- **% of Base Capacity = 85%**

- **Current Enrolment including Highland Village = 510**
- **% of Base Capacity including Highland Village = 94%**
- **Projected enrolment 2024/2025 School Year = 485/89% Capacity**
- **Projected enrolment 2029/2030 School Year = 468/86% Capacity**



WRZA19-0010
Certificate No. 41433
EXHIBIT B

Desert Skies Middle School

- **Estimated Highland Village impact = up to 29** new MS students (382 mixed-family units x 0.075 MS students per unit)
- **Base Capacity = 1,412**
- **Current Enrolment = 1,055**
- **% of Base Capacity = 75%**

- **Current Enrolment including Highland Village = 1,084**
- **% of Base Capacity including Highland Village = 77%**
- **Projected enrolment 2024/2025 School Year = 900/64% Capacity**
- **Projected enrolment 2029/2030 School Year = 909/64% Capacity**

Spanish Springs High School and Hug High School @ Wildcreek

Spanish Springs HS has 5 portable buildings (10 classrooms) in use that provide temporary space for an additional 250 students.

- **Estimated Highland Village impact = up to 26** new HS students (382 mixed-family units x 0.068 HS students per unit)
- **Base Capacity (Spanish Springs HS) = 2,312**
- **Current Enrolment = 2,492**
- **% of Base Capacity = 108%**

Fall of 2022, it is anticipated that the school enrolment boundary encompassing Highland Village will be oriented to the new Hug High School at Wildcreek. The enrolment projections for which 5 & 10 years from current include the following:

- **Projected enrolment 2024/2025 School Year = 2,003/91% Capacity**
- **Projected enrolment 2029/2030 School Year = 1,908/87% Capacity**

Thank you for the opportunity to comment. Please communicate any further questions and/or comments.

Brett A. Rodela

Brett A. Rodela, GIS Analyst
Washoe County School District Capital Projects
14101 Old Virginia Road
Reno NV USA 89521
775.325.8303
brett.rodela@washoeschools.net



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

January 6, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WRZA19-0010 Highland Village

Dear Julee,

In reviewing Highland Village, the Conservation District has the following comments.

In the preliminary review for Highland Village the typical front yard should be xeriscaped and the use of earth tone colors for the project to blend in with the existing natural environmental amenities.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

December 27, 2019

TO: Julee Olander, Planner, Washoe County Community Services Department Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)

Project description:

Adoption of an amendment to approve a regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to High Density Suburban (HDS - 7 units per acre) regulatory zone on two parcels of land, totaling approximately 54.6 acres. Location: north of Highland Ranch Pkwy. & north of Midnight Drive, Assessor's Parcel Numbers: 508-020-41 & 43.

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:

Comments: The Sun Valley Area Plan in part states that:

Section 110.218.05 Community Water and Sewer. The following types of development shall be served by community water and sewer facilities:

(a) Residential development of one (1) unit or more per acre;

Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

The application as filed lacks necessary information and proof that the parcels subject to the proposed amendment are annexed into SVGID water and Sewer service territory and acknowledgment that SVGID has adequate future capacity for both water and sewer delivery. Washoe County recommends that the applicant attempt to acquire some form of



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

documentation or acknowledgment from SVGID. Otherwise the application should be denied.

A black silhouette of the Washoe County skyline, including a hot air balloon and an airplane.

WWW.WASHOECOUNTY.US

WRZA19-0010
EXHIBIT B

From: [Julie Masterpool](#)
To: [Olander, Julie](#)
Cc: [Rebecca Kapuler](#)
Subject: Highland Village
Date: Monday, January 13, 2020 11:13:42 AM
Attachments: [image004.emz](#)
[image005.png](#)
[image007.emz](#)
[Access Management Stanards Table E-2.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Let me know if this works for you.
Julie

Highland Village – Zone amendment from low density to high density

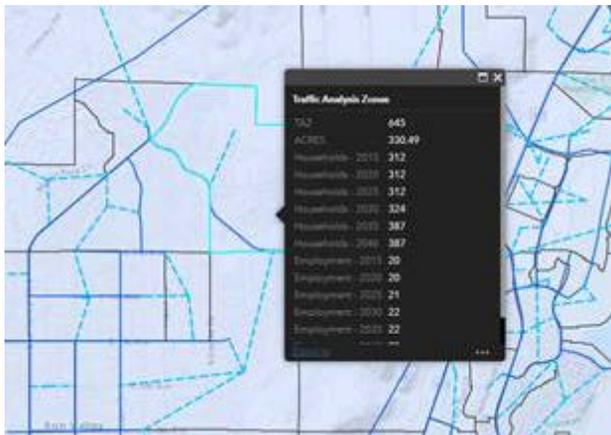
The [Regional Transportation Plan \(RTP\)](#) identifies Highland Ranch Parkway as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

(See RTP Table E-2)

The policy Level of Service (LOS) standard for Highland Ranch Parkway is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

RTC's Travel Demand Model currently shows Highland Ranch Parkway with 7,200 ADT and future 2040 volumes as 4,000 ADT. The decrease in anticipated volumes are likely due to capacity improvements on the regional network in the future years redirecting traffic flows. The capacity for a 2 lane moderate access control facility with Policy LOS D is typically 17,500 ADT. The Traffic Analysis Zone (TAZ 645) which includes the identified APNs, shows only minimal growth to the forecast year 2040. Once a development proposal is made identifying the total number of new units and access points onto Highland Ranch, a new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System (RRS).







Sun Valley Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held January 21, 2020, 6:00 p.m. at the Sun Valley Neighborhood Center 115 West 6th Street, Sun Valley, NV 89433.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:04 p.m by Carmen Ortiz.

MEMBERS PRESENT: Carol Burns, Antonio Gonzalez, Carmen Ortiz, Margaret Reinhart, Michael Rider, Stephen Machutta (alternate)

MEMBERS ABSENT: James Georges

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT – There were no requests for public comment, Carmen Ortiz closed the public comment period.

Brenda, representative from Family Resource Center provided an update. She said they relocated to the Desert Skies school. She handed out flyers. She announced they have a family pantry day and provided the locations. She said they help with basic needs including assistance with utility bills. Phone:775-327-1511.

With no further requests, Carmen closed the public comment period.

7. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

7.A. Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village)- Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request a regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to High Density Suburban (HDS - 7 units per acre) regulatory zone on two parcels of land, totaling approximately 54.6 acres. (for Possible Action)

- Applicant\Property Owner: Regal Holdings of Nevada, LLC
- Location: north of Highland Ranch Pkwy. & north of Midnight Drive.
- Assessor's Parcel Number: 508-020-41 & 43
- Staff: Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on February 4, 2020.

Julee Olander, Washoe County planner, was available to answer questions.

Ron Bath, applicant representative, provided a presentation.

Public comment:

Judy said the application doesn't mention faults. She said there is shifting on the fault. Those who live on higher density need to know this.

Tammy, Highland Ranch resident, said there are two main ways in. She said people use Midnight and go through Highland Ranch. She said we already have a ton of traffic. She asked how roads and access be improved. There is increased traffic with the new school. She asked what will happen with traffic with dense development.

A public member spoke about traffic issues. He said low density housing sort of makes sense, but high-density housing doesn't make sense. Traffic will be unbearable. He asked about services for the area.

Susan S. said all of the housing is on 1 or 3 on the acres. She said she is concerned that the master plan will need to change if we need to do this. Unless master plan changes with RTC, nothing will change with the roads. They will make them to do the minimum requirements. She said she is worried about capital improvement plan and master plan. She said she is concerned about 7 per acre. She spoke about cluster development and open space. She said she is concerned with infrastructure, RTC, and other entities involved with roads in the area.

Matt, owns land adjacent to subject property, asked for clarification; he asked if there isn't a proposed development, just trying to change zoning. He asked if a green belt will be maintained between the properties.

Board comments:

Michael Rider said he has been out here since 1971. He said keep it with 3 per acre with open space. He said he isn't ok with 7. He spoke about other development. The traffic on Highland Ranch will be unbearable. He said he isn't in favor of high density. He said he believes the community needs to match the community next to it. He said we are being inundated. We need the infrastructure to support the growth. He said we need a comprehensive plan. He spoke about safety. If the road is inundated, the emergency service can't access. We cannot move through our own community.

Carol Burns agreed with Michael. She said there are two GID board members who support these businesses. She said she is uncomfortable with that. She talked about traffic lined up. The valley is being trapped. We cannot move. If they don't increase the size of the road, we are trapped.

Margaret Reinhart said she is opposed to 7 units per acre. She said she can handle 3 units per acre which would conform with the area. She agreed with Michael.

Antonio said the concerns have been addressed already. He agreed to address the infrastructure issues.

Stephen Machutta asked when Sun Valley Blvd will be expanded.

Carmen said she is concerned with traffic.

Ron Bath, representative, introduced Odyssey Engineering. Ron Bath addressed the questions and concerns. He said they haven't studied the faults yet.

Frank, the project Engineer, said concerns will be addressed. Right now, we are bringing this into conformance with Regional Plan. Julee said the Regional Planning agency just adopted a plan that oversees Washoe County, Reno, Sparks. The Planning Agency looked at densities. They came up with a different process than they had before. Primarily here in Sun Valley, it's 1/3 acre properties. Julee said they are looking at higher density to allow for more affordable housings in the area. They have tiered everything. The sun valley master plan allows for high density suburban in this area. It's allowed. Because the Regional Plan constrained it before, you haven't seen this high density in the past, but that has changed, and this area is now identified which allows for higher density. Julee said

it's a zone change but allowed by Regional and Sun Valley Area Plan. Carmen asked where the master plan and Regional Plan is located online. Julee said its located on departments/planning/master plan. She said the Regional Plan is located on Truckee Meadows Regional Planning agency. Tmrpa.org is the website for the Regional Planning agency. It's been adopted by Washoe County, Reno, and Sparks. It's brand new.

Frank, Engineer spoke about coming into conformance with zoning. He said we still need to look at what we want to propose on that property. He said they believe it may be single family housing. Engineer said he is also frustrated with RTC.

Margaret asked if they will be stick built. Ron said they don't know yet, but probably single-family stick built. Ron said we won't get 7-units per acre on that property. He said zoning says they can do that. Ron said they don't have a plan yet. Julee reminded everyone of the process – request for zone change or master plan change. She said this is the beginning step. They are trying to bring in more affordable housing and workforce housing. There are slope challenges on that property. This will give them options. They will come back with a tentative map. That is when you will find out more about traffic, utilities, proposed units. Washoe County requires one enclosed garage.

Chris Melton, GID, said Sun Valley GID will provide the water and waste water. They will be subject to fees and water rights. Any fees will be paid by the developer.

Ron Bath said a traffic study will be approved. Master plan has been addressed. 7 per acre won't be possible. He said there is topographical issues with this property. He said there needs to be an area between existing homes and the project.

MOTION: Michael Rider moved to recommend medium density, not high density. He said medium density is a better idea. Carol Burns seconded the motion. The motion carried unanimously.

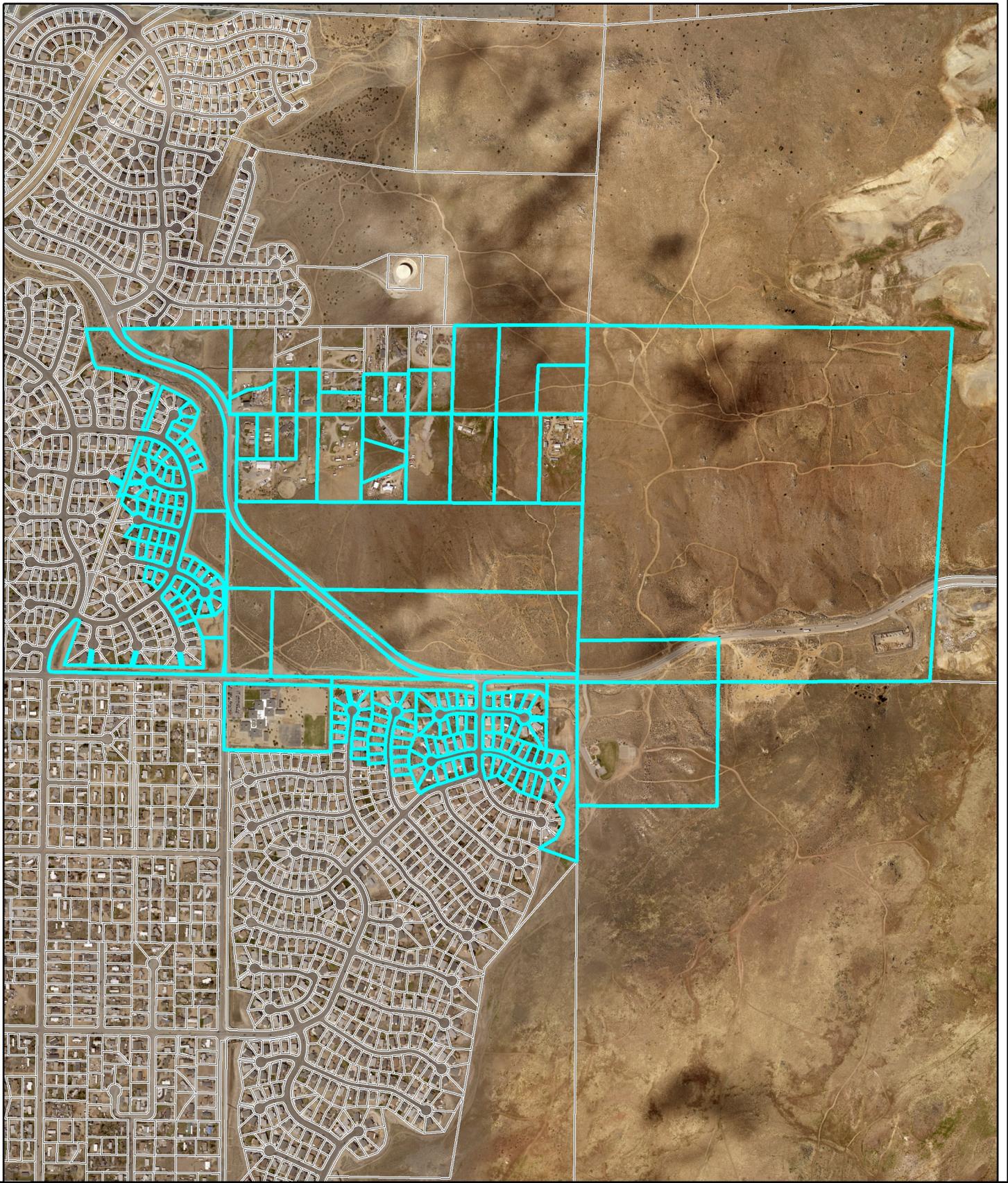
ADJOURNMENT – Meeting adjourned at 8:00 p.m.

Number of CAB members present: 5

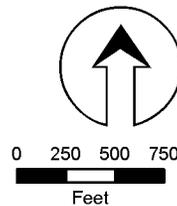
Number of Public Present: 70

Presence of Elected Officials: 1

Number of staff present: 2



WRZA19-0010
Highland Village
Noticing Map - 750 feet



Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600



December 13, 2019

Washoe County
Community Services Department
1001 E. 9th Street. Bldg A
Reno, NV 89512

Attn: Trevor Lloyd, Planning Manager
RE: Highland Ranch Parkway Re-Zone Application

Dear Mr. Lloyd

On behalf of Regal Holdings of Nevada, LLC., a Nevada Limited Liability Company. I am pleased to submit the application for a Regulatory Zone Amendment of approximately 54.6 acres consisting of Assessor Parcel Numbers 508-020-41 and 508-020-43. The applicant is requesting a change of zoning from LDS to HDS. The HDS zoning designation will provide for development of much needed single family residential affordable housing to be built on the property.

The following pages contain information in support of a Regulatory Zone Amendment of this property that is consistent with the goals and needs of Washoe County and the community in general.

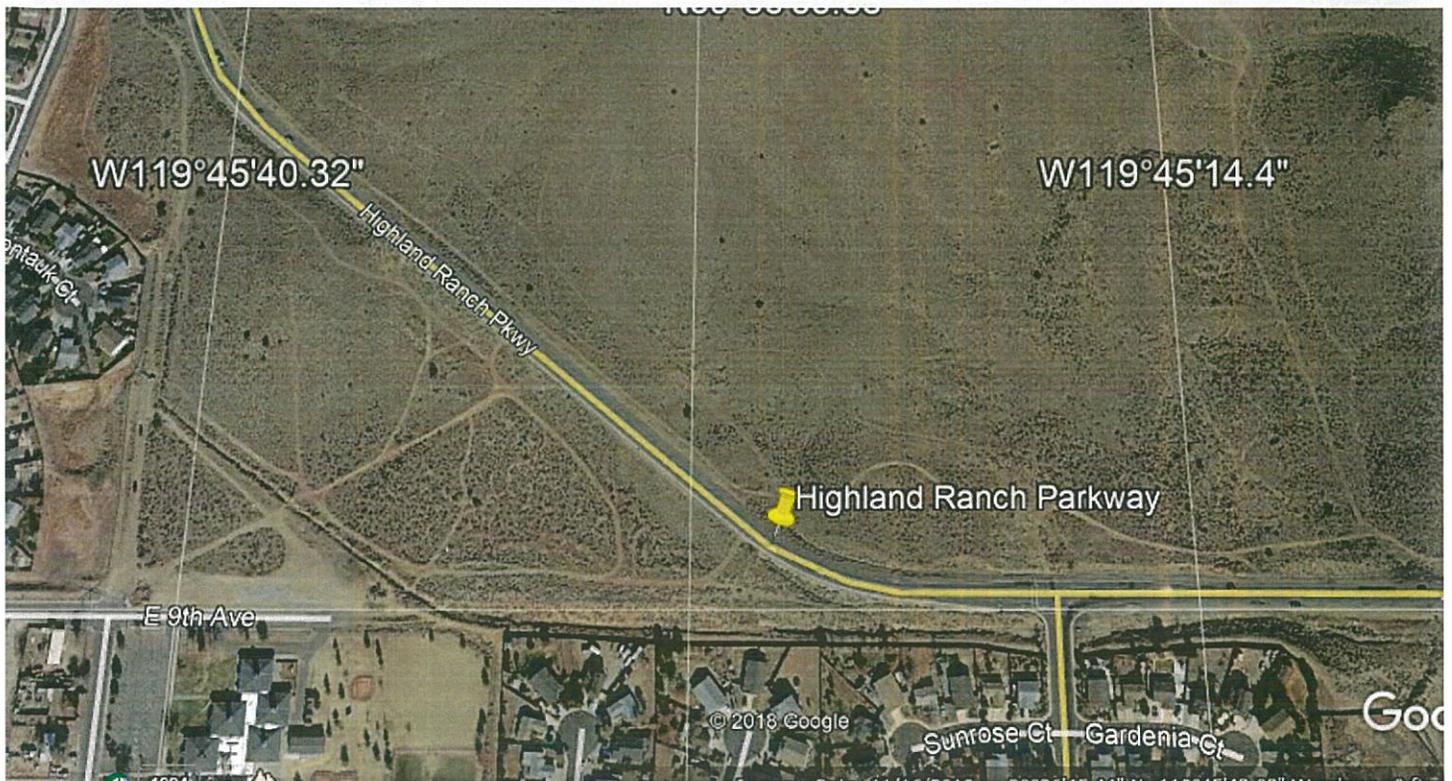
If you have any questions or require any further documentation or clarification, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Bath".

Ronald W. Bath
Manager

APPLICATION FOR REGULATORY ZONE AMENDMENT



Prepared For:

Regal Holdings of Nevada, LLC.

Prepared By:

**Salmon Point Development, LLC.
Ron & Teri Bath
2560 Granite Springs Road
Reno, NV 89519**

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: Highland Village			
Project Description: Rezone request from LDS to HDS allowing for the development of the property in similar manner as the existing surrounding subdivision development.			
Project Address: 0 Highlands Ranch Parkway			
Project Area (acres or square feet): 54.617 acres			
Project Location (with point of reference to major cross streets AND area locator): Bordering Highland Ranch Parkway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-020-41	21.019	508-020-43	33.598
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: Charles J. Fornaro, et al		Name: Odyssey Engineering	
Address: 3936 Eagle Cir.		Address: 895 Roberta Ln. #104	
Slatington, PA	Zip: 18080	Sparks, NV	Zip: 89431
Phone: (610) 760-0394	Fax:	Phone: (775) 359-3303	Fax:
Email: none		Email: frank@odysseyreno.com	
Cell:	Other:	Cell: (775) 236-3329	Other:
Contact Person: Charles J. Fornaro		Contact Person: Frank Bidart	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Regal Holdings of Nevada LLC		Name: Ron Bath	
Address: 3495 Lakeside Dr. #249		Address: 3500 Lakeside Ct. #211	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89509
Phone: (775) 827-6700	Fax:	Phone:	Fax:
Email: ray@pezonella.com		Email: ron.salmonpoint@gmail.com	
Cell: (775) 742-4196	Other:	Cell: (775) 303-3789	Other:
Contact Person: Ray Pezonella		Contact Person: Ron Bath	
For Office 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)?

Accross Highland Ranch Parkway from Midnight Drive

- 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
508-020-41	Tier 2	LDS	21.019	HDS	21-019
508-020-43	Tier 2	LDS 89% GR 11%	33.598	HDS	33.598

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDS	Vacant and residentia
South	MDS	Residential subdivision
East	BLM	Federal Land
West	MDS	Residential subdivision

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

Vacant Land --

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.

Rock mountain to be used as open space

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 type="checkbox"/> Yes	<input checked="" 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.

--

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:	TMWA and SVGID

- 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:	SVGID

- 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.

Highland Ranch Parkway

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	Reno Fire Department 110 Quartz Ln, Sun Valley, NV 3/4 mile NE
b. Health Care Facility	RENOWN Urgent Care Los Altos, 202 Los Altos PKWY, Sparks. 3 miles
c. Elementary School	Virginia Palmer Elementary School. 5890 Klondike Dr. Sun Valley, NV 1/4 mile
d. Middle School	Desert Skies Middle School, 7550 Donatello Dr. Sun Valley, NV 1/4 mile
e. High School	Proctor Hug High School, 2880 Sutro St. Reno, NV, 3 miles
f. Parks	Sun Valley Regional Park, 5905 Sidehill Ln., Sun Valley, NV 1.5 miles
g. Library	Sparks Library, 1126 12th St., Sparks, NV 5 miles
h. Citifare Bus Stop	Sun Valley Dr & 7th Ave., Sun Valley, NV 1.5 miles

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
------------------------------	--

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
------------------------------	--

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
------------------------------	--

—

OWNER AFFIDAVIT

—

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA }
COUNTY OF WASHOE }

I, Charles Fornaro (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): 508-020-41 AND 508-020-43

Printed Name CHARLES FORNARO

Signed Charles Fornaro

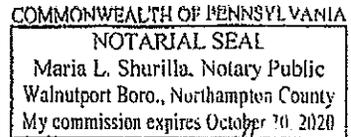
Address 3936 Eagle Cir
Slaters PA 16080

Subscribed and sworn to before me this 19 day of November

(Notary Stamp)

MARIA SHURILLA - Northampton Pa
Notary Public in and for said county and state

My commission expires: 10/20/20



Maria L. Shurilla (Signature)

*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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, DOMINICK NOFREY FORNARO
(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): 508-020-41 AND 508-020-43

Printed Name DOMINICK N. FORNARO

Signed [Handwritten Signature]

Address 1404 LEON ST.

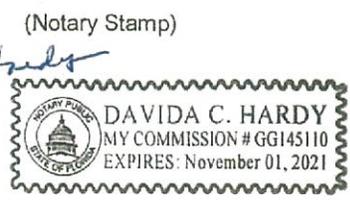
KEY WEST, FL. 33040

Subscribed and sworn to before me this 15th day of November, 2019

Monroe, FLORIDA
Notary Public in and for said county and state

My commission expires: Nov. 1, 2021

[Handwritten Signature]



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

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF ~~NEVADA~~ ^{New Jersey} }
COUNTY OF ~~WASHOE~~ ^{Ocean} }

I, FRANK FORNARO JR.
(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): 508-020-41 AND 508-020-43

Printed Name FRANK FORNARO JR

Signed Frank Fornaro Jr.

Address 15 NELSON CT.

TOMS RIVER NJ-08757

Subscribed and sworn to, before me this 22 day of November, 2014.

(Notary Stamp)

Adam C Servodio
Notary Public in and for said county and state

My commission expires: 6/28/21

ADAM C. SERVODIO
Notary Public - New Jersey
OCEAN County
My Comm. Expires 06-28-2021
No. 50040957

*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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Joseph Fornaro (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): 508-020-41 AND 508-020-43

Printed Name Joseph Fornaro

Signed [Signature]

Address 1937 Westfield Ave

Scotch Plains, NJ 07076

Subscribed and sworn to before me this 25th day of Nov 2019

(Notary Stamp)

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

My commission expires: April 11, 2024

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

- Owner
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

DAVID FORNARO

(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): 508-020-41 AND 508-020-43

Printed Name DAVID FORNARO

Signed [Signature]

Address 1036 CREEGER AVE

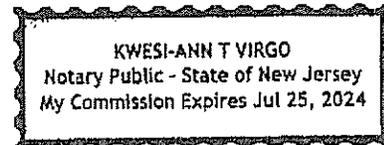
UNION NJ, 07083

Subscribed and sworn to before me this 23rd day of November, 2019

(Notary Stamp)

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

My commission expires: 07-25-24



*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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Nafrey Fornaro (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): 508-020-41 AND 508-020-43

Printed Name NAFREY FORNARO

Signed [Signature]

Address 3513 FORD BLVD
Freehold N.J. 07728

Subscribed and sworn to before me this 19th day of November, 2019.

(Notary Stamp)

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

My commission expires: 9/1/21

*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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA

COUNTY OF WASHOE

I, DOMINICK FORNARO
(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): 508-020-41 AND 508-020-43

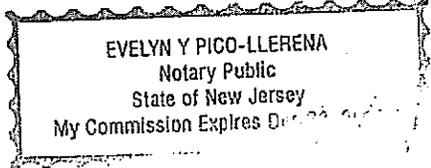
Printed Name DOMINICK FORNARO
Signed [Signature]
Address 18 RT 46
COLUMBIA NT. 07837

Subscribed and sworn to before me this 22 day of November, 2019

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

My commission expires: 12/20/2019

(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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, CAROL ANN NOWAK (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): 508-020-41 AND 508-020-43

Printed Name CAROL ANN NOWAK

Signed Carol Ann Nowak

Address 4 Covered Bridge Rd.

Flemington N.J. 08822

Subscribed and sworn to before me this 21st day of November, 2019.

(Notary Stamp)

Kristen Kappauf

KRISTEN KAPPAUF

NOTARY PUBLIC OF NEW JERSEY

Notary Public in and for said county and state My Commission Expires May 17, 2023

My commission expires: May 17, 2023

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

- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Anthony J Pietrantonio
(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): 508-020-41 AND 508-020-43

Printed Name Matthew Pietrantonio
Executor estate Anthony J Pietrantonio
Signed Matthew Pietrantonio

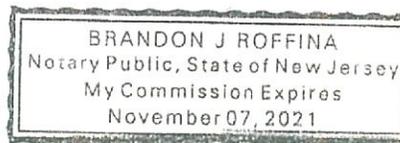
Address 255 Union Ave
New Providence, NJ 07974

Subscribed and sworn to before me this
21 day of November, 2019.

(Notary Stamp)

Hammont, NJ - Brandon Joffina
Notary Public in and for said county and state

My commission expires: 11/07/2021



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

December 2018

**State of New Jersey
Union County Surrogate's Court**

In the Matter of the Estate of:

**Anthony J. Pietrontone (Widowed), Deceased
AKA: Tony Pietrontonie**

**EXECUTOR
SHORT FORM CERTIFICATE
OF LETTERS TESTAMENTARY**

Date of Death: **May 10, 2018**

I, **James S. LaCorte**, Surrogate of the County of Union, do hereby certify that the Last Will and Testament of the decedent, late of Union County, State of New Jersey, was admitted to Probate by the Surrogate of Union County on June 5, 2018; and that Letters Testamentary were issued to:

Mathew Pietrontone,

the Executor(s) named therein, who is/are duly authorized to administer the estate of said deceased agreeably to said Will and said Letters Testamentary have never been revoked and still remain in full force and effect.

WITNESS my hand and seal of office this
5th day of June, 2018




James S. LaCorte
Surrogate & Deputy Clark of the Superior Court of **NJ**
Chancery Division, Probate Part, Union County

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

New Jersey
STATE OF ~~NEVADA~~)
Hunterdon
COUNTY OF ~~WASHOE~~)

I, William Nowak
(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.

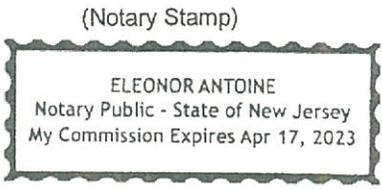
(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 508-020-41 AND 508-020-43

Printed Name William Nowak
Signed [Signature]
Address 11118 Lake Katherine Circle
Clend FL 34711

Subscribed and sworn to before me this 29th day of November, 2019.

[Signature]
Notary Public in and for said county and state
My commission expires: 04/17/2019



*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

PROPERTY TAX PAID IN FULL

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: nhuang Receipt Number: U19.15:
 Location: Treasurer's Office Receipt Year: 20
 Session: nhuang-0-12162019 Date Received: 12/16/20

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remainin	
Real	Bill Number: 2019114419 Bill Year: 2019 PIN: 50802041 Primary Owner: CHARLES J FORNARO Property Addr: 9TH AVE Property Desc: Section 8 SubdivisionName _UNSPECIFIED Township 20 Range 20	4,095.43	3,956.93	0.00	138.50	4,095.43	4,095.43	0.00	
Real	Bill Number: 2018105235 Bill Year: 2018 PIN: 50802041 Primary Owner: CHARLES J FORNARO Property Addr: 9TH AVE Property Desc: Section 8 SubdivisionName _UNSPECIFIED Township 20 Range 20	3,280.95	2,675.02	271.45	334.48	3,280.95	3,280.95	0.00	
Totals:		7,376.38	6,631.95	271.45	472.98	7,376.38	7,376.38	0.00	
Tender Information:		Charge Summary:							
Check #9/265101		7,376.38	Real						7,376.38
Total Tendered		7,376.38	Total Charges						7,376.38

PAID
 DEC 13 2019
 W. C. T. O. 27

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

FIRST CENTENNIAL TITLE CO
 1450 RIDGEVIEW DR STE 100
 RENO NV 85519

BALANCE REMAINING	0.00
CHARGES	7,376.38
PAID	7,376.38
CHANGE	0.00

WRZA19-0010
EXHIBIT E

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 75-328-2510

Received By: nhuang
 Location: Treasurer's Office
 Session: nhuang-0-12162019

Receipt Number: U19.15334
 Receipt Year: 2019
 Date Received: 12/16/2019

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2019113841 Bill Year: 2019 PIN: 50802043 Primary Owner: CHARLES J FORNARO Property Addr: HIGHLAND RANCH PKWY Property Desc: Range 20 Township 20 SubdivisionName UNSPECIFIED Section 8 Bloc	6,382.91	6,167.05	0.00	215.86	6,382.91	6,382.91	0.00
Real	Bill Number: 2018106967 Bill Year: 2018 PIN: 50802043 Primary Owner: CHARLES J FORNARO Property Addr: HIGHLAND RANCH PKWY Property Desc: Range 20 Township 20 SubdivisionName UNSPECIFIED Section 8 Bloc	5,111.25	4,169.13	423.06	519.06	5,111.25	5,111.25	0.00
Totals:		11,494.16	10,336.18	423.06	734.92	11,494.16	11,494.16	0.00

PAID
DEC 13 2019
W. C. T. O. 27

Tender Information:		Charge Summary:	
Check #10/265102	11,494.16	Real	11,494.16
Total Tendered	11,494.16	Total Charges	11,494.16

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

FIRST CENTENIAL TITLE CO
 1450 RIDGEVIEW DR STE 100
 RENO NV 89519

BALANCE REMAINING	0.00
CHARGES	11,494.16
PAID	11,494.16
CHANGE	0.00

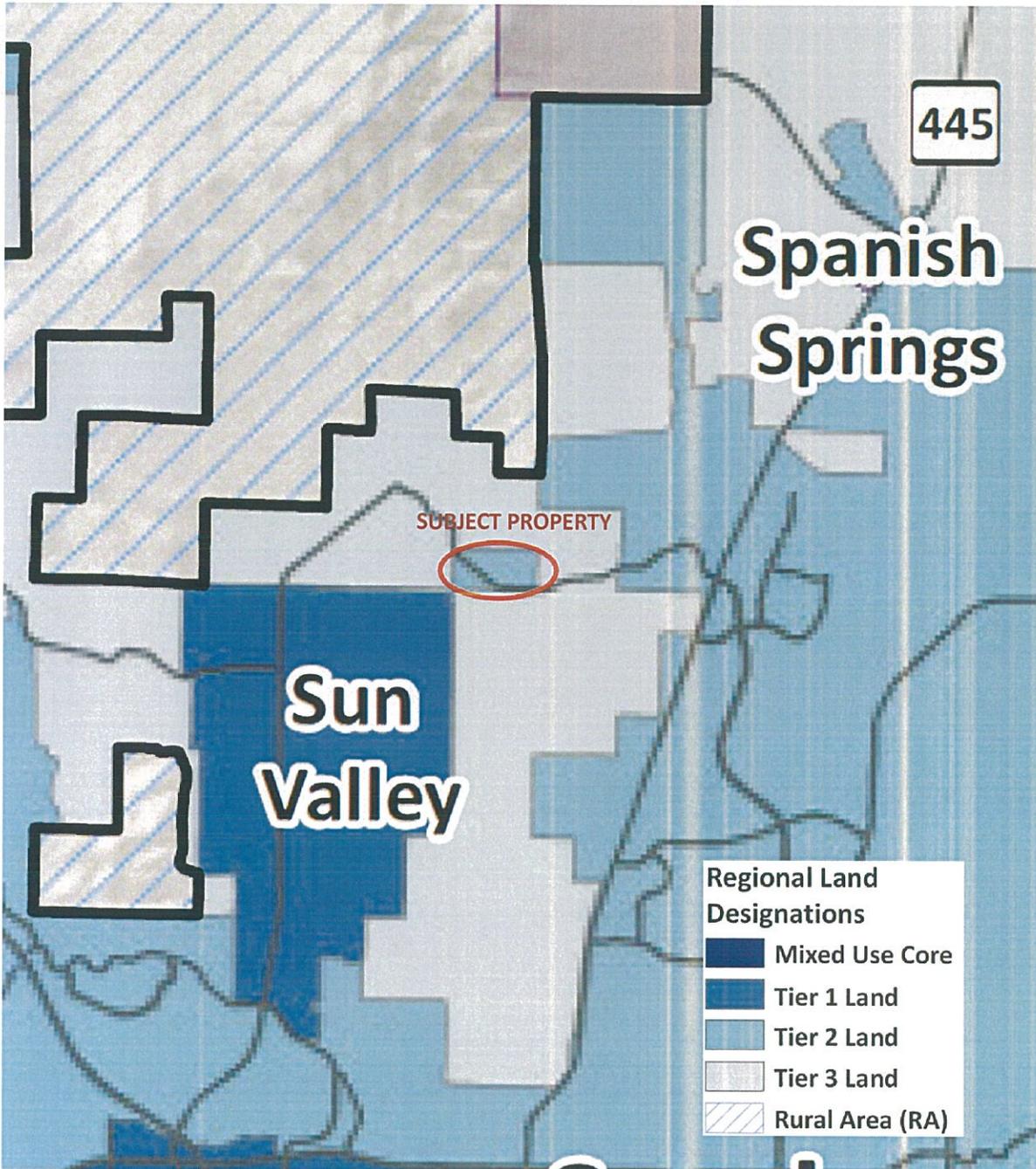
—

APPLICATION MATERIALS

—

CONSISTENCY WITH MASTER PLAN

TMRPA MASTER PLAN AMMEDMENT DESIGNATIONS MAP



Consistency with Master Plan (Cont.)

Truckee Meadows Regional Planning Agency with the unanimous support of Washoe County adopted a new version of its master plan in October of this year. With excellent foresight the properties in this application were included in the revised master plan as Tier 2 Land. A rezone of this land will comply with the goals of Tier 2 Land as defined in the Master Plan.

Regional Land Designation	Minimum Density (dwelling units per acre)	Maximum Density (du/ac)	Nonresidential Standards
Mixed Use Core	14 du/ac	No maximum	0.25 floor-area ratio (FAR) minimum
Tier 1 Land	Existing	No maximum	None
Tier 2 Land	No minimum	30 du/ac	None

Compatible Land Use

The entire southern border of the property from west to east follows Highland Ranch Parkway, a county two lane with middle turn lane minor arterial roadway, designed to carry a significant amount of traffic in and about Sun Valley., The property is surrounded on three sides by single family residential developments that are similar with the request of this application. Natural slope and the creation of open space land will buffer the larger land area properties to the north. The design of the development will allow for two points of ingress and egress onto Highland Ranch Parkway, one in alignment with Midnight Drive at the east end, and a second that will align with future development at the western end of the property. Both points will have clear visibility in both directions. All other roadways will be contained within the development. There will be minimal impact on other roadways in Sun Valley from tis development. Residents of the development will have easy access to shopping, health services, schooling, etc. from Highland Ranch Parkway.

Response to Change Conditions, more desirable use

After thorough review of the revised TMRPA Master Plan it was determined by the developers of the property that this zoning will comply with the goals of Affordable Housing Strategies outlined in the new Master Plan by:

- identifying the needs of the community regarding affordable and workforce housing;
- reducing regulatory barriers to the provision of affordable housing;
- preserving or rehabilitating current affordable and workforce housing stock when possible;
- increasing new affordable and workforce housing stock;
- providing for a diverse range of housing types;
- documenting existing and new affordable and workforce housing; and
- developing incentives, partnerships, and processes to facilitate the creation of additional affordable and workforce housing stock.

There has never been a more urgent need for affordable housing in our community. This Regulatory Zone Amendment request will be a step in the right direction to fulfill that need.

Availability of Facilities

The developer and its representatives met with Sun Valley General Improvement District staff and outside engineering representative on November 12, 2019 and discussed the availability of necessary services to the property. While there is additional engineering to be designed, it was determined that there is adequate sewer and water services to accommodate the development of the property. Water will be acquired from TMWA in the amount to fulfill the required amount as determined by SVGID. There is adequate utility services in Highland Ranch Parkway. There are parks and recreational facilities in the Sun Valley vicinity that will not be adversely affected by this development. The new Desert Skies Middle School and Virginia Palmer Elementary School will not be adversely affected.

No Adverse Effects

The Regulatory Zone Amendment request will not have any adverse effect on the current Washoe County Master Plan, to the contrary it will be in complete conformance with the TMRPA Master Plan that was recently approved by Washoe County.

Desired Pattern of Growth

The proposed amendment will promote the desired pattern for the orderly physical growth of the County. To the contrary this request complies with the desired effect created by the Tier 2 Land use designation as adopted by the Truckee Meadows Regional Planning Agency at its October meeting. This project fulfills the need for affordable housing and meets all of the criteria described in the Master Plan as a Tier 2 Land development project. The project itself will be designed to protect the existing natural environmental amenities as open space within the development. Impact upon public schools and infrastructure will be minimal and the project will contribute to the maintenance and potential expansion of those amenities.

APPLICATION MAP

