



# Planning Commission Staff Report

Meeting Date: May 5, 2020

Agenda Item: 7C

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0004 Village Parkway Rezone

BRIEF SUMMARY OF REQUEST: Request to change regulatory zoning of ± 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS) on 3 parcels totaling ±124.6 acres

STAFF PLANNER:

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## DESCRIPTION

For possible action, hearing, and discussion to approve a change of regulatory zoning of ±47.19 acres (±20.04 acres on APN 087-400-23, ±15.67 acres on APN 087-400-24, ±11.456 acres on APN 087-400-11), from Medium Density Suburban (MDS - 3 dwelling units per acre) to High Density Suburban (HDS - 7 dwelling units per acre) on 3 parcels totaling ±124.6 acres. The remaining acreage will remain General Rural. And, if approved, authorize the chair to sign a resolution to this effect.

Applicant/ Property Owner: Lifestyle Homes TND, LLC

Location: West and Northwest of the intersection of Mudspring Drive and Village Pkwy

APNs: 087-400-11, 087-300-23, 087-400-24

Parcel Size: ±124.6 acres

Master Plan: Suburban Residential (LUT limits density to 5 detached dwellings per acre maximum) and Rural

Regulatory Zone: Medium Density Suburban (MDS), 3 detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum

Proposed Regulatory Zone: High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum

Area Plan: Cold Springs

Citizen Advisory Board: North Valleys

Development Code: Authorized in Article 821

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 WRZA20-0004 having been able to make all of the following findings in accordance with Washoe County Code Section 110.821.15.

I further move to certify the resolution for Regulatory Zone Amendment Case Number WRZA20-0004 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.

*(Motion with Findings on Page 17)*

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**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 7.

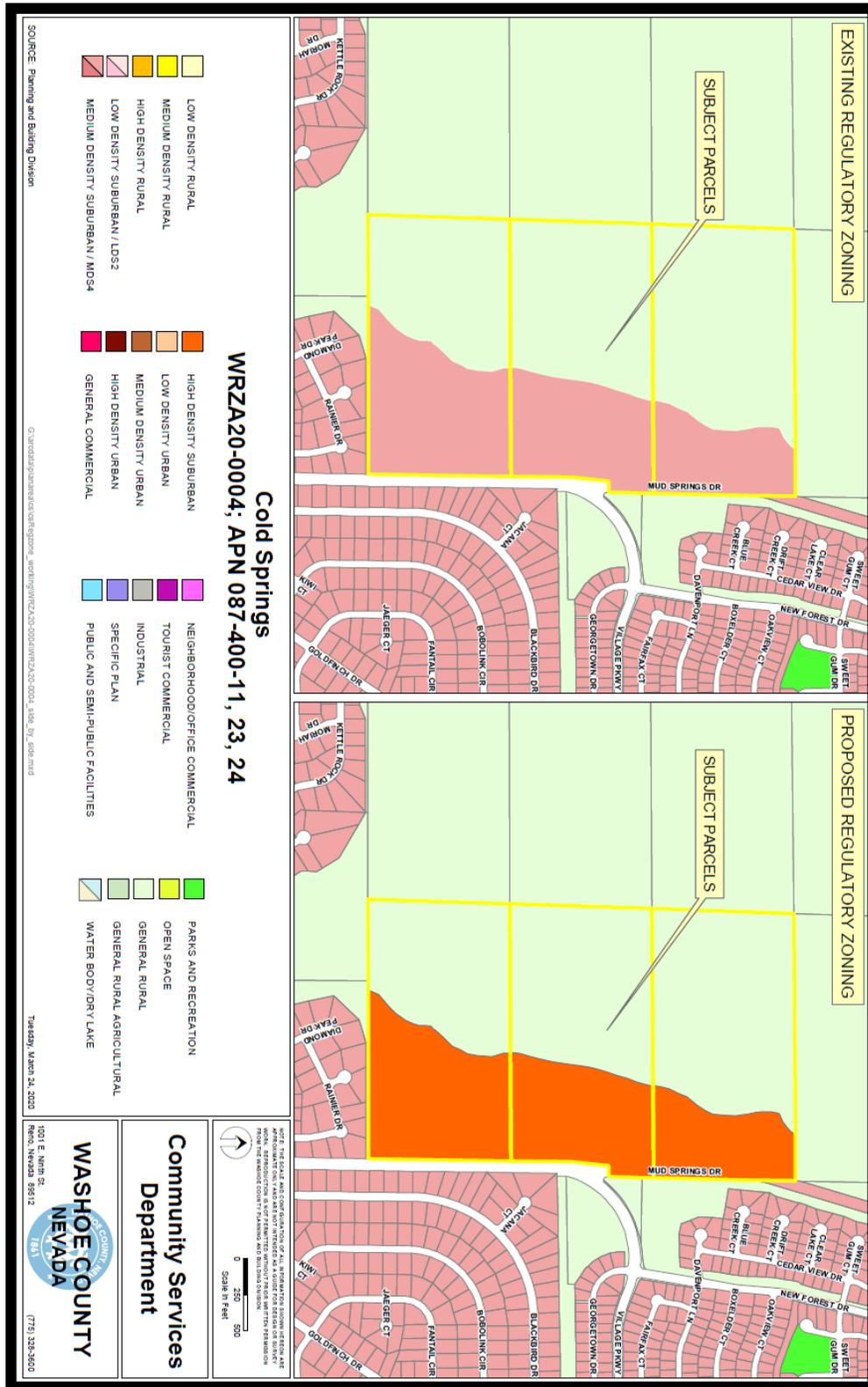
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish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

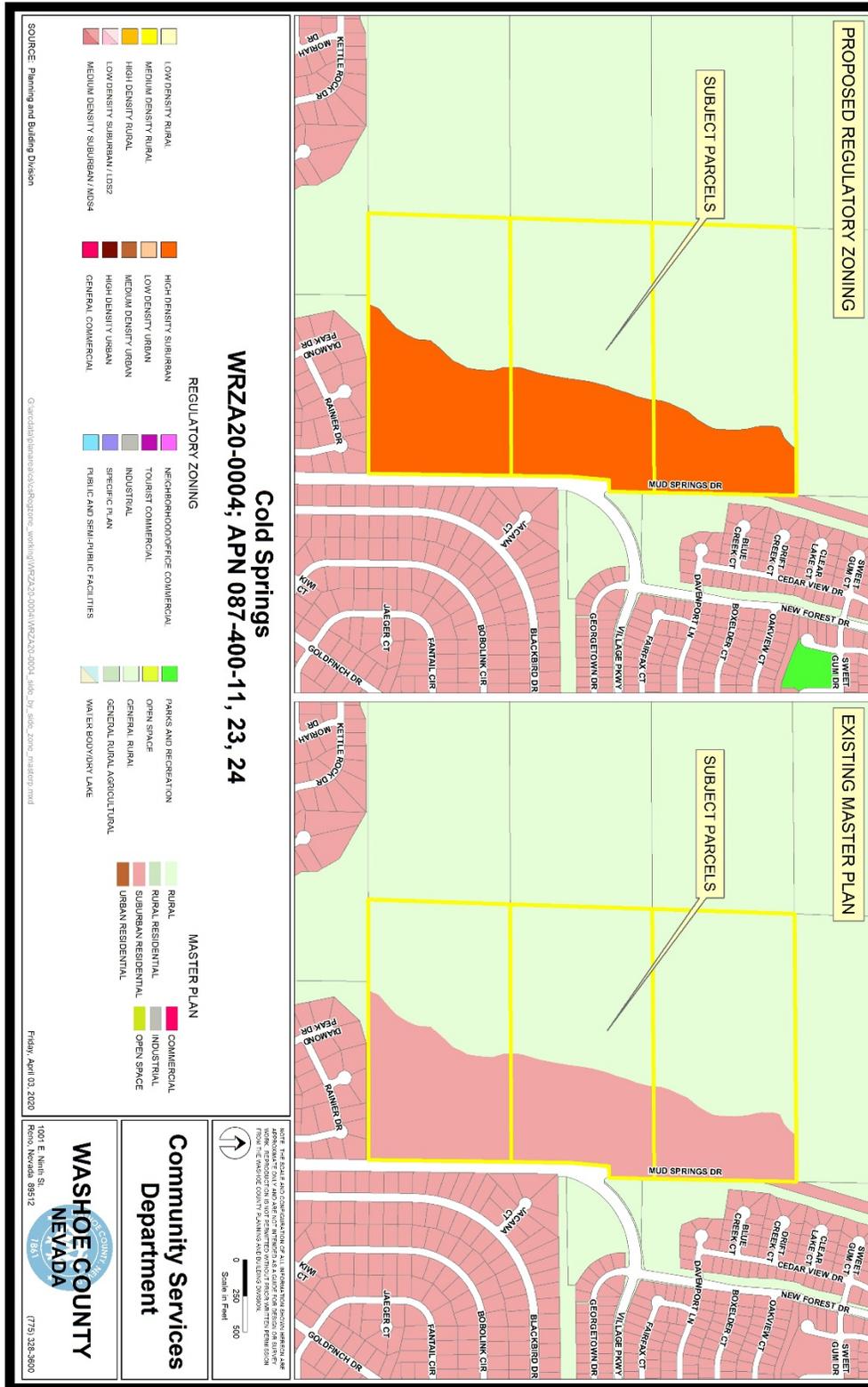
Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives 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.





**Proposed Regulatory Zone Map & Existing Master Plan Map**

**Background**

**Proposed Regulatory Zone Change**

The applicant is proposing to rezone 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS) within the Suburban Residential master plan category. The result of the proposed amendment would increase the potential residential density from 141 single family detached units to 331 single family detached units. The application noted the rapid employment and housing growth in the North Valleys over the past decade as reasons for why increased density is required within the Cold Springs area plan. The applicant also mentioned the pending completion of the Woodland Village subdivision within Cold Springs, which was owned by the applicant prior to development.

**Current Conditions**

The properties are current vacant with typical desert vegetation.

Surrounding Development – The development of the parcels surrounding the affected parcels is as follows:

North: The northern neighboring parcel is zoned General Rural (GR) which has a density of 0.025 dwelling units per acre. There is a single-family residence on this property.

East: The eastern neighboring parcels are generally zoned Medium Density Suburban (MDS), which has a density of 3 detached dwelling units per acre. The development on these parcels are single family detached residences built between 1980 and 2005.

South: The southern neighboring parcels are generally zoned Medium Density Suburban (MDS), which has a density of 3 detached dwelling units per acre. The development on these parcels are single family detached residences built around 1997.

West: The western neighboring parcel is zoned General Rural (GR) which has a density of 0.025 dwelling units per acre. There is a solo single-family residence on these neighboring parcels.

Regulatory Zone and Density – The regulatory zone of the subject parcels is split between ±77.41 acres of General Rural (GR) and ±47.19 acres of Medium Density Suburban (MDS). The GR regulatory zone roughly corresponds to areas with slopes greater than 15%. The MDS regulatory zone roughly corresponds to the areas that are suitable for development. The density allowed in these regulatory zones is outlined below per Washoe County Code (WCC) table 110.406.05.1. The minimum lot size for HDS is 5000sf. Therefore, the maximum dwelling units per acre is outlined below:

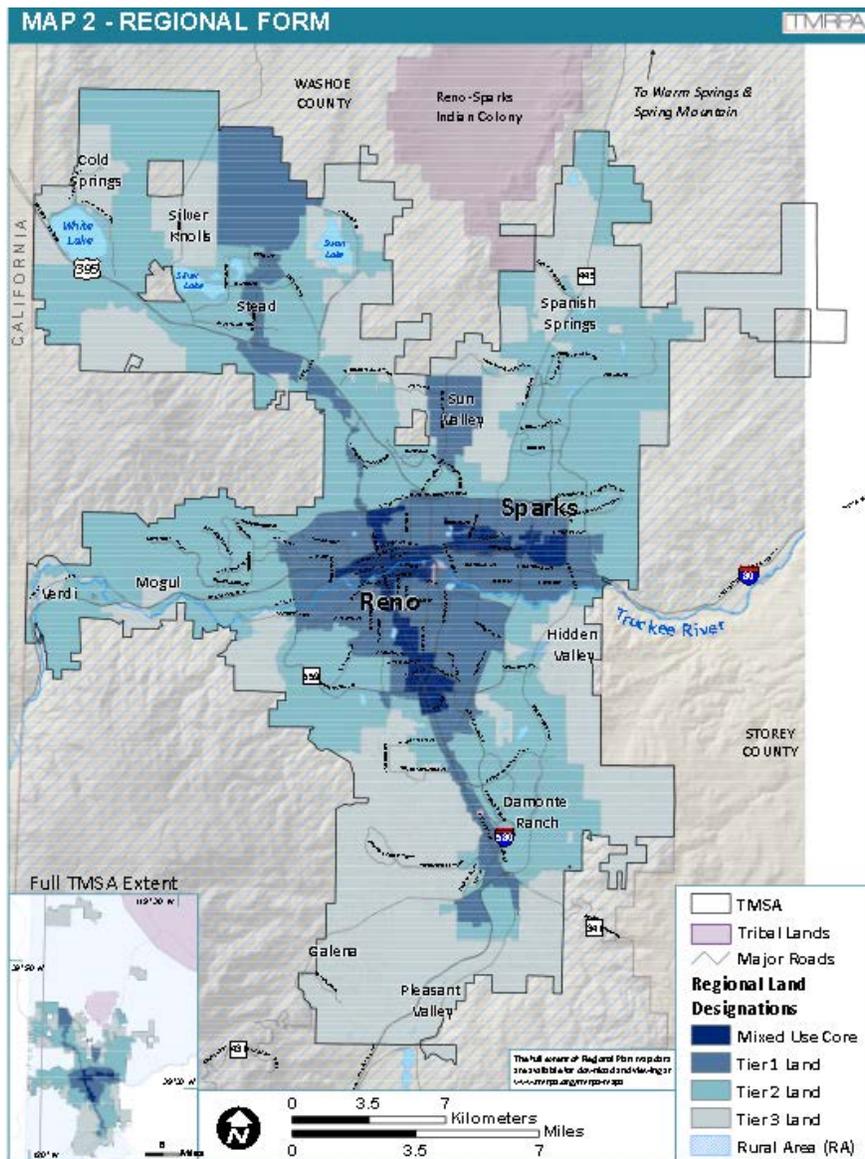
Regulatory Zone	Single Family, Detached	Single Family, Attached
Medium Density Suburban	3 dwelling units /acre	5 dwelling units / acre
General Rural	0.025 dwelling units / acre	0.025 dwelling units / acre

Setbacks – The required setbacks for the affected parcels are outlined below per WCC table 110.406.05.1

Regulatory Zone	Front Yard Setback	Rear Yard Setback	Side Yard Setback
Medium Density Suburban	20 ft	20 ft	8 ft
High Density Suburban (proposed)	20 ft	20 ft	5 ft
General Rural	30 ft	30 ft	50 ft

### Change of Conditions

The Cold Springs area plan was last updated on September 9, 2010 and the Washoe County Land Use and Transportation Element (LUTE) was last updated on September 27, 2011. There have been a number of relevant development updates since then. First, the greater Truckee Meadows area has been experiencing a decrease in available housing supply. Second, a new regional plan was adopted on October 10, 2019, which outlined the areas of desired growth based on a five-tier system which includes: Mixed Use Core, Tier 1, Tier 2, Tier 3, and Rural Area. The intent of the regional plan was to focus development closer to the region’s center, in Mixed-Use Core and Tier 1 areas, as seen in the Regional Form Map below. Third, the State Engineer implemented a moratorium on developments that rely upon ground water from Cold Springs Valley effective December 20, 2019. This does not bar development that imports water from outside Cold Springs Valley.



**Consistency with Master Plan and Regulatory Zone**

**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:

**Table 3: Land Use Compatibility Matrix**

LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS	
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	H	H	
	MDR	H	H	M	M	M	L	L	H	M	L	L	L	L	M	H	
		HDR	H	H	M	M	M	L	H	M	L	L	L	L	M	H	
			LDS/ LDS 2	H	H	M	M	M	H	M	L	L	L	L	M	H	
				MDS/ MDS 4	H	H	M	M	H	M	L	L	L	L	M	H	
					HDS	H	H	M	H	M	L	M	M	L	M	H	
						LDU	H	H	H	H	M	M	L	L	M	H	
							MDU	H	H	H	M	M	L	M	L	H	
								HDU	H	H	M	M	M	M	L	H	
									PR	H	H	H	H	M	H	H	
										PSP	H	H	H	H	M	H	
											GC	H	H	M	L	H	
												NC	H	M	L	H	
													TC	M	L	H	
														I	L	M	
															GR/ GRR	H	
																OS	H

- H - High Compatibility: Little or no screening or buffering necessary.
- M - Medium Compatibility: Some screening and buffering necessary.
- L - Low Compatibility: Significant screening and buffering necessary.

The proposed regulatory zone change is highly compatible with the surrounding MDS regulatory zones. It does not change the current medium compatibility rating with surrounding GR regulatory zones. Staff feels that there are no compatibility issues with surrounding land uses.

**Availability of Facilities**

Transportation Facilities. The proposed development will be served via an existing collector road (Village Pkwy). This collector feeds into a single arterial road (White Lake Pkwy), which provides two access points onto US 395N. US 395 is the only paved transportation connection from Cold Springs Valley to the rest of the Truckee Meadows metro area. Currently, there are no RTC transit lines that run to Cold Springs (see Exhibit K). The application was provided to the Washoe County Engineering and Capital Projects Division, RTC and NDOT for comment. RTC provided comments outlining that a review of new access spacing, and traffic models may be required upon submittal of a development proposal. Further, RTC recommended that the proposed development

be required to provide 20 spaces for a Park-N-Ride area in order to promote alternative transportation to residents. NDOT provided comments stating that the proposed regulatory zone amendment “May have operational effects on the State highway system due to the amount of estimated peak hour trips being generated by the change (142 AM and 189PM), and its proximity to US-395.” RTC and NDOT provided comments in Exhibits D and E respectively.

Water Facilities. Municipal water through Great Basin Water Company is shown to be located along the eastern boundaries of the proposed regulatory zone. The application was provided to the Washoe County Water Rights and Washoe County Engineering. The Washoe County Water Rights Manager provided comments outlining that “the application as filed includes an intent to serve letter from Great Basin Water Company, the water purveyor to this proposed project. The permit numbers identified in the will serve letter (65056-65058) are from Great Basin Water Company’s permits associated with their production wells in the Long Valley Hydrographic Basin. As such these permits are not affected by the State Engineer’s Interim Order # 1307, Temporary Moratorium for approval of developments dependent on the water resources of Cold Springs Valley.” Therefore, the application as presented, is in conformance with the Washoe County Development Code regarding water rights and water supply. The water rights manager provided comments in Exhibit B.

Sewer Facilities. Municipal sewer is provided by Washoe County. There is currently no collection system adjacent to the affected parcels. However, neighboring developments are connected to municipal sewer. The Cold Springs treatment plant is currently rated for a max day flow of 0.7 MGD and has a three-month average daily flow of 0.371 MGD and max day of 0.384 MGD. This leaves a remaining capacity of 0.316 MGD at the plant based on current flows. The application was provided to the Washoe County Engineering department, who had provided information on sewer capacity in Exhibit J.

Recreation Facilities. The proposed regulatory zone amendment was provided to the Washoe County Parks and Open Space Program. Washoe County Parks considers the site to be within the urban wildland interface and believes that higher density would not conform with Open Space and Natural Resource Management Plan policy 6.1. The full memo may be found in Exhibit F.

Law Enforcement Facilities. The proposed regulatory zone amendment was provided to the Washoe County Sherriff’s Department, who did not respond with any comments.

Fire Protection Facilities. The proposed regulatory zone amendment was provided to the Truckee Meadows Fire Protection District, who had no comment on this application.

School Facilities The proposed regulatory zone amendment was provided to the Washoe County School District, who provided a more detailed analysis in Exhibit G.

**Desired Pattern of Growth**

The proposed regulatory zone would increase the allowed residential density within the Cold Springs area plan from Medium Density Suburban to High Density Suburban as outlined in WCC table 110.406.05.1 and WCC 110.306.20 in the table below:

<b>Regulatory Zone</b>	<b>Single Family, Detached</b>	<b>Single Family, Attached,</b>	<b>Single Family, Detached Max Lots</b>	<b>Single Family, Attached Max Lots</b>
Medium Density Suburban	3 dwelling units /acre	5 dwelling units / acre	141 lots	235 lots
High Density Suburban	7 dwelling units /acre	9 dwelling units /acre	330 lots	424 lots

The proposed change increases the maximum potential number of dwellings from 3 single family detached dwelling units per acre to 7 single family detached dwelling units per acre and from 5 attached dwelling units per acre to 9 attached dwelling units per acre. The HDS regulatory zoning is allowed within the Cold Springs area plan per Cold Spring policy 1.1.1. The Land Use and Transportation Element (LUTE) policy 3.3 of the Washoe County Master Plan limits the detached single-family density to 5 dwellings per acre. Staff has determined that HDS is allowed, but it is effectively capped at 5 single family detached units per acre and 9 attached dwelling units per acre. Washoe County cannot impose conditions upon regulatory zone amendments; therefore, this policy will be enforced upon review of a future tentative subdivision map(s).

The general desired development pattern for the region is outlined by the 2019 Truckee Meadows Regional Plan update. This update channels the highest density development towards the urban core of the region. However, the proposed HDS regulatory zone is permitted within a Suburban Residential regulatory zone. For this reason, the proposed amendment is consistent with the intended pattern of growth of the Regional Plan.

This area is adjacent to an existing municipal water and sewer system, which allows for efficient provision of these facilities. US 395 is the only paved roadway connecting to the rest of the region, there are no other paved connections to the rest of the Truckee Meadows. Cold Springs also lacks any transit services. Allowing increased density in this region without improved transportation and transit links may increase the difficulty of evacuating or providing emergency services during a disaster. Per policy 3.8.2 of the Cold Springs Area Plan, Washoe County will work with our partnering agencies (NDOT and RTC) to secure additional travel routes into and out of the valley to help mitigate this situation.

### **Development Suitability within the Cold Spring Area Plan**

The subject area of the proposed regulatory zone amendment is within areas that are considered most suitable for development based on the development suitability map in the Cold Springs Area Plan. All areas of steep slopes are within the General Rural (GR) regulatory zone. The GR regulatory zone boundaries are not subject to change.

### **Cold Springs Area Plan Assessment**

CS.1.1.1 All Regulatory Zones, as defined by the Washoe County Master Plan and Development Code, are permitted within the Cold Springs Suburban Character Management Area (CSSCMA).

Staff Comment: The proposed regulatory zone of High-Density Suburban (HDS) is permitted within the Cold Springs Suburban Character Management Area.

CS.3.8.2 Emergency response times to the Cold Springs Valley can be compromised when the Dry Lake Summit pass on U.S. 395 is closed (e.g. from a traffic accident). Washoe County will work with applicable entities, such as the Nevada Department of Transportation (NDOT) and the Regional Transportation Commission (RTC), to secure additional travel routes into and out of the Cold Springs Valley to mitigate this situation. Potential travel routes include, but are not limited to, upgrading the frontage road along U.S. 395 and/or the existing gravel road connecting Woodland Village to Red Rock Road (see photos below).

Staff Comment: At this time, additional travel routes have not been secured Washoe County will work with NDOT and RTC to secure these additional routes.

CS.11.1 Water resources will be supplied to land uses in the Cold Springs planning area according to the best principles and practices of sustainable resource development, as recognized by government agencies, educational institutions, non-profit organizations, and

resource professionals. This policy addresses all sources of water used for development within the planning area.

CS.11.1.1 The Washoe County Department of Water Resources will implement studies and work with the United States Geological Survey (USGS) and Nevada State Engineer to accurately determine and/or update the perennial yield of hydrographic basins applicable to the Cold Springs planning area.

CS.11.1.2 Ground water resources committed to land uses within the Cold Springs planning area shall not exceed the perennial yield recognized through implementation of policy CS.11.1.1.

CS.11.1.3 The conversion of surface water to municipal use shall not negatively impact the perennial yield recognized through implementation of policy CS.11.1.1. Only the consumptive use portion of the surface water resource may be used/converted for municipal purposes.

*Staff Comment:* The application was forwarded to the Nevada Division of Water Resources, Washoe County Water Resource Planning, and Washoe County Water Rights Manager. These agencies provided comments in Exhibits I and B respectively.

CS.11.6 Prior to the importation of additional water resources into the planning area, a study shall be conducted, and/or any existing facility/resource plans updated, to assess potential impacts on the water balance of the Cold Springs Valley. At a minimum, these studies and plans shall address potential impacts to existing wastewater disposal systems, flood storage, water table levels, and water quality.

*Staff Comment:* The application was forwarded to the Nevada Division of Water Resources, Washoe County Water Resource Planning, and Washoe County Water Rights Manager. These agencies provided comments in Exhibits I and B respectively.

CS.11.8 The Washoe County Department of Water Resources, in conjunction with the Regional Water Planning Commission, shall prepare and submit for adoption by the Washoe County Board of Commissioners master facility and resource plans for water and wastewater service within the Cold Springs planning area.

CS.11.8.1 Facility and resource plans adopted pursuant to policy CS.11.8 shall be consistent with and implement the Cold Springs Vision and Character statement.

CS.11.8.2 Facility and resource plans adopted pursuant to policy CS.11.8 shall specifically address the service areas (e.g. the Suburban Community Water and Sanitary Sewer Service Area) depicted on the Public Services and Facilities Plan map. CS.

11.8.3 Facility and resource plans adopted pursuant to policy CS.11.8, in conjunction with the Cold Springs Character Management Plan and Public Services and Facilities Plan maps, shall be used to determine the location and timing for providing community water service and wastewater treatment service. In the absence of an adopted facility and resource plan, the Washoe County Department of Water Resources shall determine appropriate location and timing mechanisms for specific land use proposals.

*Staff Comment:* The application was forwarded to the Nevada Division of Water Resources, Washoe County Water Resource Planning, and Washoe County Water Rights Manager. These agencies provided comments in Exhibits I and B respectively.

### **Land Use and Transportation Plan Assessment**

LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

**Staff Comment:** The proposed regulatory zone amendment would direct growth to an existing suburban character management within the Cold Springs Area Plan.

**LUT.3.3** Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

**Staff Comment:** The proposed regulatory zone amendment will increase the single family detached residential density from three (3) detached single-family dwelling units per acre to seven (7) single family detached dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre and 9 attached units per acre. This density will be enforced during review of future tentative subdivision map submittal(s)

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

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

**Staff Comment:** The proposed regulatory zone amendment would increase the maximum potential density to 7 single family detached and/or 9 single family attached dwelling units. This would provide housing opportunities for a broad socio-economic population.

### **Citizen Advisory Board (CAB)**

The proposed amendment was sent to the North Valleys CAB for comments instead of heard being at the regularly scheduled CAB meeting due to the governor's "Stay at Home Directive" in response to COVID-19. The CAB provided no feedback on this application.

### **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 complied with when notice 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 hearing date.

Noticing for this proposal: 219 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing.

Affected parties 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.

### **Agency Comments**

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

- Nevada Department of Environmental Protections
- Nevada Division of Forestry – Endangered Species
- Nevada Department of Transportation
- Nevada Department of Wildlife
- Washoe County Water Resource Planning
- Community Services Department
  - Washoe County Parks Department
  - Washoe County Water Rights Manager
  - Washoe County Engineering
- Washoe County Sheriff
- Washoe County Health District
  - Air Quality
  - Environmental Health
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- RTC Washoe County
- Washoe County School District
- Washoe-Storey Conservation District
- Nevada Historic Preservation

Responses were received from 10 out of 17 agencies. Comments were received from eight of the 17 agencies.

- Washoe County Water Rights Manager – Exhibit B – The Washoe County Water Rights Manager provided comments regarding the required type of water rights required as discussed in the staff report under Water Facilities.
- Washoe County Health District – Exhibit C – Washoe County Health District provided comments requiring that this scale of development have municipal water and sewer service.
- Regional Transportation Commission (RTC) – Exhibit D – RTC provided comments outlining that a review of new access spacing, and traffic models may be required upon submittal of a development proposal. Further, RTC recommended that the proposed development be required to provide 20 spaces for a Park-N-Ride area in order to promote alternative transportation to residents.
- NDOT – Exhibit E – NDOT provided comments stating that the proposed regulatory zone amendment “May have operational effects on the State highway system due to the amount of estimated peak hour trips being generated by the change (142 AM and 189PM), and its proximity to US-395.
- Washoe County Parks – Exhibit F – The Washoe County Parks and Open Space Program provided comments outlining that the proposed regulatory zone amendment is within close proximity to public lands that provide year-round habitat for pronghorn antelope and sage

grouse and provide critical winter mule deer habitat. Moreover, the Parks and Open Space Program staff feel that the proposed regulatory zone amendment is in conflict with the Open Space and Natural Resource Management Plan goal 6.1. Parks staff believe that this scale of development would be more appropriate to more centrally located areas of Cold Springs that have better access to public transportation infrastructure and service.

- Washoe County School District – Exhibit G – Washoe County School District provided comments estimating capacity for the school district. The estimated capacity for the Cold Springs area is outlined in the table below:

School Name	Current Capacity	2024/2025	2029/2030
New ES at Cold Springs	N/A	70%	100%
Gomes Elementary	124%	80%	79%
Cold Springs Middle	70%	77%	93%
North Valleys High	96%	104%	120%

The school district is scheduled to complete the construction of a new elementary school in 2021. The school district is also currently negotiating with Heinz Ranch Land Company for a parcel to construct a new high school scheduled to open in 2028.

- Washoe-Storey Conservation District – Exhibit H – The Washoe-Storey Conservation District provided comments recommending that any future development on the site provide more common open space and requiring that front yards be xeriscaped.
- Nevada Division of Water Resources – Exhibit I – The Nevada Division of Water Resources clarified that the water project is within Great Basin Water Company's service area and that no water is committed at this time. This is different than the intent to serve letter referenced by the Washoe County Water Resource Planner. The Nevada Division of Water Resources only recognizes a will serve letter as allocated water rights.

### **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 is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map. The proposed regulatory zone is allowed within a Suburban Residential master plan category. However, per Land Use and Transportation policy 3.3, the single-family detached housing density shall be limited to 5 dwelling units per acre. The proposed regulatory zone change will have a single-family detached housing density of 7 dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre but allows 9 attached units per acre which will be enforced with future tentative subdivision map approvals.

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 provide for compatible adjacent land uses and will not adversely impact the public health or welfare of surrounding property owners. The proposed change to HDS will not exacerbate any existing incompatibilities with the GR regulatory zone and is highly compatible with the MDS regulatory zone. However, there is only a single paved access road (US 395N) out of Cold Springs valley in the case of an emergency.

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 proposed amendment responds to the constrained housing market conditions within the region. However, there are still unresolved access issues into Cold Springs Valley outlined in Cold Springs policy 3.8.2.

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: There are adequate recreation, water, and sewer facilities to accommodate the uses and densities permitted by the amendment. According to the Washoe County School District, the Cold Springs area is currently over capacity at Gomes Elementary and projected to be over capacity at North Valley High in 2024/2025. RTC Washoe and NDOT may require a traffic study to be conducted at the tentative map review to determine any potential impacts on transportation infrastructure. NDOT outlined, in Exhibit E, that the proposed regulatory zone amendment may have operational effects on the State highway system due to the amount of peak hour trips being generated by the change (142AM and 189PM) and its proximity to US-395. Moreover, any water rights serving this amendment would require securing water rights that are not dependent on the water resources in Cold Springs Valley basin in compliance with the State Engineer's interim order 1307 (Exhibit J). The application includes an intent to serve letter for 329 townhouses that complies with interim order 1307.

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 implementation and action programs of the Washoe County Master Plan. LUT 3.3 limits single-family detached residential density to 5 dwelling units per acre. The proposed regulatory zone amendment would increase the single-family detached residential density to 7 dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre and allows 9 attached dwelling units per acre.

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 allows for efficient public expenditure on municipal water and sewer services and the proposed density is allowed under the Regional Plan.

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

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

## **Recommendation**

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 WRZA20-0004 having been able to make all of the following findings in accordance with Washoe County Code Section 110.821.15.

I further move to certify the resolution for Regulatory Zone Amendment Case Number WRZA20-0004 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/  
Property Owner:

Lifestyle Homes TND, LLC, 4790 Caughlin Pkwy #519, Reno, 89519

Consultant:

Christy Corporation, Ltd, 1000 Kiley Pkwy, Sparks, NV 89436



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA20-0004 AND THE AMENDED COLD SPRINGS REGULATORY ZONE MAP

Resolution Number 20-15

Whereas Regulatory Zone Amendment Case Number WRZA20-0004, came before the Washoe County Planning Commission for a duly noticed public hearing on May 5, 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 WRZA20-0004 and the amended Cold Springs Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on May 5, 2020

WASHOE COUNTY PLANNING COMMISSION

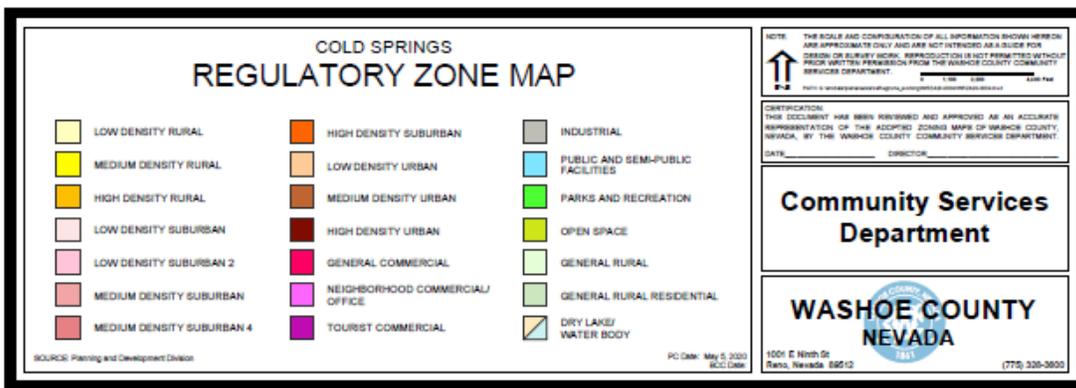
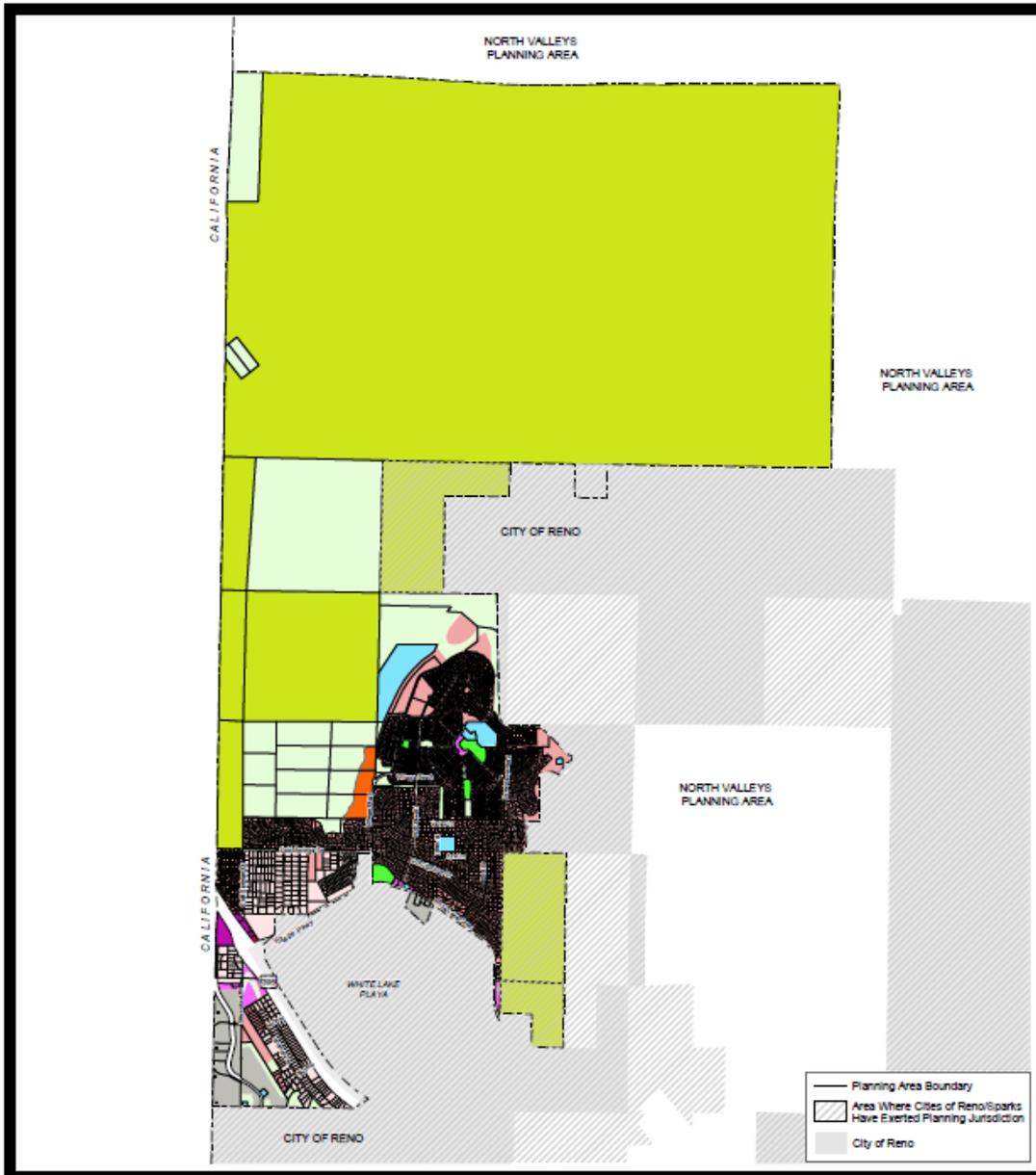
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Larry Chesney, Chair

Attachment: Exhibit A – Cold Springs Regulatory Zone Map

# Exhibit A, WRZA20-0004





# WASHOE COUNTY

## COMMUNITY SERVICES

### INTEGRITY COMMUNICATION SERVICE

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

March 24, 2020

TO: Dan Cahalane, Planner, Washoe County Community Services Department Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone)

**Project description:** For possible action, hearing, and discussion to approve changing the existing Medium Density Suburban regulatory zoning to High Density Suburban Zoning for 3 parcels.

Location: West and Northwest of the intersection of Mudspring Drive and Village Pkwy, Assessor's Parcel Numbers: 087-400-11, 087-400-23, 087-400-24

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

*Comments:* The North Valleys Area Plan in part states that:  
*Section 110.208.35 Water Rights Dedication Requirements.*

*(b) Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected*

The application as filed includes an intent to serve letter from Great Basin Water company, the water purveyor to this proposed project. The permit numbers identified in the will serve letter (65056-65058) are form Great Basin Water Company's permits associated with their production wells in the Long Valley Hydrographic Basin. As such these permits are not affected by the State Engineer's Interim Order # 1307, Temporary Moratorium for approval of developments dependent on the water resources of Cold Springs Valley.

The application is in conformance with the Washoe County Development Code regarding water rights and water supply.

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

April 5, 2020

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Village Parkway Rezone; 087-400-11, 23 and 24  
Regulatory Zone Amendment Case; WRZA20-0004

Dear Washoe County Staff:

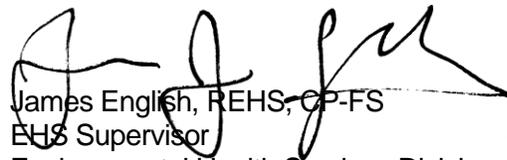
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The project must be served by municipal public sewer.
- b) Condition #2: The project must be served by a municipal public water system.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services Division  
Washoe County Health District

ec: Accela File





**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

March 24, 2020

FR: Chrono/PL 181-20

Mr. Dan Cahalane, Planner

Community Services Department  
Washoe County  
PO Box 11130  
Reno, NV 89520

**RE: WRZA-20-0004 (Village Parkway Rezone)**

Dear Mr. Cahalane,

The Regional Transportation Commission (RTC) has reviewed this to approve changing the existing Medium Density Suburban regulatory zoning to High Density Suburban Zoning for 3 parcels.

The Regional Transportation Plan (RTP) identifies Village Parkway as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

<b>. Access Management Standards-Arterials<sup>1</sup> and Collectors</b>							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>4</sup>	200 ft./300 ft.

<sup>1</sup> On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections/spacing other driveways.

<sup>4</sup> If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Village 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.

Since there is no development proposed with this application, RTC has no additional comments at this time. Once a development proposal is made, review of new access spacing and development of new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System (RRS).

It is recommended that this development be required to provide 20 spaces for a Park-N-Ride area. The 20 spaces should be implemented near the entrance of the development so that the residents and staff in the area can easily access it for vanpool or carpool options out outlined in the Smart Trips to Work Program. This is a way to promote alternative transportation to the residents and it is beneficial to help reduce air pollution, traffic congestion, and provide the residents with incentives. For information on the Smart Trips to Work Program, please contact Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email him at [smiklos@rtcwashoe.com](mailto:smiklos@rtcwashoe.com).

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Senior Planner

Mark Maloney, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission  
Brian Stewart, Regional Transportation Commission

Village Parkway Rezone



STEVE SISOLAK  
Governor

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION  
1263 S. Stewart Street  
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., *Director*

March 20, 2020

Washoe County Community Services Department  
Planning and Building Division  
1001 East 9<sup>th</sup> Street  
Reno, NV 89512  
Attention: Dan Cahalane, Planner

RE: Regulatory Zone Amendment Case Number WRZA20-0004 (Village Pkwy Rezone)

Dear Mr. Cahalane,

Nevada Department of Transportation (NDOT) staff has reviewed the following application and provided comments:

**Regulatory Zone Amendment Case Number WRZA20-0004 (Village Pkwy Rezone)**

– For possible action, hearing, and discussion to approve changing the existing Medium Density Suburban regulatory zoning to High Density Suburban Zoning for 3 parcels.

**NDOT comments:**

1. While the subject parcels are not adjacent to NDOT right of way, the project and proposed zoning change may have operational effects on the State highway system due to the amount of estimated peak hour trips being generated by the change (142 AM and 189 PM), and its proximity to US-395.
2. US-395 is a State maintained roadway that is functionally classified as an “other freeway”.
3. Based upon the final land use decision and project scope, the applicant may be required to provide a traffic impact study to NDOT to analyze the project’s impacts to the State highway system and any required mitigation strategies.
4. NDOT will require an occupancy permit for any work performed within the State’s right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
5. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:  
  
F9FB080A68BF478...

Tara Smaltz, PE  
Engineering Services Manager  
NDOT District II

TMS:alw

Cc: Sondra Rosenberg, PTP – NDOT Assistant Director of Planning  
Mike Fuess, PE, PTOE – NDOT District Engineer  
Denise Inda, PE, PTOE – NDOT Traffic Operations  
Alex Wolfson, PE – NDOT Traffic Engineering  
Marlene Revera – NDOT Administration  
File



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Regional Parks and Open Space

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

---

**TO:** Dan Cahalane, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** April 13, 2020

**SUBJECT:** Regulatory Zone Amendment Case Number WRZA20-0004  
 (Village Parkway Rezone)

---



I have reviewed WRZA20-0004 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this regulatory zone amendment would change the regulatory zone on portions of three parcels, totaling ±47 acres, in Cold Springs from Medium Density Suburban (MDS) to High Density Suburban (HDS). In effect, this would increase the subject site’s development potential from 3 single-family detached or 5 single-family attached dwelling units per acre to 7 single-family detached or 9 single-family attached dwelling units per acre. While portions of the parcels in question currently have a MDS regulatory zone, the remaining portions of those parcels have a General Rural (GR) regulatory zone. The subject parcels are bound to the east and south by properties with MDS regulatory zoning and to the west and north by properties with GR regulatory zoning. At present, there are no parcels in the vicinity that have a HDS regulatory zone.

Additionally, public lands managed by the Bureau of Land Management are located less than a quarter of a mile from the subject site to the north and less than a mile from the subject site to the west. As identified in the Conservation Element of Washoe County’s Master Plan, these adjacent public lands function as year-round habitat for pronghorn antelope and sage grouse, and also serve as critical winter mule deer habitat. Thus, it is important to minimize development pressure in this area.

Further, due to its proximity to open space, the subject site is considered to be located within the wildland urban interface. As recognized in the Open Space and Natural Resource Management Plan (OSNRMP), development pressure in the wildland urban interface creates unique challenges in terms of managing natural hazards, such as wildfires, as well as invasive species. It also increases pressure on wildlife. OSNRMP Recreational Resources Section Goal 6 states—*Minimize resource pressures posed by development near open space areas*—and Policy 6.1 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 current proposal is in conflict with these policies, as it would encourage high-density development near an open space area that provides important habitat value.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

**WRZA20-0004**  
**EXHIBIT F**

Memo to: Dan Cahalane  
Subject: WRZA20-0004  
Date: April 13, 2020  
Page: 2

While higher-density development may be appropriate in other, more centrally-located parts of Cold Springs that have better access to public transportation infrastructure and services, the Parks Program discourages increasing density on the outskirts of Cold Springs, in close proximity to public lands. The existing regulatory zone is more supportive of the Conservation Element as it better protects local wildlife populations, reduces resource pressures and lessens natural hazards risks.

## Cahalane, Daniel

---

**From:** Rodela, Brett A <Brett.Rodela@WashoeSchools.net>  
**Sent:** Wednesday, April 01, 2020 3:54 PM  
**To:** Cahalane, Daniel  
**Cc:** Boster, Mike  
**Subject:** RE: [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

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

Dan,

Here's a rundown of how a development with the unit output potentials you've provided could affect schools:

470 Dwelling Units at Medium Density Suburban, Student Generation Calculations:

	Single Family Detached	Single Family Attached
Elementary School Students	104	66
Middle School Students	40	24
High School Students	41	24

848 Dwelling Units at High Density Suburban, Student Generation Calculations:

	Single Family Detached	Single Family Attached
Elementary School Students	189	118
Middle School Students	73	44
High School Students	74	43

Below is a table containing student capacity data for the schools this development will be zoned for. The northern 2 of 3 project parcels are within the Zoning Advisory Committee's recommended zone for the new unnamed Elementary School in Cold Springs opening Fall of 2021. The zone has not yet been approved by our Board of Trustees. The southern 1 of 3 parcels the project is anticipated for is zoned for Gomes Elementary. Until the school district can see a development map for the project it will be tough for us to make any further recommendations regarding the configuration of the zone pertinent to this development. Student capacity of schools is a factor of school zone designations.

As for circumstances at North Valleys High School, the school district is in coordination with property owners of APN 087-010-43 for a property parcel to construct a new high school as development in the North Valleys prompts its construction. Most recently the time frame of around the 2027/2028 school year is when I understood that school's construction being considered.

School Name	Current Capacity	2024/2025	2029/2030
New ES at Cold Springs	N/A	70%	100%
Gomes Elementary	124%	80%	79%
Cold Springs Middle	70%	77%	93%
North Valleys High	96%	104%	120%

Best regards and please reply with any further questions and/or comments,

*Brett A. Rodela*

**GIS Analyst**

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762

---

**From:** Cahalane, Daniel <DCahalane@washoecounty.us>  
**Sent:** Tuesday, March 31, 2020 12:50 PM  
**To:** Rodela, Brett A <Brett.Rodela@WashoeSchools.net>  
**Cc:** Boster, Mike <MBoster@washoeschools.net>  
**Subject:** RE: [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

Hi Rodela,

Sorry for the delay in getting this to you. Here are the density requirements.

Affected Area – 47.19 acres

MDS – 3 single family detached dwelling units/acres, 5 single family attached du/acre

HDS – 7 single family detached dwelling units/acres, 9 single family attached du/acre

Both zones allow, by right, 1 Attached accessory Dwelling Unit (ADU) per parcel.

So the calculations are as follows

- MDS
  - Single Family Detached – 141 dwelling units
  - Single Family Attached – 235 dwelling units
  - Maximum Potential Dwellings – 470 dwelling units (235 smaller ADUs)
- HDS
  - Single Family Detached – 330 dwelling units
  - Single Family Attached – 424 dwelling units
  - Maximum Potential Dwellings – 848 dwelling units (424 smaller ADUs)
- Difference
  - Single Family Detached – 189 dwelling units.
  - Single Family Attached – 189 dwelling units.
  - Maximum Potential Dwellings – 378 dwelling units

I hope this makes it much clearer for you in determining maximum potential for the provision of services.

Regards,



**Dan Cahalane**

**Planner | Community Services Department- Planning & Building Division**

[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-6100 | Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)

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



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---

**From:** Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>

**Sent:** Monday, March 30, 2020 4:38 PM

**To:** Cahalane, Daniel <[DCahalane@washoecounty.us](mailto:DCahalane@washoecounty.us)>  
**Cc:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Subject:** RE: [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

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

Roger, thank you for the clarification.

***Brett A. Rodela***

GIS Analyst  
Washoe County School District  
Office: (775) 325-8303 | Cell: (775) 250-7762

---

**From:** Cahalane, Daniel <[DCahalane@washoecounty.us](mailto:DCahalane@washoecounty.us)>  
**Sent:** Monday, March 30, 2020 4:33 PM  
**To:** Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>  
**Subject:** [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

It's on a 47 acre area of that 124 acres

Get [Outlook for Android](#)

---

**From:** Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>  
**Sent:** Monday, March 30, 2020 4:23:53 PM  
**To:** Cahalane, Daniel <[DCahalane@washoecounty.us](mailto:DCahalane@washoecounty.us)>  
**Cc:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Subject:** Development Review WRZA20-0004 (Village Parkway Rezone)

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

Hello, Mr. Cahalane,

Regarding the potential zoning change up for discussion on Village Parkway, 124.60 acres at 7 SFU/acre & 9 SFA/acre would produce 872 and 1,121 units respectively not considering roads and other infrastructure. Are these numbers sufficient for calculating anticipated impacts to schools or is there a better data point we would be better off working from?

***Brett A. Rodela***

GIS Analyst  
Washoe County School District  
Office: (775) 325-8303 | Cell: (775) 250-7762





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

March 24, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WRZA20-0004 (Village Parkway Rezone)

Dear Dan,

In reviewing the change in the existing medium density suburban regulatory zoning to high density suburban zoning, the Conservation District has the following comments.

With differences between the Truckee Meadows Regional plan and current zoning concerning the number of units being proposed; if the higher density is approved we strongly recommend providing more common space within the 47.19 acre site.

In support of the statement on page 9 that smaller home sites will appeal to residents who do not wish to maintain large yards we will require the front yards are xeriscaped.

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

Sincerely,

Tyler-Shaffer

## Cahalane, Daniel

---

**From:** Steve <slshell@charter.net>  
**Sent:** Thursday, April 02, 2020 10:39 AM  
**To:** Cahalane, Daniel  
**Subject:** WRZA20-0004, Village Parkway Rezone

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

This project lies within the Great Basin Water Company Service Area.  
No water is committed at this time.

### Steve Shell

Water Resource Specialist II  
Division of Water Resources  
State of Nevada  
775-684-2836

(I check in daily, but am not in the office at this time. Please leave a message. I do check it.)

## Cahalane, Daniel

---

**From:** Simpson, Tim  
**Sent:** Monday, April 13, 2020 12:32 PM  
**To:** Cahalane, Daniel  
**Subject:** RE: WRZA20-0004 Village Parkway

Daniel,

Only that the treatment plant is currently rated for a max day flow of 0.7 MGD and that it has had a three month average daily flow of 0.371 MGD and max day of 0.384 MGD. That leaves a remaining capacity of 0.316 MGD at the plant based on current flows. This is all the information I have available to provide.

Tim

---

**From:** Cahalane, Daniel <DCahalane@washoecounty.us>  
**Sent:** Monday, April 13, 2020 12:10 PM  
**To:** Simpson, Tim <TSimpson@washoecounty.us>  
**Subject:** Re: WRZA20-0004 Village Parkway

Could you provide more specifics?

Sent from [Outlook Mobile](#)

---

**From:** Simpson, Tim <TSimpson@washoecounty.us>  
**Sent:** Monday, April 13, 2020 11:08:28 AM  
**To:** Cahalane, Daniel <DCahalane@washoecounty.us>  
**Subject:** RE: WRZA20-0004 Village Parkway

Daniel,

The size of the collection system has never held any bearing on the approval of a zone change. These things are typically worked out in the tentative map and final map phases. There is no collections system that currently exists adjacent to these parcels. Sewer capacity does currently exist for this zone change at the treatment plant.

Tim

---

**From:** Cahalane, Daniel <DCahalane@washoecounty.us>  
**Sent:** Monday, April 13, 2020 10:53 AM  
**To:** Simpson, Tim <TSimpson@washoecounty.us>  
**Subject:** WRZA20-0004 Village Parkway

Hi Tim,

Could you provide me with some more detail on this application. What is the sewer availability, size of the line, capacity, etc for this development? Does the Cold Springs plant have capacity?

**DESCRIPTION**

For possible action, hearing, and discussion to approve a change of regulatory zoning of ± 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS) on 3 parcels totaling ±124.6 acres. And, if approved, authorize the chair to sign a resolution to this effect.

Applicant/ Property Owner:	Lifestyle Homes TND, LLC
Location:	West and Northwest of the intersection of Mudspring Drive and Village Pkwy
APNs:	087-400-11, 087-300-23, 087-400-24
Parcel Size:	±124.6 acres
Master Plan:	Suburban Residential (LUT limits density to 5 detached dwellings per acre maximum)
Regulatory Zone:	Medium Density Suburban (MDS), detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum.
Proposed Regulatory Zone:	High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
Area Plan:	Cold Springs
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 821
Commission District:	5 – Commissioner Herman



Regards,



**Dan Cahalane**  
 Planner | Community Services Department- Planning & Building Division  
[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) | Office: 775.328.3628 | Fax: 775.328.6133  
 Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
 For Planning call (775) 328-6100 | Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)

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



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**IN THE OFFICE OF THE STATE ENGINEER  
OF THE STATE OF NEVADA**

**#1307**

**INTERIM ORDER**

**ESTABLISHING A TEMPORARY MORATORIUM ON THE REVIEW OF, AND  
ACTION ON, SUBDIVISION MAPS OR OTHER SUBMISSIONS CONCERNING  
DEVELOPMENT AND CONSTRUCTION SUBMITTED TO THE STATE ENGINEER  
IN THE COLD SPRING VALLEY HYDROGRAPHIC BASIN (100)**

**I. BASIN DESIGNATION AND ORDERS**

**WHEREAS**, the Cold Spring Valley Hydrographic Basin was designated pursuant to Nevada Revised Statute (NRS) Chapter 534 by Order 606 dated January 18, 1977.

**WHEREAS**, on April 22, 2010, by Order 1206, the State Engineer established a program pursuant to NRS 534.350 allowing a public water system to receive credits for the addition of new customers to its system served by a domestic well or eligible to drill a domestic well prior to July 1, 1993.

**II. COLD SPRING VALLEY ADJUDICATION**

**WHEREAS**, on February 3, 2016, the Heinz Ranch Land Company, LLC, petitioned the State Engineer to adjudicate the water rights of Cold Spring Valley. The State Engineer issued Order 1277 on June 1, 2016, commencing, the adjudication of the Cold Spring Valley Hydrographic Basin, pursuant to NRS 533.090.

**WHEREAS**, on August 1, 2016, by Order 1278 the State Engineer commenced the taking of Proofs of Appropriation as provided for under NRS 533.110.

**WHEREAS**, on February 27, 2019, the State Engineer issued the Preliminary Order of Determination in the Matter of the Determination of the Relative Rights in and to the Waters of Cold Spring Valley, Hydrographic Basin No. 100, Washoe County Nevada (hereafter "Preliminary Order of Determination").

**WHEREAS**, the hearing on Objections to the Preliminary Order of Determination is scheduled for January 14, 2020.<sup>1</sup>

### **III. COLD SPRING VALLEY RULINGS**

**WHEREAS**, the State Engineer has received and considered multiple applications seeking to appropriate groundwater in Cold Spring Valley.<sup>2</sup> However, the State Engineer has consistently found that the available perennial yield of Cold Spring Valley is 500 acre-feet and that the groundwater commitments exceed the available water supply.<sup>3</sup>

### **IV. COLD SPRING VALLEY HYDROGRAPHIC BASIN**

**WHEREAS**, the State Engineer estimates the perennial yield of the Cold Spring Valley Hydrographic Basin is 500 acre-feet.<sup>4</sup>

**WHEREAS**, as of December 17, 2019, approximately 1,755 acre-feet of appropriated groundwater rights are committed from the Cold Spring Valley Hydrographic Basin.<sup>5</sup>

**WHEREAS**, of the 1,755 acre-feet of appropriated groundwater rights located within Cold Spring Valley, approximately 1,708 acre-feet are permitted and certificated for quasi-municipal manner of use.<sup>6</sup>

**WHEREAS**, the Preliminary Order of Determination identified 1,099.10 acre-feet of valid supplemental vested groundwater irrigation claims and 4.93 acre-feet of valid vested stockwater claims for a total of 1,104 acre-feet in the Cold Spring Valley Hydrographic Basin.<sup>7</sup>

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<sup>1</sup> Notice of Hearing, September 11, 2019.

<sup>2</sup> See State Engineer Rulings 1429, 1430, 2038, 2141, 2042, 2142, 2157, 2227, 2265, 2300, 2387, 2420, 3062, 4560, 4561, 4567, 4568, 4569, 4570, 4766, and 4880, official records in the Office of the State Engineer.

<sup>3</sup> *Id.*

<sup>4</sup> F.E. Rush and P.A. Glancy, *Water-Resources Appraisal of the Warm Springs-Lemmon Valley Area, Washoe County, Nevada*, Water Resources Bulletin No. 43, (Department of Conservation and Natural Resources, Division of Water Resources and U.S. Department of the Interior, Geological Survey), 1967.

<sup>5</sup> Nevada Division of Water Resources' Water Rights Database, Hydrographic Area Summary, Cold Spring Valley Basin (100), accessed December 17, 2019, official records in the Office of the State Engineer, available at <http://water.nv.gov/DisplayHydrographicGeneralReport.aspx?basin=100>.

<sup>6</sup> *Id.*

<sup>7</sup> See Preliminary Order of Determination, Exhibit A.

**WHEREAS**, the total groundwater commitments, including existing appropriations and vested claims determined to be valid in the Preliminary Order of Determination total approximately 2,859 acre-feet.

**WHEREAS**, supplemental groundwater rights are water rights that are available to fulfill the difference between a water right holder's surface water right delivery and the full duty of water the holder of the water right is authorized to divert under the terms of their right. In years where a surface water supply is sufficient to fulfill the total water right, no groundwater use is permitted; however, in extremely dry years, a water right holder may be authorized to divert as much as 100 percent of the supplemental groundwater right if there is no surface water to satisfy the water right.

**WHEREAS**, there remains great uncertainty as the total groundwater commitments within Cold Spring Valley resulting from the Cold Spring Valley adjudication proceedings, which are not yet determined.

**WHEREAS**, until such time as the adjudication proceedings are concluded and a final determination is made as to the quantification of the vested groundwater claims, there remains the potential for an additional 1,104 acre-feet of groundwater, or more, of additional claims to use of the groundwater within Cold Spring Valley.<sup>8</sup>

**WHEREAS**, the State Engineer has not determined, and cannot until the conclusion of the adjudication, the quantity of vested supplemental groundwater rights that will, on average, be relied upon to satisfy the totality of the surface water right(s). This quantity of water will have to be considered as a component of the total committed groundwater rights within Cold Spring Valley.<sup>9</sup>

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<sup>8</sup> The Objections to the Preliminary Order of Determination submitted by Heinz Holdco LLC submitted on May 3, 2019, seeks an expansion of the vested claims, including vested groundwater claims, based upon the State Engineer's calculations, which if accepted may increase the vested groundwater claims and associated commitments in the Cold Spring Valley Hydrographic Basin.

<sup>9</sup> The historic average of necessary groundwater needed to make-up the difference between the surface water deliveries and the historic water rights has not been determined, and that calculation is necessary to determine what additional groundwater commitments exist within Cold Spring Valley Hydrographic Basin.

**WHEREAS**, the State Engineer does not conduct annual groundwater pumpage inventories in Cold Spring Valley; however, groundwater pumpage for quasi-municipal use within the basin for calendar year 2017 equals 1,313.16 acre-feet of groundwater use.<sup>10</sup>

**WHEREAS**, the predominate manner of use of water within the Cold Spring Valley being quasi-municipal use is utilized for the purpose of serving the residential population of the basin, which in 2010 was 8,544 persons.<sup>11</sup>

**WHEREAS**, within the Cold Spring Valley, there are approximately 3,110 individual households, and of those, 83.8-percent of those households are owner occupied.<sup>12</sup>

#### **V. AUTHORITY AND NECESSITY**

**WHEREAS**, NRS 533.024(1)(c) directs the State Engineer “to consider the best available science in rendering decisions concerning the availability of surface and underground sources of water in Nevada.”

**WHEREAS**, given that the State Engineer must use the best available science and manage the water resources in the Cold Spring Valley Hydrographic Basin, consideration of any development of long-term, permanent, uses that could ultimately be curtailed due to lack of water availability must be examined with great caution.

**WHEREAS**, the perennial yield of the Cold Spring Valley Hydrographic Basin is 500 acre-feet, and existing water rights within the basin exceed the perennial yield of the basin.

**WHEREAS**, the urbanization and development in the basin continues and uncertainty as to the quantity of water under vested groundwater claims before the State Engineer cannot be determined with finality until the conclusion of the Cold Spring Valley adjudication proceedings.

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<sup>10</sup> As reported by Great Basin Water Company, who is the holder of all quasi-municipal rights in the basin, official records in the Office of the State Engineer.

<sup>11</sup> See United States Census Data available at <https://www.census.gov/quickfacts/fact/table/coldspringscdpnevada/PST045218> (last accessed December 10, 2019).

<sup>12</sup> *Id.*

**WHEREAS**, existing groundwater pumping within the Cold Spring Valley Hydrographic Basin is documented to be at least 1,313.16 acre-feet in 2017, with the majority of that water serving residential developments within the Basin.

**WHEREAS**, the State Engineer has a duty to exercise caution where there is uncertainty and that the exercise of such caution is particularly prudent where the existing reliance on a water resource is by households where mismanagement may subject such communities to curtailment or regulation of water rights by priority of rights.

**WHEREAS**, the State Engineer must consider that any new development will be reliant on the groundwater supply for innumerable years to come.

**WHEREAS**, the State Engineer finds that he has a duty to take proactive steps to assure the best management practices exist in a basin so as to prevent against perpetuating or imposing an avoidable problem.

**WHEREAS**, there is great uncertainty as to the precise extent of the development of existing appropriations of groundwater within Cold Spring Valley that may occur without conflicting with existing senior rights.

**WHEREAS**, the State Engineer is empowered to make such reasonable rules and regulations as may be necessary for the proper and orderly execution of the powers conferred by law.<sup>13</sup>

**WHEREAS**, within an area that has been designated by the State Engineer, as provided for in NRS Chapter 534, where, in the judgment of the State Engineer, the groundwater basin is being depleted, the State Engineer in his or her administrative capacity may make such rules, regulations and orders as are deemed essential for the welfare of the area involved.<sup>14</sup>

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<sup>13</sup> NRS 532.120.

<sup>14</sup> NRS 534.120(1).

## VI. ORDER

**NOW THEREFORE, IT IS HEREBY ORDERED** that:

1. During the pendency of this Interim Order:
  - a. A temporary moratorium is issued holding in abeyance decisions on any subdivision or other submission concerning development and construction (hereafter “project”) submitted to the State Engineer after December 18, 2019, for review, pending a Decree in the Cold Spring Valley adjudication to allow the State Engineer to determine the quantity of groundwater available without conflicting with senior rights and assuring an available water supply exists to serve the needs for the anticipated life of the project.
  - b. The State Engineer may review and grant approval if a showing can be made to the State Engineer’s satisfaction that an adequate and sustainable supply of water, other than groundwater within the Cold Spring Valley Hydrographic Basin, is available to meet the needs and anticipated life of the project.
2. Any stakeholder with interests that may be affected by water right development within the Cold Spring Valley Hydrographic Basin may file a report in the Office of the State Engineer in Carson City, Nevada, no later than the close of business on Tuesday, March 31, 2020. Reports filed with the Office of the State Engineer should address:
  - a. The perennial yield of the Cold Spring Valley Hydrographic Basin, defined as the quantity of groundwater that may be withdrawn from the Basin each year over the long-term without depleting the groundwater reservoir;
  - b. Whether the quantity of groundwater that may be withdrawn each year over the long-term is sufficient to meet the needs of the current commitments within the Cold Spring Valley Hydrographic Basin; and,

- c. Whether the location of groundwater withdrawals and recharge within the Cold Spring Valley Hydrographic Basin impact the quantity of water that may be sustainably developed within the Basin.
3. The State Engineer may, in his discretion, schedule an administrative hearing no later than the month of May 2020 to take comment on the submitted reports.

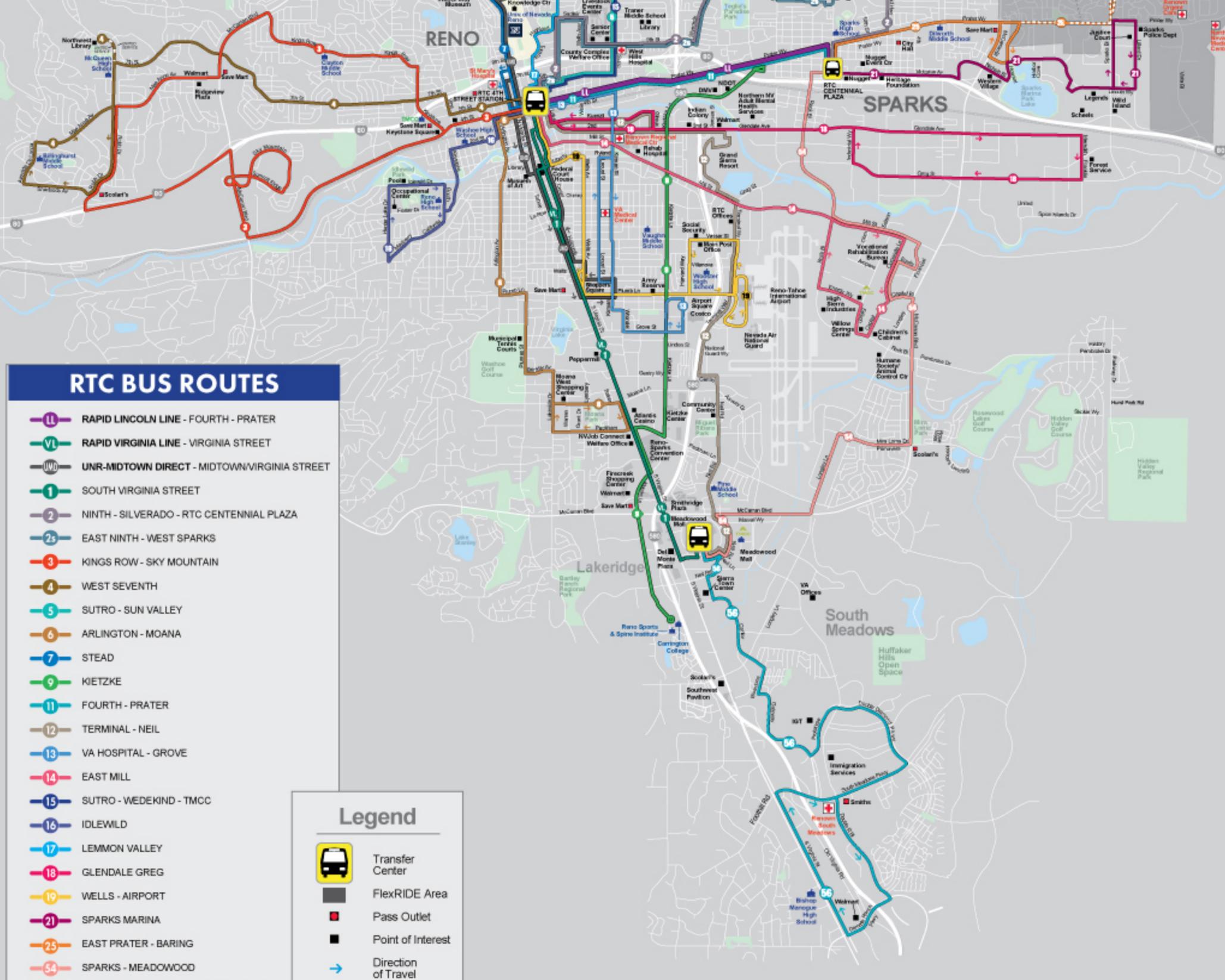
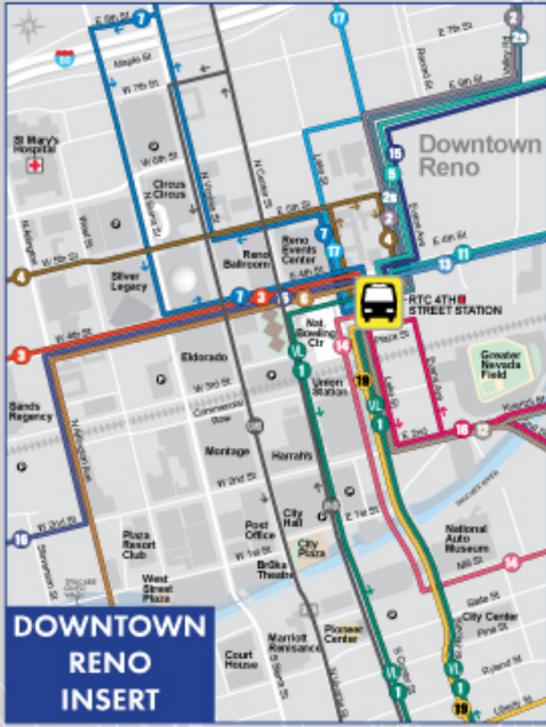


TIM WILSON, P.E.

State Engineer

Dated at Carson City, Nevada this

20th day of December, 2019.



- ### RTC BUS ROUTES
- **11** RAPID LINCOLN LINE - FOURTH - PRATER
  - **16** RAPID VIRGINIA LINE - VIRGINIA STREET
  - **17** UNR-MIDTOWN DIRECT - MIDTOWN/VIRGINIA STREET
  - **1** SOUTH VIRGINIA STREET
  - **2** NINTH - SILVERADO - RTC CENTENNIAL PLAZA
  - **2s** EAST NINTH - WEST SPARKS
  - **3** KINGS ROW - SKY MOUNTAIN
  - **4** WEST SEVENTH
  - **5** SUTRO - SUN VALLEY
  - **6** ARLINGTON - MOANA
  - **7** STEAD
  - **9** KIETZKE
  - **11** FOURTH - PRATER
  - **12** TERMINAL - NEIL
  - **13** VA HOSPITAL - GROVE
  - **14** EAST MILL
  - **15** SUTRO - WEDEKIND - TMCC
  - **16** IDLEWILD
  - **17** LEMMON VALLEY
  - **18** GLENDALE GREG
  - **19** WELLS - AIRPORT
  - **21** SPARKS MARINA
  - **25** EAST PRATER - BARING
  - **54** SPARKS - MEADOWOOD
  - **56** SOUTH MEADOWS - DAMONTE RANCH
- MAP NOT TO SCALE

### Legend

- Transfer Center
- FlexRIDE Area
- Pass Outlet
- Point of Interest
- Direction of Travel
- Medical Facility
- School

# Exhibit M

## Public Notice

Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750-foot radius of the subject property, noticing 219 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP

**April 15, 2020**

**RE: Village Parkway – Regulatory Zone Amendment 03/16/2020**

**Opposition to the proposed zoning change on Village Parkway**

The following information and opinion reflect the negative effect and disregard for the character and vision of the Cold Spring Valley in Washoe County, Nevada.

**According to the Washoe County Master Plan: Cold Springs Area Plan -**

**“Vision To be a balanced and diverse community that offers a range of lifestyles and economic opportunities while respecting the private property rights, unique character, and natural resources of the Cold Springs Valley.”**

**“Over the next 20 years, the Cold Springs planning area will continue to experience and accommodate suburban development of moderate density (e.g. 3 dwelling units per acre or less) along with the development of small-scale local serving commercial uses.”**

The proposal to change 47.19 acres off of Village Parkway from Medium-density to High-density zoning goes completely against the Vision and Character of the Cold Springs Valley. As it states in the proposal, ‘the land adjacent to the proposed site is single family suburban residential to the east, south, and northeast, and large-lot residential to the north and west.’ These adjacent properties are medium density to low density. If this high density is approved, the change will cause many negative effects to many residents that have resided in the immediate areas for over 20 years.

- Significantly reduce property value of the area
- Block views of adjacent properties
- Noise Pollution in a rural setting
- Traffic Pollution – more traffic on top of already approved developments that use the roadways.

**Why this proposal is not in the best interest to Cold Springs Valley -**

**No Actual development proposal -**

The proposal states “there is no development proposed at this time.” Since the developer does not give specific plans for the use of this land, Washoe County Planning should not be able to allow approval due to the lack of information. This lack of information does not allow Washoe County Planning the ability to see if the land use will fit within the Vision or Character of the Cold Springs plan. High-density in itself does not fit the “20-year plan” of “moderate-density - e.g. 3 dwellings per acre or less.”

**Maintain Open Vistas – Maintain open vistas and minimize the visual impact of hillside development.**

**Policies CS.4.1 – E - Ensure that the scenic and ecologic qualities remain (see Cold Springs Area Plan)**

The proposal encroaches on the Peterson Mountain Range and access to the mountain. Peterson Mountain is the backdrop of Cold Springs Valley. Many residents enjoy the view, hiking and recreation of this mountain. By developing the base of this area, this will destroy many aspects of this valley, whether it is those that live close or across the valley.

This area is accessible not only for residents, but for the fire departments as well. Peterson Mountain has had several fires over the years and the east side roads are access for large fire trucks and equipment. The proposed new development will increase the wildland urban interface potential in the event of a large wildland fire.

**Misinformation in their proposal –**

Proposal gives “potential impacts” according to “approximately 189 units”; however, in the Great Basin - Intent to Serve, it states “Utility service provider intends to service the proposed development with potable water service for 329” units. This opposing statement shows the developer is actually proposing high-density with potential impact of more than what is being publicly proposed. This misinformation would be a major difference of 7 units per acre rather than 4 units per acre. To achieve the 7 units per acre, this would be 3-story buildings or higher; which is not allowed in the Cold Springs Valley Master Plan.

**Water Impact –**

In December 2019, Tom Wilson State engineer and highest-ranking water official, signed an order declaring a moratorium on approving new subdivision maps if the development would rely on groundwater pumped from the Cold Spring Valley (RGJ Dec. 20, 2019). This information should show any development, especially high density would put even more strain on the Cold Springs water reserves. Many officials are concerned that Cold Springs Valley is already over-appropriated.

**Traffic Impact –**

Village Parkway is the main roadway into Lifestyle Homes. Adding this additional high-density traffic will only cause more traffic noise and congestion to the already established homes. According to the proposal with the estimated 189 units, there would be 1799 average daily trips. If the actual number of units proposed to Great Basin Water is 329 units, then the daily average trips would increase to possibly 3131 average trips per day. This estimated traffic does not include what is already approved from Washoe County for development in Cold Springs. The 395 corridor to and from Reno is another challenge that needs to be addressed before approval of more development.

**Conclusion –**

My property is directly affected by this proposal and I have lived in my home for 23 years. I also grew up by Nancy Gomes Elementary School, so most of my life has been in Cold Spring and have watched it grow. I am a business owner and I understand building and development; however, new development should comply with the Character and Vision of the Cold Springs valley.

High-density is not needed in Cold Springs. We already have a very diverse community of people and homes. Apartments, condos, or townhomes are not necessary. I understand the land is zoned for medium-density and always a possibility it may be developed, but medium-density development would “match” the existing area and homes. Most people purchase in Cold Springs for the open areas and beautiful views. If people want “tiny-home” living there are many available areas in the North Valleys or Reno/Sparks to accommodate them.

This proposal is not aimed at bettering Cold Springs. This development is only in the best interest of the developer. Since only 47.19 acres of the 124.6 acres would be easily developed, it is more cost effective for the developer to put high-density and build close together and higher to make the project more cost-effective and profitable. If the developer were to build medium-density housing, he would not have a very profitable area; therefore, making the proposed development not profitable. Profit should not be the reason this area is developed or a change in zoning.

**Sean and Stacey Dinan**

*Sean and Stacey Dinan*

**From:** [saddle4me](#)  
**To:** [Cahalane, Daniel](#)  
**Subject:** More building in cold springs  
**Date:** Thursday, April 23, 2020 12:20:10 PM

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

Two things that I cant believe you type people keep approving is more housing and now apartments in this little valley,with no thought about the road systems and getting to work in Reno, so it dont take an hour to get to Reno ,normally should take no more than 20 mins,I myself have to get up at 430am just to beat all the damn traffic to be at work at 730, since there has been no roads work or plans until 2022 if that's true to add some lanes between cold springs and stead. The traffic is horrible, and the drivers are the rude type and young where they dont have respect for other drivers.. we need roads before all these houses and appartments.. and the 2nd thing is noise pollution, if I had the money I'd move but for now I'm stuck,I'm not a rich person to live in south Reno.. The road behind my house ,the noise starts at 4 am and dont get quite until around 9 am or so then starts back up at 3 to 8pm and now you want to approve appartment to add to all this, I know this wont help because money talk and that's all the government people see is Money signs,but I at least feel better saying my peace, and I'm not the only person that think my way... we need road system first then worry about building and adding more cars..I am working on moving out of this county...To bad we cant get someone in this government that doent just think of money and thinks of the people and the areas that they are ruining.. thanks for your time,if you even read this.. Jonnie Tingley Mideiros

Sent from my Verizon, Samsung Galaxy smartphone

## Cahalane, Daniel

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**From:** Lisa Berryman <Lisa.Berryman@patagonia.com>  
**Sent:** Wednesday, April 15, 2020 11:50 AM  
**To:** Cahalane, Daniel  
**Subject:** Cold Springs rezone

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

Hi there,

First off thank you for taking the time to read my email. I wanted to reach out as a homeowner here in cold springs about the possible rezoning to high density. Like most residents out here, I too am against this proposal. I hope you can consider a few things before making a decision.

Most people who live in Cold Springs choose to because we are trying to get away from the congestion of city life and apartment/renting people, with this proposal you will be introducing this to our small community. We have spent our life savings on finding a place we feel comfortable to live and raise our children. With having this rezoned to high density not only are you adding more people than the area can currently handle but you are adding in added crime. Like most people I have live in an apartment and a townhome and it was awful, not only are you dealing with added noise but my car was consistently vandalized and broken into. Right now I feel safe and can leave my doors unlocked and I don't have the added stress or extra costs of having to fix these issues.

Like most people I also have a kid at home to think about, not only will daycare, element and the middle school be over crowded with the extra housing you are proposing. Being in Cold springs we only have a few options as far as schools go, so to sacrifice the added bodies so you can throw up some apartment seems a bit selfish to the community who has built their home here. Not only are you going to overcrowd the schools but now our neighborhood is not as safe as well. We also don't see a lot of police coverage out here unless a call is made, so with the halt in hiring I don't see police coverage being very great either.

Please also consider we are on a shared well system out here also so with more people you are potentially contaminating our ground water, or even depleting our resources at that. Along with resources the Mayor has decided to build so much in the North valleys it is almost impossible to go grocery shopping as the closest grocery stores are in Lemon valley, so with the added bodies you decided to add with the building in lemon valley and stead you are making it impossible for us to live a simple life. We also do not have the infrastructure to support the added volume given the housing in lemon valley and stead the freeway can not handle the amount of cars on the road. On any given day of the week I sit in traffic at lemon valley for 30 minutes just to get to redrock. It is a shame that the mayor is making all these calls to build in the north valleys when we do not have the option to vote who is the mayor, this seems a bit shady.

Please consider this is our home and families you are looking to disrupt. We all live out here because we love it, it is quiet away from crime and congestion, you are looking to add that to our lives. I hope while you sit in this meeting you consider the repercussions of your choices and perhaps you can act like this is your home as well and how it may affect you.

Thank you again for taking the time, it is truly appreciated.

Cheers,  
Lisa Berryman

## **Cahalane, Daniel**

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**From:** EMILIE PECKA <emiliepecka@gmail.com>  
**Sent:** Wednesday, April 15, 2020 1:00 PM  
**To:** Cahalane, Daniel  
**Subject:** VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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

I in NO WAY support this change to High Density Suburban. There is no bus service out to Cold Springs, Traffic already overloaded in the North Valleys on 395 AND village parkway can not handle to excess traffic.

## Cahalane, Daniel

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**From:** Shannon Monticelli <shannon.monticelli@yahoo.com>  
**Sent:** Friday, April 17, 2020 9:19 AM  
**To:** Cahalane, Daniel  
**Subject:** Regulatory amendment in coldsprings Case # WRZA20-0004

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

Good Morning,

Thank you for keeping me updated. I do have a question. If the zone is changed does this give them the right to put apartments or condos etc. on there? I have lived here for 40 years and this area on the map is right in my back yard. The traffic is already tremendously busy and also what about our water supply? Is this something we can stop? .Cold springs is already full! This little area of desert left is used by people everyday hiking or people walking and enjoying the mountain and the desert. This would be a horrible spot for growth due to all the traffic already coming down that road. Again I appreciate all your help in this matter.

Shannon Monticelli

## Cahalane, Daniel

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**From:** brsreno@yahoo.com  
**Sent:** Friday, April 17, 2020 2:10 PM  
**To:** Cahalane, Daniel  
**Subject:** cold springs development

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

re:  
A 40 acre property out in cold spring has been for people that want their space and build their home for social distancing.

There are allowed subdivisions of the property, and a developer has purchased three of the 40 acre parcels bordered by :  
public land, end of one subdivision at white rock, along the street that backs the mobile homes on one-third acre, and just prior to the developers subdivision leading toward the waste water treatment plant.

The proposal is to only use the more level portion of their acreage, leaving more than half open.  
Concerns and view:

1. Please continue to allow easement access to the popular hill and trails up the sides of that mountain.
2. When density level is finalized, be sure it is based on actual land to be developed and not an average of the total available land. For example, if 11 of the 40 acres are developed at 3 per acre, that would be just over 33 units. Not 120 units per parcel.
3. Diversity of housing choices. This is needed at some point, but Cold Springs has not had the base services brought out here yet.
  - There are two places to eat, Bordertown, and Village Grill. Village grill reported a no compete clause, so no other restaurants will be going in that area
  - There are 3 convenience stores, and one family dollar store. There are a few fresh vegetables available consistently at Spring Mart.
  - The closest grocery store is three valleys away in Lemmon Valley.
  - The closest pharmacy is in Lemmon Valley
  - there is a senior meal program that comes to the community building weekdays and a member gym at the family center that provide paid service. There are no other activity venues like theatre, bowling, dance hall, swimming.
  - There is no bus service. There is no access to RTC Rideshare , RTC Access, Flexride, or any of the public services available.Taxi and Uber are expensive to Cold Springs.
4. Traffic along Village Parkway. The two intersections on Cold Springs Drive (2) , and While Lake Parkway will find it even more difficult to cross or merge onto Village Parkway to travel towards the freeway at Chucks market/ Bordertown. I know of many residents that are having increased difficulty turning onto Village parkway because of increased traffic.

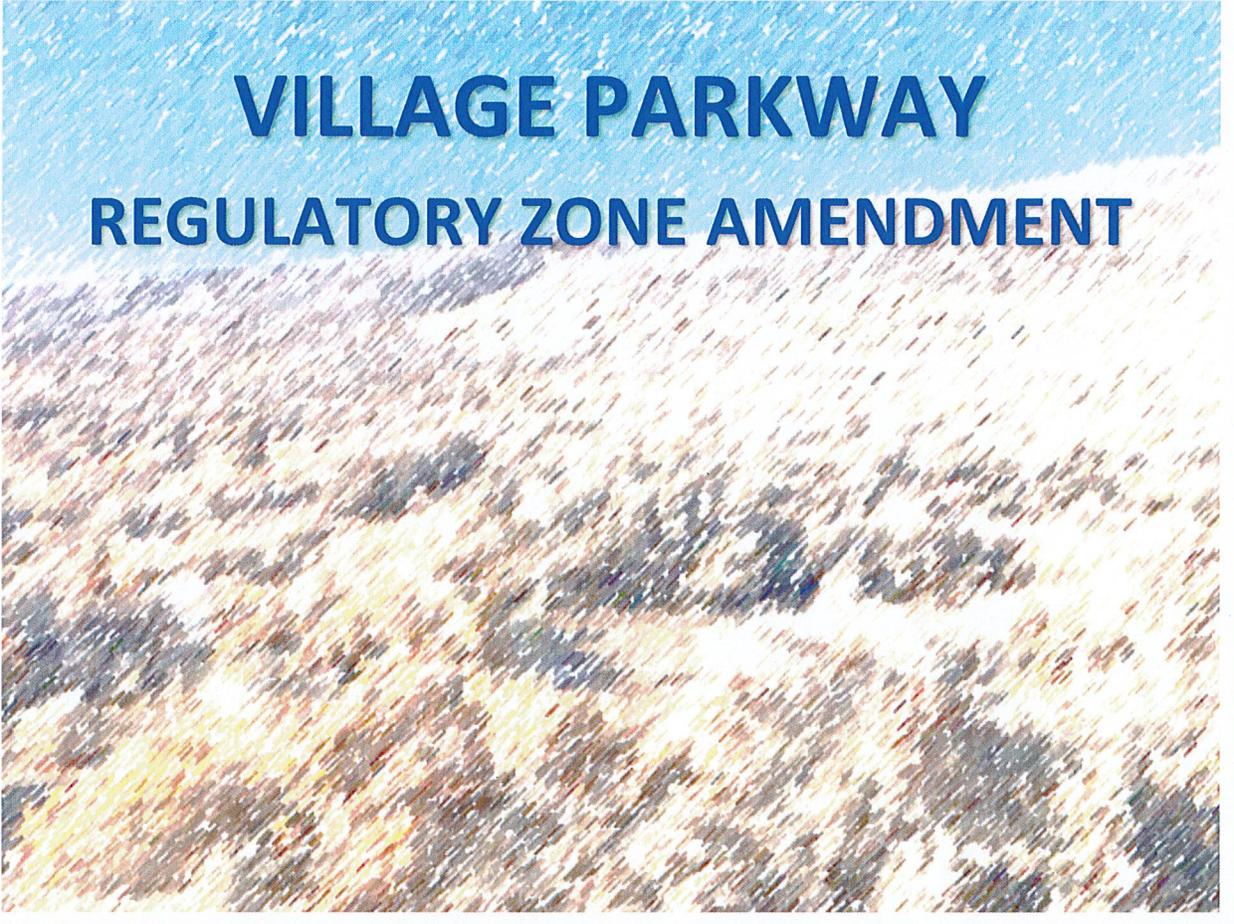
5. There is only one paved road into and out of Cold Springs Valley. This is interstate 395, with a current speed limit of 65 mph. There are no paved surface roads that leave the @valley towards Reno for those not wanting to drive at freeway speeds. There have been accidents and fires along and on this highway between Cold Sorings and Red Rock, choking off all paved access to the valley.

The valley does not have services, access, to support high density, city like housing. 3-5 per actual built acre, or housing with granny flats is appropriate.

I am an advocate for granny flat, or in-law cottages allowed on property one-third acre or larger. Allowing care for family with support in place.

Again, Cold Springs has not received the services needed to support diversity in housing that increases units per acre to high density. There is not the infrastructure in place or planned to support the potential clients. I support logical, well planned, integrated growth.

Barbara Stinson  
Resident, Cold Springs since 1995



# VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Prepared by:



**March 16, 2020**

**WRZA20-0004  
EXHIBIT O**

# **VILLAGE PARKWAY**

## **REGULATORY ZONE AMENDMENT**

**Prepared for:**

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**March 16, 2020**

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# VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

## Introduction

This application includes the following request:

- A **Regulatory Zone Amendment** to rezone 47.19± acres from Medium Density Suburban (MDS) to High Density Suburban (HDS).

## Project Location

The Village Parkway properties (APN #'s 087-400-11, 23, and 24) consist of 124.6± acres located on the west side of Village Parkway, north of Cold Springs Drive in the Cold Springs Area Plan. Mud Springs Drive (private) traverses the site along the eastern property boundary. Figure 1 (below) depicts the project location.

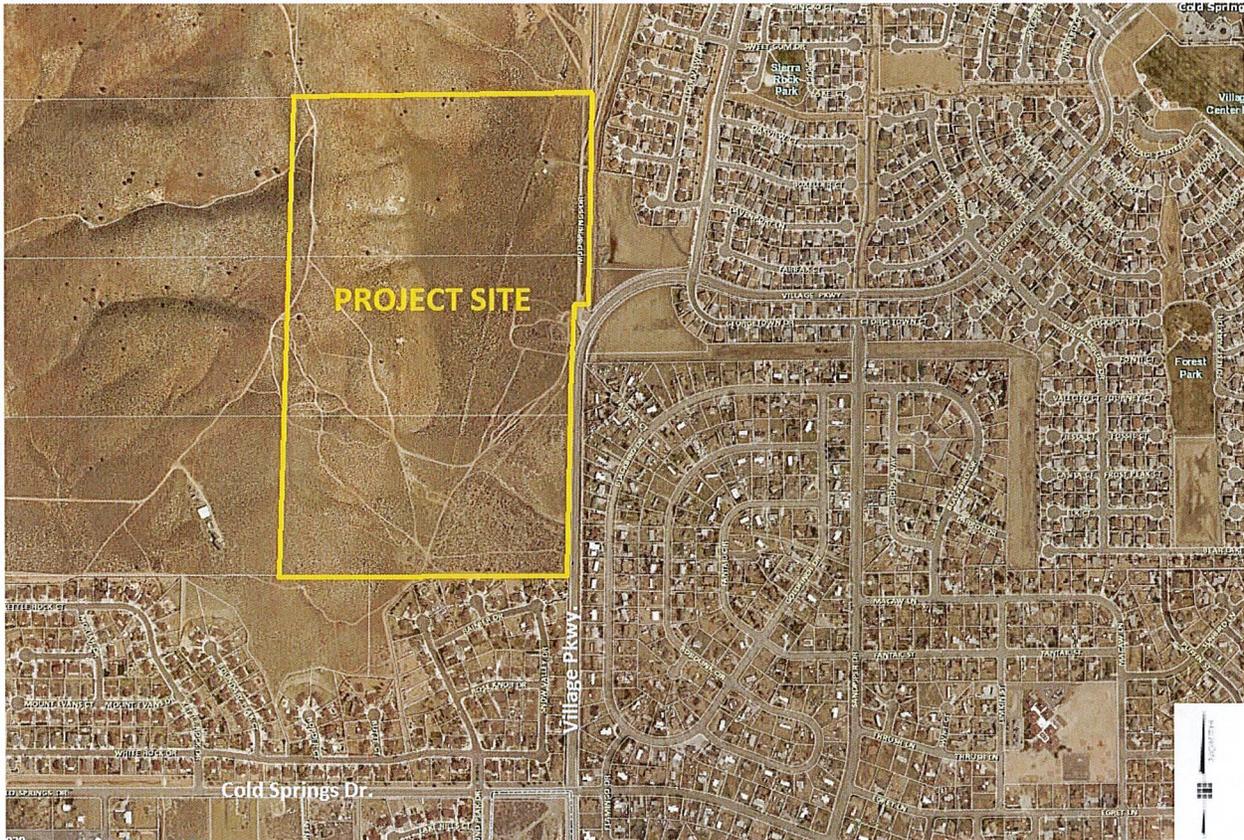


Figure 1 – Vicinity Map

# VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

## Existing Conditions

Currently, the project site is vacant. The western side of the properties is characterized by steep slopes and a ridgeline that separates the parcels from large lot residential uses to the west. The eastern portion of the property is relatively flat and easily accessed from Village Parkway. Surrounding land use included single family suburban residential to the east, south, and northeast, and large-lot residential to the north and west.

The site topography is reflected in the current Master Plan designations for the site. The western portions of the property are designated as Rural while the eastern half of the site is Suburban Residential. Figure 2 (below) depicts the existing Master Plan designations for the site and surrounding area.

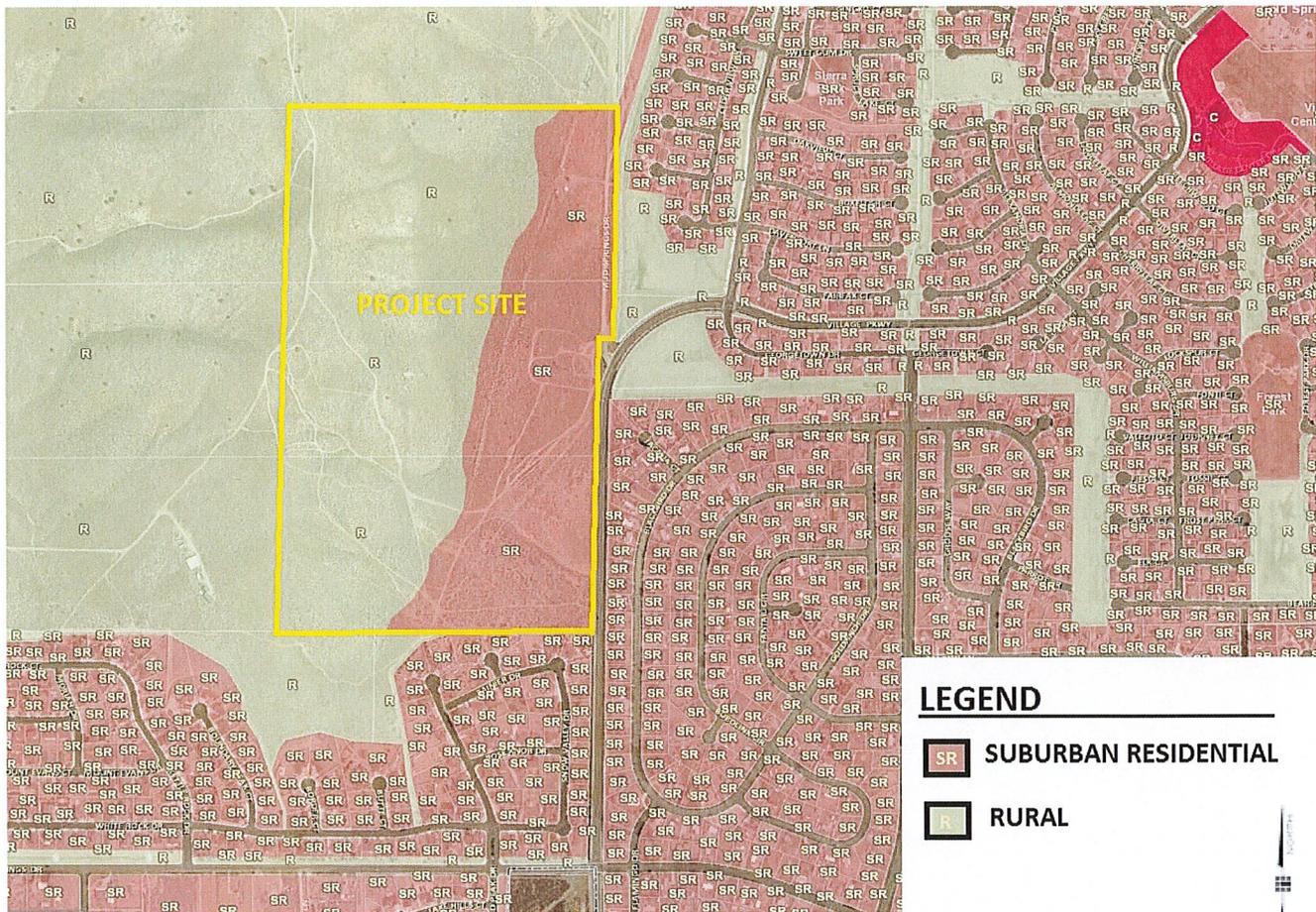


Figure 2 – Master Plan Land Use

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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Figure 3 (below) and 4 (following page) depict the existing onsite conditions.

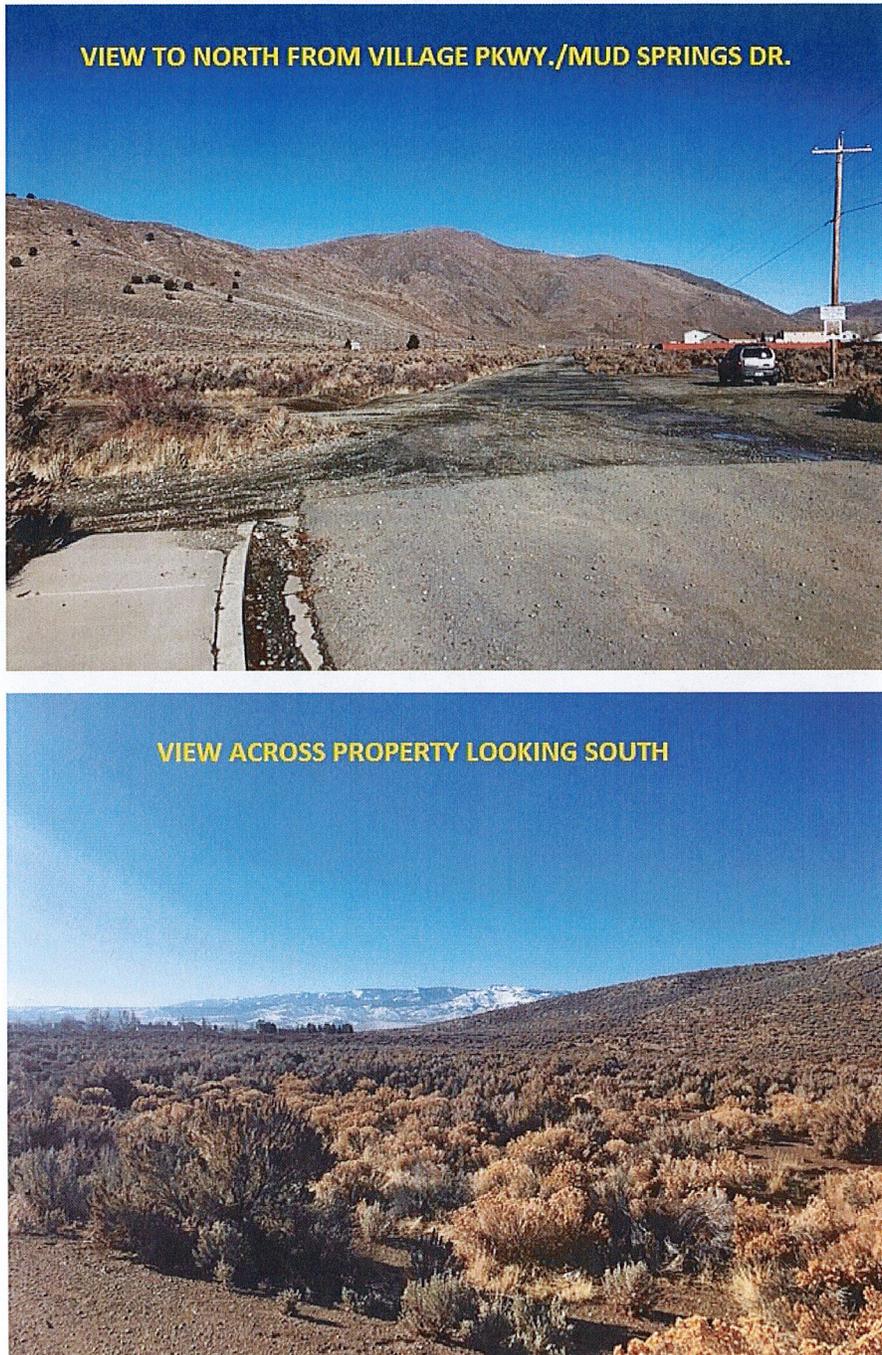


Figure 3 – Existing Conditions

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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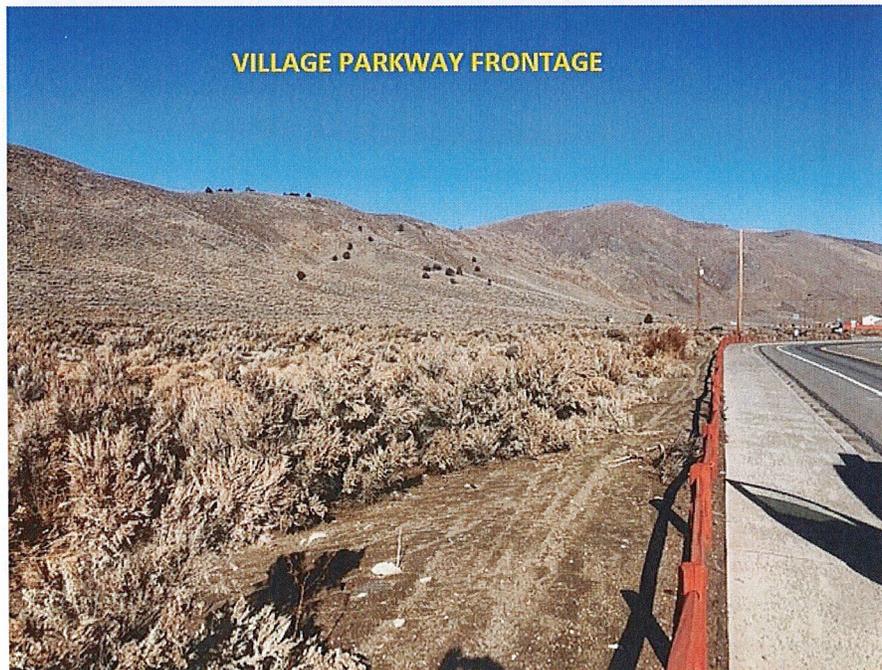
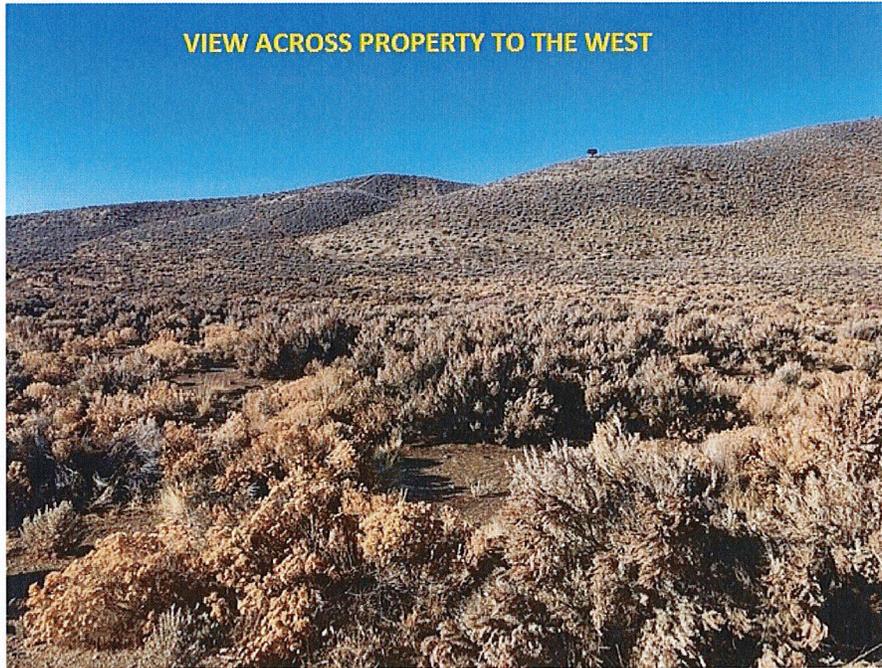
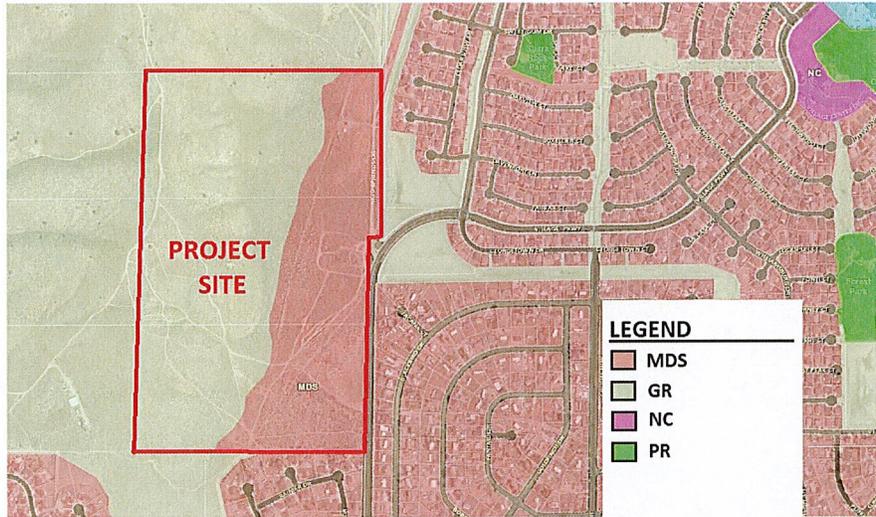


Figure 4 – Existing Conditions

# VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

## Request Summary

This application includes a request for a Regulatory Zone Amendment to redesignate the eastern portion of the site from Medium Density Suburban (MDS) to High Density Suburban (HDS). This includes the 47.19± acres located along Village Parkway, extending west to the base of the ridgeline. No zoning changes are proposed for the western portion of the site (77.41± acres). This area would retain the current General Rural (GR) zoning. Figure 5 (below) depicts the existing and proposed zoning for the subject parcels.



Existing Zoning



Proposed Zoning

Figure 5 – Existing/Proposed Zoning

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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There have been numerous changes within Cold Springs and the region that warrant the requested amendment. To begin with, the current Area Plan has not been updated in nearly 10 years. Since the adoption of the plan, the Woodland Village project has been nearly built out. Additionally, there has been significant employment growth in the North Valleys. Due to its close proximity, Cold Springs is a desirable home location for those employed within the North Valleys employment centers. However, with Woodland Village nearing completion, there is limited housing supply available. When coupled with the current regional housing crisis, there is strong justification for additional housing density with the Cold Springs Area Plan.

Another consideration in support of the requested amendment is the lack of housing diversity in Cold Springs. Currently, the majority of the Area Plan only allows for 3 dwelling units per acre (with some limited exceptions). As a result, there is little diversity in new housing types. By creating a zoning mix that allows for higher density, new product types can be introduced, diversifying the overall market offerings and appealing to a wider range of the market population.

The proposed HDS zoning will allow for up to 7 dwelling units per acre. This density will permit single family uses on smaller homesites that appeal to residents that do not wish to maintain large yards, retirees, etc. It is also important to note that lots within Woodland Village to the east and northeast are smaller than 1/3 acre even though they are zoned MDS (through common open space provisions). Thus, the density proposed is not out of character with the surrounding area. As noted previously, steeper portions of the site and the ridgeline located at the western side of the parcels are excluded from this application. These areas would remain GR and serve to separate the intensified portions of the property from more rural areas to the west.

The 2019 Truckee Meadows Regional Plan update also represents a significant change in policy that supports the proposed amendment. Until the recent adoption of the updated Regional Plan, properties within the Truckee Meadows Service Area (TMSA) that were within unincorporated Washoe County were limited to no more than 5 units per acre. Washoe County officials had voiced concern related to this policy for many years as this density cap often conflicted with densities permitted under the County's Master Plan, and essentially encouraged suburban sprawl. The Regional Plan now allows for a wider range of zoning/densities as long as the zoning complies with the underlying Master Plan designation in place at the time of Plan adoption (Tier 3 criteria). The requested HDS zoning is a conforming zone with the existing Suburban Residential Master Plan designation.

It is well known and documented that northern Nevada is in the midst of a housing crisis. Tremendous employment growth and planned employment centers have brought thousands of new jobs (and residents) to the region. As demand for housing has increased, availability of new housing supply has remained fairly stagnant. This has resulted in significant price increases. The resulting lack of obtainable housing is forcing many residents out of the housing market altogether. As manufacturing and industrial centers continue to expand at a rapid pace within the North Valleys, the housing crisis will only worsen without providing land use that will support diversification in housing stock.

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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As demonstrated within Woodland Village, Lifestyle Homes develops communities that provide high quality construction, community amenities, attractive landscaping and common areas, and features not found with standard “tract” housing. It is the intent of Lifestyle Homes to continue this business philosophy at the Village Parkway site. The HDS zoning will allow for a diversification in their offered housing products that will appeal to a wider range of the population from young “millennials” to retirees looking to downsize. Most importantly, Lifestyle Homes can provide quality housing that is obtainable for working professionals, families, etc.

The current Area Plan approach of zoning all new residential land as MDS is short sighted. Until the adoption of the recent Regional Plan update, Washoe County essentially had no other option. Now that additional zones are permitted per the Master Plan, diversification in land use can occur. Maintaining all inventory as solely MDS (3 dwelling per acre) encourages sprawl and can result in product types that do not address the overall needs of the community. The proposed HDS zoning will provide varied single family options that can meet these needs. As employment increases in the North Valleys, so will the need for new housing. Cold Springs can serve to meet this need by providing quality housing in the direct vicinity of these employment centers, reducing commute times and providing for a jobs/housing balance. However, without varied housing offerings, this approach to “smart growth” cannot be successful.

Another consideration is availability of infrastructure. The Village Parkway properties are well situated to connect with existing infrastructure in the area, including all municipal services. A tentative acknowledgement to provide water service from the water purveyor is included as an attachment to this request, consistent with Washoe County policy. New schools, parks, and community amenities (i.e. walking paths, Cold Springs Family Center, Woodland Village Town Center, etc.) are all located in the direct vicinity of the site. The property is also well within a 4-minute response time of the Truckee Meadows Fire Protection District’s Cold Springs station.

The zoning amendment requested with this application does not grant an underlying entitlement to construct new homes. This is a land use change only. Therefore, any new subdivision of the property (more than 4 units) would require the review and approval of a Tentative Subdivision Map by Washoe County. Similar to a Regulatory Zone Amendment, a Tentative Map review is a public process that includes a meeting with the Citizens Advisory Board and a public hearing before the Planning Commission (appealable to the Board of County Commissioners).

### **Cold Springs Area Plan**

The Cold Springs Area Plan contains a variety of goals and policies that are supported by this Regulatory Zone Amendment (RZA) request. For example, page 1 of the Area Plan lists one of the primary Plan objectives as “providing a range of housing opportunities and densities.” The current plan fails to achieve this. Nearly all of the available land for new housing is zoned MDS. As discussed previously, this will create no diversity in housing stock and instead encourages further sprawl. By redesignating the subject property to HDS, this request can help to fulfill this objective.

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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The Vision of the Area Plan is as follows:

*“To be a balanced and diverse community that offers a range of lifestyles and economic opportunities while respecting the private property rights, unique character, and natural resources of the Cold Springs Valley.”*

Arguably, the current zoning mix within the plan does not create a “balanced and diverse” community. Instead, it mandates that the same housing types be constructed throughout the plan. This not only lacks diversity; it results in an imbalance in land use and does not even address the “range of lifestyles” noted in the vision statement. This RZA request can help implement the vision of the Area Plan by providing for this key diversification and creating a better balance in land use densities. The requested zoning is also consistent with the Area Plan Character Statement which states that Cold Springs is “in transition from rural to more typical suburban uses.”

Policy CS.1.1.1 of the Area Plan states that “all regulatory zones” are permitted within the Cold Springs Suburban Character Management Area (SCMA). The project site is identified within the SCMA and the proposed HDS zoning is consistent with the existing Suburban Residential Master Plan designation. The site’s location within the SCMA also serves to ensure compliance with policy CS.1.1.3 which requires inclusion within the SCMA for densities greater than one dwelling unit per 5 acres,

As noted previously, this request is for an RZA only. No development is proposed at this time. The majority of policies included within the Cold Springs Area Plan will be evaluated with a site specific project. Future tentative maps must demonstrate that the development plans do not conflict the polices and provisions of the Area Plan , including those related to traffic, neighborhood design, trails, etc. This will be evaluated by Washoe County in a public review process. At this time, the proposed RZA is not in conflict with any of the land use related polices contained within the Area Plan.

It is also important to reiterate that the areas currently designated as Rural in the Master Plan and zoned GR will not change with this request. The project site includes a total of 124.6± acres. Of this, only 47.19± acres are proposed to be zoned HDS. The remaining acreage, which includes steeper terrain and ridgelines, will be preserved, consistent with Area Plan goals and polices.

As noted in the previous section of this report, a preliminary intent to serve letter has been provided by Great Basin Water Company in order to ensure full compliance with Policy CS.11.2 related to water resource commitments.

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Overall, the recently adopted 2019 Truckee Meadows Regional Plan allows Washoe County greater zoning flexibility which can provide for densities that reflect current market conditions and demands. The proposed HDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation and does not conflict with Area Plan policies. In fact, the proposed zoning can help to implement the Vision of the Area Plan by diversifying the housing stock within Cold Springs. The densities permitted under HDS are complementary to surrounding MDS uses and will not result in improper land use relationships with the surrounding areas. Housing types permitted under HDS are also complementary to those in the immediate area.

In terms of zoning compatibility, Washoe County’s zoning compatibility matrix (taken from the Development Code) clearly identifies that HDS zoning has a high compatibility rating with the adjoining MDS zoning and a medium compatibility with GR zoning that exists to the west. It is important to note that the existing MDS zoning also has a medium compatibility rating with GR. Thus, this request does not result in any change or degradation in zoning compatibility. Figure 6 (below) includes the Washoe County compatibility matrix with the relevant zoning identified.

LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	H	H
	MDR	H	H	M	M	M	L	L	H	M	L	L	L	L	M	H
		HDR	H	H	M	M	M	L	H	M	L	L	L	L	M	H
			LDS/ LDS 2	H	H	M	M	M	H	M	L	L	L	L	M	H
				MDS/ MDS 4	<b>H</b>	H	M	M	H	M	L	L	L	L	M	H
					HDS	H	H	M	H	M	L	M	M	L	<b>M</b>	H
						LDU	H	H	H	H	M	M	L	L	M	H
							MDU	H	H	H	M	M	L	M	L	H
								HDU	H	H	M	M	M	M	L	H
									PR	H	H	H	H	M	H	H
										PSP	H	H	H	H	M	H
											GC	H	H	M	L	H
												NC	H	M	L	H
													TC	M	L	H
														I	L	M
															GR/ GRR	H
															OS	H

H - High Compatibility: Little or no screening or buffering necessary.  
M - Medium Compatibility: Some screening and buffering necessary.  
L - Low Compatibility: Significant screening and buffering necessary.

Figure 6 – Zoning Compatibility Matrix

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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### Potential Impacts

It is very important to note that the RZA request included with this application does not grant an entitlement to construct a new subdivision at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. Therefore, a tentative subdivision map must be filed and approved in order to implement any new development at the site. This tentative map application (to be filed at a future date), will provide highly specific project details, impact analysis, infrastructure review, hydrology reports, etc. and is subject to review and approval through a publicly noticed hearing process.

This section aims to provide a cursory impact analysis based on theoretical land use alternatives based on HDS zoning.

- **Traffic**

HDS zoning would allow for an increase in single family residential density by approximately 189 units. Based on Institute of Transportation Engineers (ITE) trip generation data, the projected increase in traffic would be 1,799 average daily trips (ADT) with 142 am peak hour and 189 pm peak hour trips.

Given the sites location directly adjacent to a collector roadway (Village Parkway), adequate capacity exists to accommodate the additional units without impacting established neighborhoods. A detailed traffic impact analysis will be required concurrent with tentative map(s) and will identify any required mitigation measures triggered by a future project. The developer would be responsible for completing these mitigation measures to ensure that adopted roadway levels of service are maintained.

It is also important to note that the Cold Springs Area Plan, policy CS.3.1 requires that all roadways maintain a level of service "C" within the plan area. This exceeds the RTC adopted level of service "D." Thus, any future project will be held to a higher standard in terms of traffic impacts and mitigation.

- **Schools**

As part of this RZA process, the Washoe County School District was consulted as to the current and future capacities of schools that serve the project area. It was determined that the project site is zoned for the following schools:

- Gomes Elementary School
- Cold Springs Middle School
- North Valleys High School

Per Mike Boster, Washoe County School District Planner, the net increase of 189 units (based on the HDS intensification) is anticipated to generate an additional 42 elementary school students, 16 middle school students, and 16 high school students over the current base zoning (MDS).

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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Mr. Boster also noted that a new elementary school will be built in 2021 that would encompass the subject parcels. Additionally, a new high school in Cold Springs is tentatively planned for construction in 2024. Mr. Boster stated that the Washoe County School District has a “stable funding source that allows the District to respond to development as it happens.” His comments also state that the 2016 sales tax measure was “a game changer” for the District in terms of providing a steady source of capital projects funding.

Given statutory review timelines, the new Cold Springs elementary school would likely be operational prior to occupancy of any new homes at the project site with middle and high school improvements occurring shortly thereafter.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) are either in place or can easily be extended (at the developer’s expense) to serve a future project. Consistent with the policies of the Cold Springs Area Plan and requirements of the Washoe County Development Code, all new lots within the project site will be served by municipal water and sewer. As required within the Cold Springs basin, a preliminary intent to serve letter from Great Basin Water Company is included as an attachment to this report. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

All of the applicable infrastructure will be analyzed, and compliance will be demonstrated with the forthcoming tentative map request. For the purpose of the land use request included with this application, the property meets or exceeds all criteria for the designations being requested.

- **Site Suitability**

The area proposed for rezoning is well suited for development. The property contains slopes less than 5%, is accessed from a collector roadway, and is located in an area of existing infrastructure and services. Steeper terrain along the western perimeter of the project site will retain the current GR designation and is not proposed for development, consistent with Washoe County plans and policies. Furthermore, the site is not encumbered by geologic, cultural, historical, or flood concerns that would preclude development.

- **Public Services**

The property is located well within a 4-minute response time the Truckee Meadows Fire Protection District’s Cold Springs station. Also, the Washoe County Sherriff’s Office has existing patrols within the project area. It is also anticipated that the Woodland Village private patrol service could be expanded to include a future project at the subject site.

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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### Request Findings

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

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

**The requested HDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation. Additionally, HDS zoning can help to implement the Vision of the Cold Springs Area Plan, as detailed previously in this report.**

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

**The proposed zoning and its associated density are complementary to surrounding MDS zoned properties. Based on zoning compatibility considerations established by Washoe County in the Development Code, the requested HDS zoning has a “High” compatibility rating with properties that surround the site.**

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

**The recent adoption of the 2019 Truckee Meadows Regional Plan allows for Washoe County to diversify their zoning mix. The requested HDS zoning complies with the existing Master Plan and can serve to provide new and diverse housing options within Cold Springs. There is a strong demand for this based on the tremendous employment growth in the North Valleys and the current housing crisis that is occurring within the region. HDS zoning can serve to address these issues while properly relating to the built environment within the area.**

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

**All facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.**

## VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

**As detailed in previous sections of this report, the project actually serves to implement goals and policies of the Master Plan and Area Plan. In fact, it is almost certain that additional goals and policies will be implemented with future development of a common open space subdivision at the site.**

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

**The subject site is located within the Cold Springs SCMA and is already designated for suburban residential development in the Master Plan. The proposed HDs zoning is better suited to meet projected housing needs and population demands that are occurring. Additionally, by only rezoning unconstrained portions of the property, natural resources and vistas are protected. The project site is located within an area of existing infrastructure and services which is also consistent with the intent of this finding.**

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

**Not applicable.**

# APPENDICES

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Village Parkway Regulatory Zone Amendment</b>			
Project Description: An RZA to rezone 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS).			
Project Address: 450, 750, and 1050 Mud Springs Drive, Cold Springs			
Project Area (acres or square feet): 124.6 acres (47.19 acre portion included in request)			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
The site is located west of Village Parkway, north of Cold Springs Dr. Mud Springs Dr. (private) is located along the eastern boundary.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
087-400-11	42.43 acres	087-400-24	41.256 acres
087-400-23	40.91 acres		
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Lifestyle Homes TND, LLC		Name: Christy Corporation, Ltd.	
Address: 4790 Calughlin Pkwy. # 519		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89519	Sparks, NV	Zip: 89436
Phone: 775-750-5537	Fax:	Phone: 775-502-8552	Fax:
Email: rlissner@gmail.com		Email: mike@christynv.com	
Cell: 775-750-5537	Other:	Cell: 775-250-3455	Other:
Contact Person: Bob Lissner		Contact Person: Mike Railey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Above		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: VILLAGE PARKWAY REZONE

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, ROBERT LISSNER
(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): 687-400-11, 23, + 24

Printed Name Robert LISSNER

Signed [Signature]

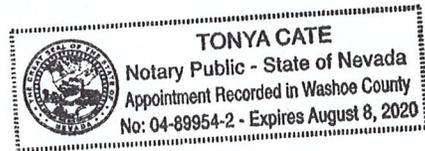
Address 4790 CAUGHTLIN PKY # 519
RENO, NV 89519

Subscribed and sworn to before me this
16th day of March, 2020

(Notary Stamp)

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

My commission expires: Aug 8, 2020



\*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

# 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)?

The site is located west of Village Pkwy., approximately 1,300 north of Cold Springs Dr.

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
087-400-11	Suburban Res.	MDS & GR	42.43	HDS & GR	11.46 as HDS
087-400-24	Suburban Res.	MDS & GR	41.256	HDS & GR	15.68 as HDS
087-400-23	Suburban Res.	MDS & GR	40.91	HDS & GR	20.05 as HDS

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR	Residential
South	MDS	Residential
East	MDS	Residential
West	GR	Vacant

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

The site is vacant with the exception of a small outbuilding on the north side. Refer to attached report.

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.

The portion of the site to be rezoned is relatively flat with native vegetation. Refer to attached report.

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

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

Explanation:

Areas of 15% slope are excluded from the RZA request. Refer to attached report.
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7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

If yes, please identify the following quantities and documentation numbers relative to the water rights:

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

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

Refer to attached intent to serve letter
--

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

Refer to attached intent to serve letter
--

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:	Great Basin Water Co.

- 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.

All necessary improvements will be constructed by the developer.

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: Washoe County

- 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.

N/A

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

Village Parkway and/or White Lake 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	TMFPD Cold Springs Station
b. Health Care Facility	Renown and Saint Marys Urgent Care - Stead
c. Elementary School	Gomes Elementary
d. Middle School	Cold Springs Middle School
e. High School	North Valleys HighSchool
f. Parks	Village Center Park
g. Library	Washoe County - North Valleys Branch
h. Citifare Bus Stop	Not Applicable

## Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Washoe County Treasurer  
 Tammi Davis

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**CollectionCart**

Collection Cart	Items 0	Total \$0.00	<a href="#">Checkout</a>	<a href="#">View</a>
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**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08740011	Active	3/16/2020 2:08:34 AM

**Current Owner:**  
 LIFESTYLE HOMES TND LLC  
 4790 CAUGHLIN PKWY 519  
 RENO, NV 89519

**SITUS:**  
 1050 MUD SPRINGS DR  
 WCTY NV

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Township 21 SubdivisionName \_UNSPECIFIED Section Lot 11 Block Range 18

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$617.92	\$617.92	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$589.62	\$589.62	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$565.85	\$565.85	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$552.33	\$552.33	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$550.41	\$550.41	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

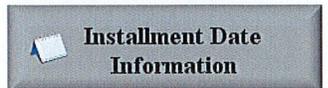
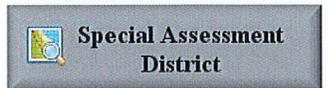
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



Washoe County Treasurer  
 Tammi Davis

Account Detail

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 Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

**CollectionCart**

Collection Cart	Items 0	Total \$0.00	<a href="#">Checkout</a>	<a href="#">View</a>
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**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08740023	Active	3/16/2020 2:08:34 AM

**Current Owner:**  
 LIFESTYLE HOMES TND LLC  
 4790 CAUGHLIN PKWY 519  
 RENO, NV 89519

**SITUS:**  
 17811 VILLAGE PKWY  
 WASHOE COUNTY NV

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Township 21 SubdivisionName \_UNSPECIFIED Lot 5 Range 18

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$327.55	\$327.55	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$312.55	\$312.55	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$299.95	\$299.95	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$293.17	\$293.17	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$291.77	\$291.77	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

Washoe County Treasurer  
 Tammi Davis

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**CollectionCart**

Collection Cart	Items 0	Total \$0.00	<a href="#">Checkout</a>	<a href="#">View</a>
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**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08740024	Active	3/16/2020 2:08:34 AM
<b>Current Owner:</b> LIFESTYLE HOMES TND LLC 4790 CAUGHLIN PKWY 519 RENO, NV 89519		<b>SITUS:</b> 17901 VILLAGE PKWY WASHOE COUNTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description Township 21 SubdivisionName _UNSPECIFIED Range 18 Lot 10		

**Tax Bill (Click on desired tax year for due dates and further details)**

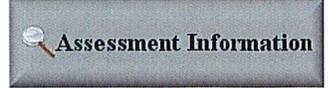
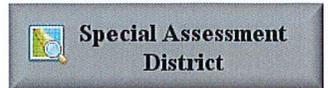
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$366.71	\$366.71	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$349.91	\$349.91	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$335.81	\$335.81	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$328.12	\$328.12	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$326.65	\$326.65	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845





Great Basin  
Water Co.™

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## NOTICE OF INTENT TO SERVE

**Re: Mud Springs Condos**

**329 Townhouses – Washoe County Parcels 87-400-11, 23 and 24**

**Type: Central Water**

**Utility Service Provider Name: Great Basin Water Co.**

The undersigned Utility Service Provider agrees to provide the aforementioned Mud Springs Condos (aka Village Parkway) project (“the Project”) water service in accordance with the terms and conditions of the then current utility tariffs approved by the Public Utilities Commission of Nevada (PUCN) and subject to the conditions set forth herein and agreed to by the developer of the Project (“Developer”) who has countersigned below. Developer and Utility Service Provider shall cooperate to seek approval from the Public Utilities Commission of Nevada (“PUCN”) to annex the Project area into the Utility Service Provider’s certificated service area.

This commitment to serve is conditioned upon the Utility Service Provider’s receipt of necessary approvals from all required government agencies, including but not limited to the annexation approval from the PUCN, the Developer’s satisfaction of all tariff and development requirements of Utility Service Provider. Such development requirements of Utility Service Provider include the Developer’s payment of all appropriate fees and Developer’s dedication and Utility Service Provider’s acceptance of any and all required infrastructure and water rights in good standing with the Nevada Division of Water Resources (“NDWR”) and adequate for provision of water service to the Project. For the avoidance of doubt, Utility Service Provider shall have no obligation to provide service to the Project unless and until all Developer obligations are satisfied which shall include any necessary regulatory approvals from Nevada Division Water Resources or any other agency with jurisdiction for Utility Service Provider’s use of the water rights Developer dedicates to the Utility Service Provider for its provision of service to the Project.

Utility Service Provider intends to service the proposed development with potable water service for 329 Townhouses. This Project requires an estimated 46.3 AFA (using permit Nos. 65056 and 65058) calculated at .12 AFA per unit plus 2.0 acres of landscaping calculated at 3.41 AFA per acre based on GBWC Division Tariff 1-W (Water) Rule No. 21, C. Water Rights Dedication Requirements for an Intent to Serve, Cold Springs – Spanish Springs. Utility Service Provider’s intent to serve is conditioned upon the availability and adequacy of water under these water rights dedicated by Developer.

This document is agreed to under the signature of an agent of the Utility Service Provider authorized to sign the agreement and Developer’s authorized agent. This notice of Intent to Serve will expire and become null and void if the service for the aforesaid parcel is not applied for with the Utility Service

Provider within two years of the date of this document in accordance with the terms of the utility's tariffs in force at such time.

Name of Lifestyle Homes TND, LLC agent: Robert Lissner

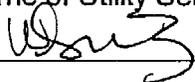
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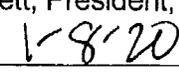
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Signature of Authorized Agent of Developer

Date

Name of Utility Service Provider's authorized agent: Wendy Barnett, President, GBWC

 \_\_\_\_\_

 \_\_\_\_\_

Signature of Authorized Agent of Water Provider

Date