

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.

a. What is the location (address, distance and direction from nearest intersection)?

b. Please list the following proposed changes (attach additional sheet if necessary).

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

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

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

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

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

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

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

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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 type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		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):

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- 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.

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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 type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

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

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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 type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program 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.

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

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

Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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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
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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
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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
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

- (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 affect 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.
- (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.

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20
Sparks, NV US
775-852-2251
www.robisoneng.com



Washoe County Community Services Dept.
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Date: 2023-01-30

SUBJECT: 9000 BellHaven Rd., Washoe Co APN 041-140-23
ZONING AMENDMENT FINDINGS

RENG Project #
1-0586-07.001

Dear Washoe County,

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

RE: The subject parcel is entirely in Rural Residential (RR). In Jurisdiction 3, Plan area "SW." All neighboring parcels are of the same Rural Residential Master plan designation.

(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.

RE: The proposed Land use Zoning of High Density and Low Density Rural complies with all aspects of the Residential Rural. The maximum number of lots to be proposed will not adversely impact the public health, safety or welfare. Each proposed future lot will be 2.5 Acres or Larger. The Remaining General Rural will be changed to Open Space to prevent any future development.

(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.

RE: The Proposed change of land from Medium Density Rural to High Density Rural will yield an additional number of conforming lots and matches the development to the North and East of the project area. While the remaining Lot be transferred to Low Density to protect the existing residence. Ultimately providing more net value to the original APN.

(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.

RE: The existing paved driveway, which will be shared, provides access through the middle of the proposed zoning amendment area. Each lot will be a minimum of 2.5 acres, which will provide enough space for private wells and on site private septic systems. Water Rights will be obtained as required by the development code when the number of new lots is determined.

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

RE: No adverse effects will result from the proposed zoning change as it is in compliance with the Master Plan.

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(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.

RE: The proposed zoning will allow the creation of additional lots consistent with the desired pattern of growth for this area of the county.

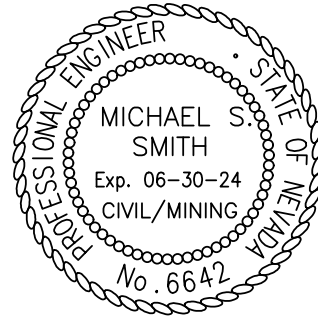
(7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

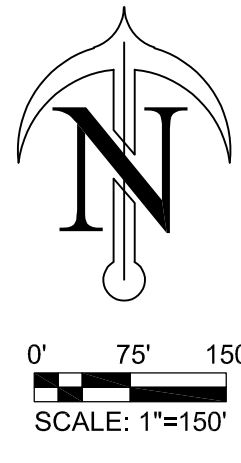
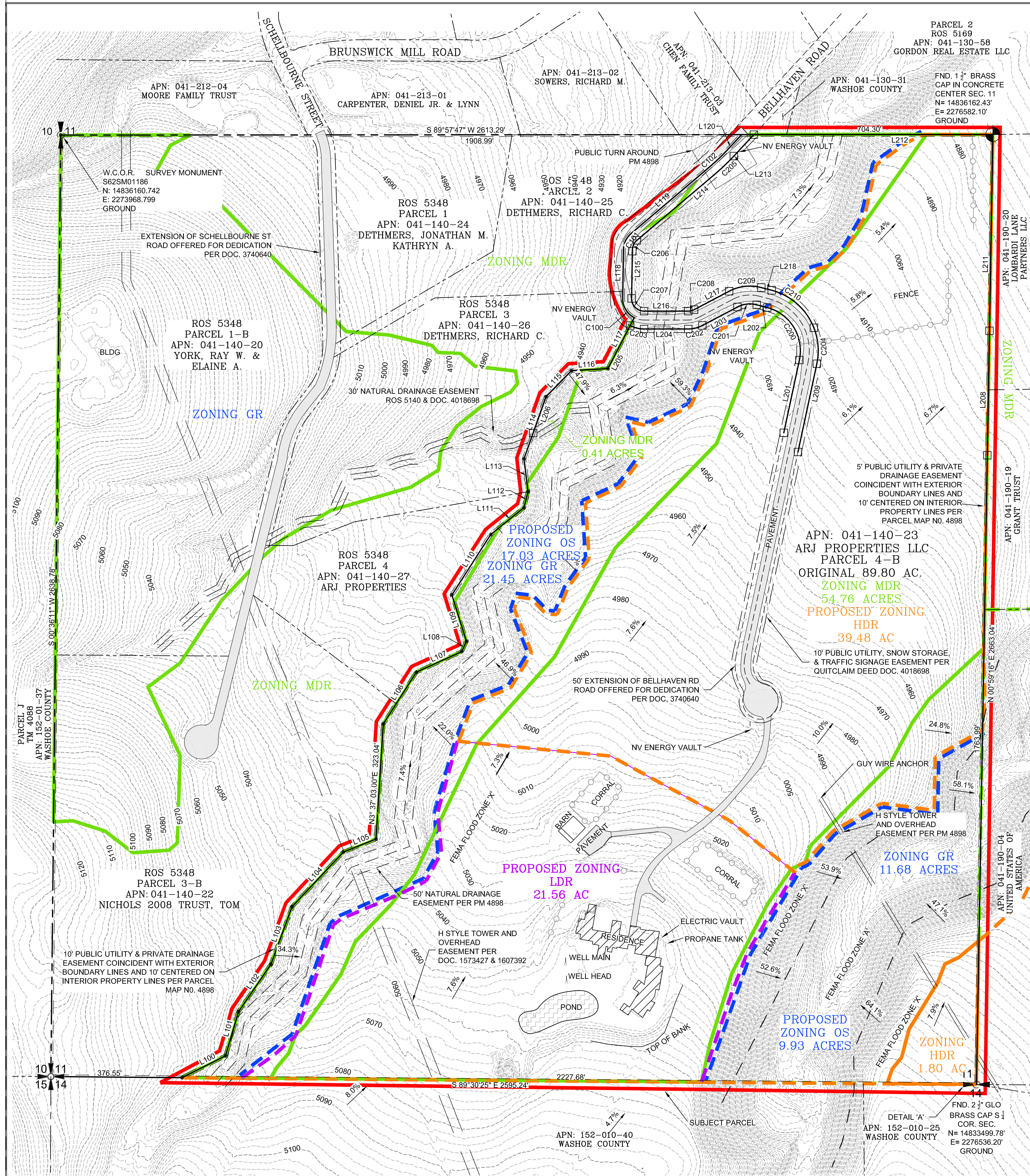
RE: No effect on Military Installation with proposed Zoning Amendment.

Please do not hesitate to contact me if you have any questions or would like additional information.

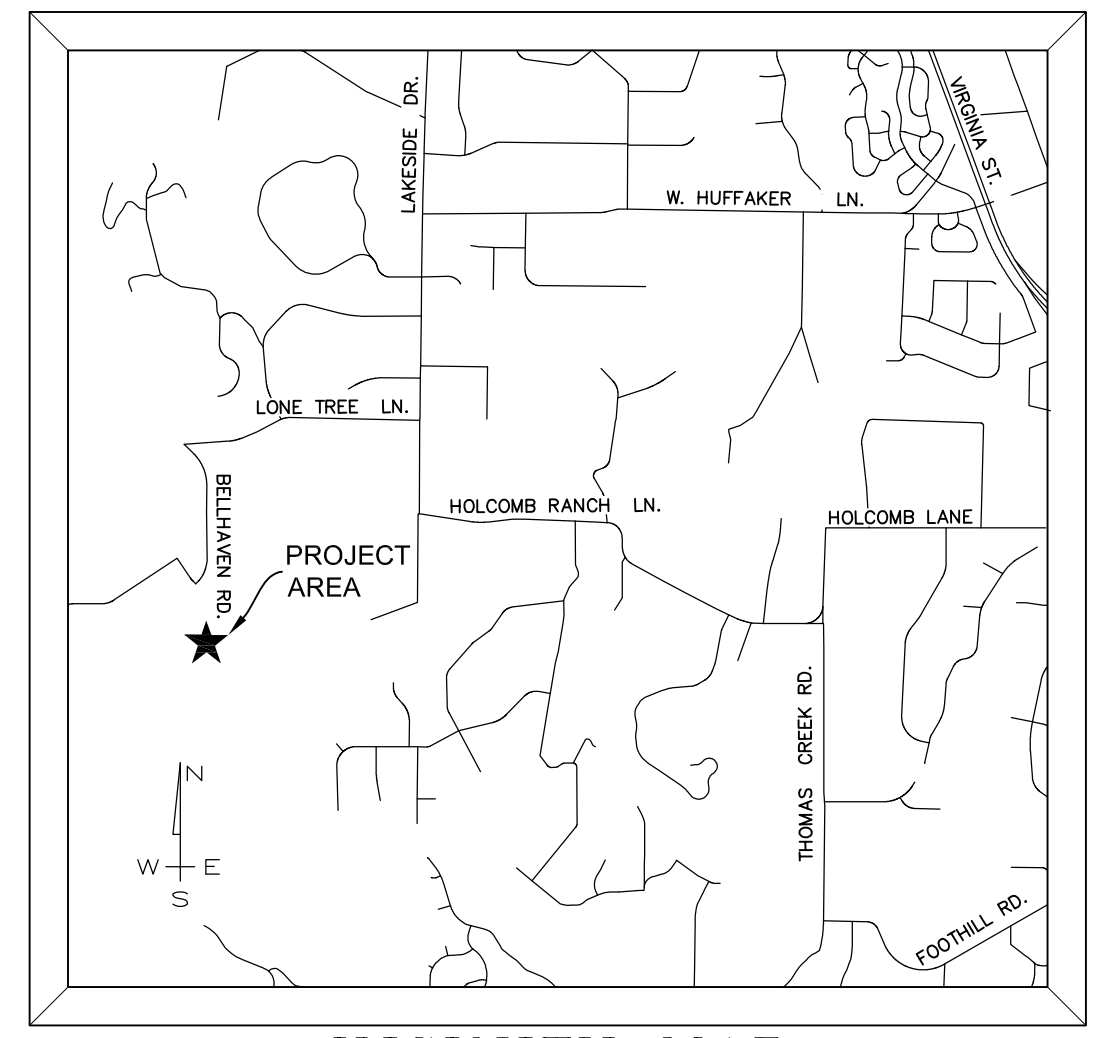
Sincerely,
ROBISON ENGINEERING COMPANY

Michael Smith, PE - PLS
775-852-2251





Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C200	190.49	125.00	87°18'51"	N31°34'08"W	172.59
C201	55.71	75.00	42°33'33"	S83°29'41"W	54.44
C202	41.22	85.00	27°47'06"	N76°06'26"E	40.82
C203	40.61	85.00	27°22'38"	S76°18'41"E	40.23
C204	102.70	175.00	33°37'29"	N4°43'21"W	101.23
C205	75.49	650.00	6°39'15"	N46°23'38"E	75.45
C206	29.78	35.00	48°45'02"	S25°20'44"W	28.89
C207	55.57	35.00	90°58'10"	S44°31'19"E	49.91
C208	16.97	35.00	27°46'49"	N76°06'36"E	16.80
C209	92.85	125.00	42°33'33"	S83°29'40"W	90.73
C210	163.99	175.00	53°41'27"	N48°22'49"W	158.05
C100	66.58	60.00	63°34'45"	S30°49'37"E	63.22
C101	51.06	60.00	48°45'29"	S25°20'31"W	49.53
C102	72.57	625.00	6°39'09"	N46°23'41"E	72.53



VICINITY MAP
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L100	136.78	N63°19'35"E
L101	128.40	N16°18'56"E
L102	161.59	N34°22'44"E
L103	171.42	N20°10'53"E
L104	210.13	N43°07'09"E
L105	98.88	N68°12'34"E
L106	172.28	N32°32'52"E
L107	139.70	N65°36'45"E
L108	31.68	N24°27'21"E
L109	136.00	N17°23'45"W
L110	201.56	N32°43'16"E
L111	119.81	N51°00'46"E
L112	45.95	N14°02'37"E
L113	92.79	N6°50'08"W
L114	184.66	N19°32'02"E
L115	102.07	N44°19'32"E
L116	102.21	N86°44'59"E
L117	160.80	N27°23'00"E
L118	136.67	N0°57'46"E
L119	284.79	N49°43'15"E
L120	58.88	N43°04'06"E

Parcel Line Table		
Line #	Length	Direction
L201	208.59	N12°05'18"E
L202	30.32	N75°13'32"W
L203	111.03	S62°12'53"W
L204	123.80	N90°00'00"W
L205	135.77	N27°23'00"E
L206	107.82	N19°32'02"E
L208	348.82	N0°59'16"E
L209	252.82	S12°05'18"W
L211	550.24	N0°59'16"E
L212	670.04	S89°57'47"W
L213	82.25	S43°04'00"W
L214	284.80	S49°43'15"W
L215	136.67	S0°57'46"W
L216	123.80	N90°00'00"E
L217	111.03	N62°12'53"E
L218	30.32	S75°13'32"E

LAND USE TABLE:

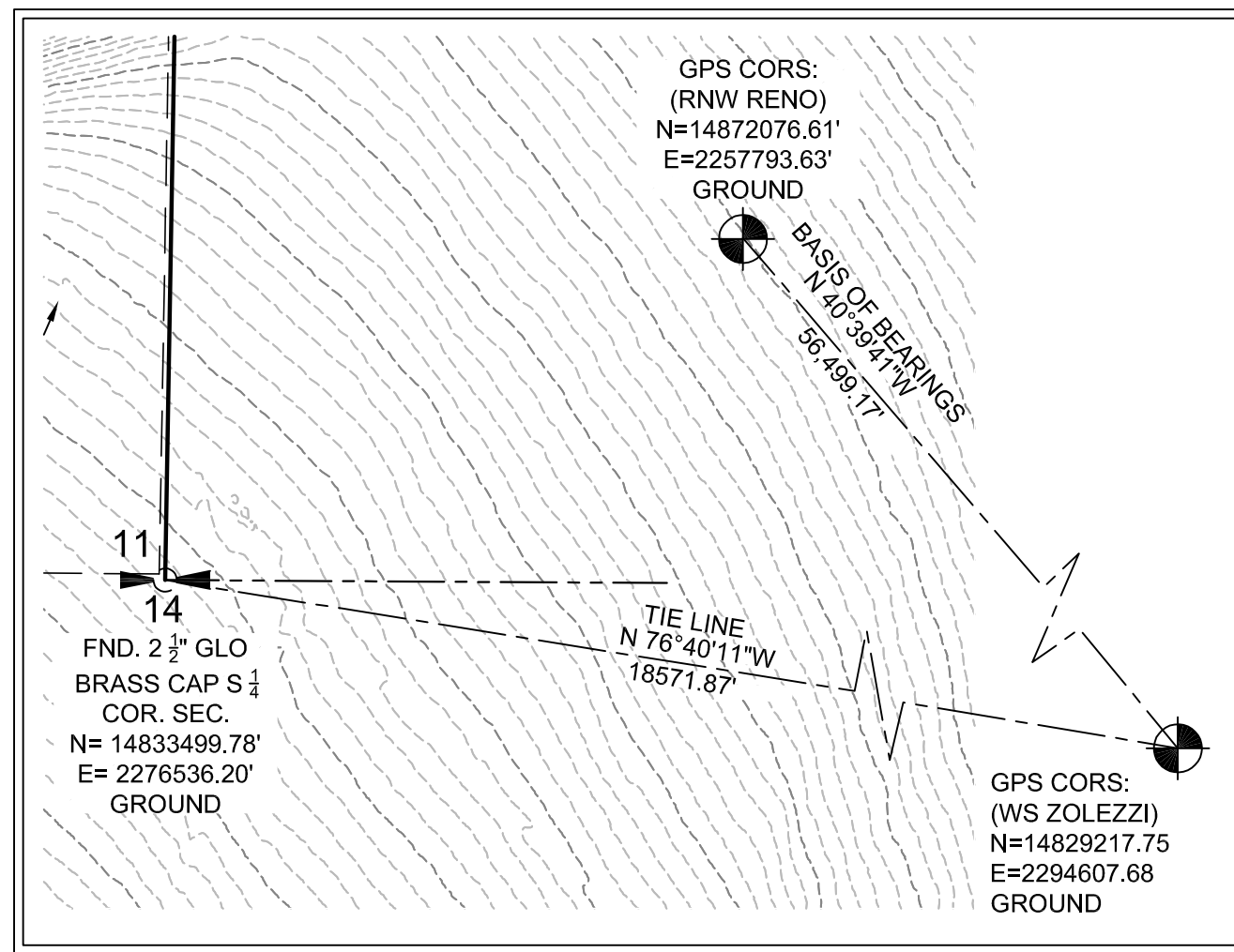
PARCEL LOT SIZE: 89.80 ACERS
MASTER PLAN (RURAL)

CURRENT ZONING:	PROPOSED ZONING
MDR: 61% = 54.78 ACRES	HDR 70% = 41.28 ACRES
GR 37% = 33.22 ACRES	OS 30% = 26.96 ACRES
HDR 2% = 1.80 ACRES	LDR 24% = 21.56 ACRES

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF BOUNDARY LINE ADJUSTMENT, QUIT CLAIM DEED PER DOC. 4018698 DATED, MAY 11, 2011.

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983-1994, HIGH ACCURACY REFERENCE NETWORK, AS DETERMINED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCING STATION (CORS) "WS ZOLEZZI." THE BEARING BETWEEN CORS "WS ZOLEZZI AND CORS RNW RENO IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939. THE COORDINATE SYSTEM SHOWN HERON IS IDENTICAL TO THAT OF RECORD OF SURVEY NO. 3885, RECORDED FEBRUARY 7, 2001 AS FILE NO. 2522262 IN OFFICIAL RECORDS, WASHOE COUNTY, NEVADA

BASIS OF ELEVATION:
THE BASIS OF ELEVATIONS FOR THIS MAP IS BASED ON WASHOE COUNTY LIDAR DATA IN SECTION 11 T. 18N. R. 19E. M.D.B.&M. OBTAINED IN JANUARY 2021 AND IS STATED TO BE ON NAVD 88 U.S. SURVEY FEET. CONTOUR DATA SHOWN HERON IS 1' CONTOUR INTERVAL



DETAIL 'A'

SURVEYOR ROBISON ENGINEERING COMPANY MICHAEL SMITH 846 VICTORIAN AVE, SUITE 20 SPARKS, NV 89431 (775)-762-4671 MICHAEL@robisoneng.com	CIVIL ENGINEER ROBISON ENGINEERING COMPANY MICHAEL SMITH 846 VICTORIAN AVE, SUITE 20 SPARKS, NV 89431 (775) 852-2251 MICHAEL@robisoneng.com	OWNER RICHARD BUENTING 9000 BELLHAVEN RD. RENO, NV. 89511 (775) 852-7283 Richard.Buenting@strfco.com
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ZONING AMENDMENT EXHIBIT
FOR
ARJ PROPERTIES, LLC

APN: 041-140-23
BEING THE SOUTH WEST (¼) OF SECTION 11, T. 18 N., R. 19 E., M.D.B.&M.

CITY OF RENO WASHOE COUNTY NEVADA

	846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-852-2251	<table border="1"> <tr><td>DRAWN BY:</td><td>BMF</td></tr> <tr><td>DATE:</td><td>2023-01-09</td></tr> <tr><td>PROJ. CODE:</td><td>RPS</td></tr> <tr><td>PROJ. #:</td><td>1-0586-07.001</td></tr> <tr><td>SHEET</td><td>1 OF 1</td></tr> </table>	DRAWN BY:	BMF	DATE:	2023-01-09	PROJ. CODE:	RPS	PROJ. #:	1-0586-07.001	SHEET	1 OF 1
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SHEET	1 OF 1											