



Planning Commission Staff Report

Meeting Date: January 4, 2022

Agenda Item: 8C

MASTER PLAN AMENDMENT and
REGULATORY ZONE AMENDMENT
CASE NUMBER:

WMPA21-0011 and WRZA21-0007 (Reno SOI Rollback
– Mae Anne Avenue)

BRIEF SUMMARY OF REQUEST:

To designate 28 parcels that have been removed from the City of Reno’s Sphere of Influence with Washoe County master plan land use and zoning designations.

STAFF PLANNER:

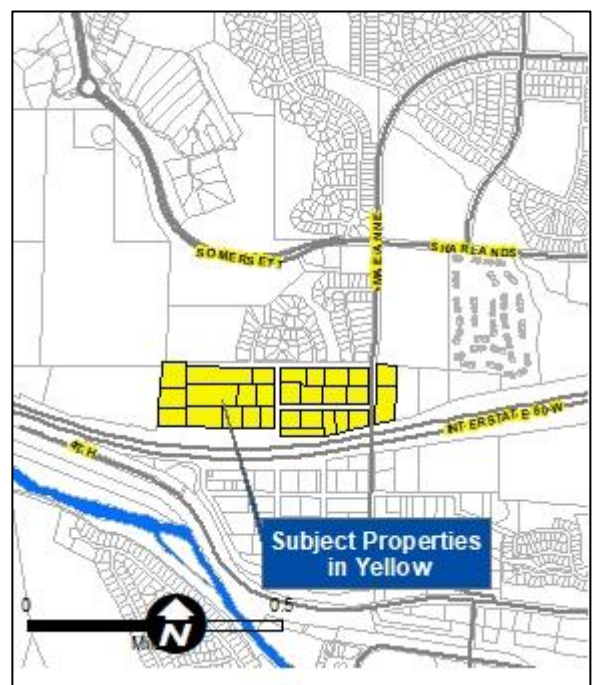
Planner’s Name: Julee Olander
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CASE DESCRIPTION

For hearing, discussion, and possible action:

- (1) To approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of adopting the Washoe County master plan land use designation of Suburban Residential (SR) on 28 parcels that have been removed from the City of Reno’s Sphere of Influence (SOI) and returned to Washoe County’s jurisdiction. The subject properties are currently designated by the City of Reno as Large Lot Neighborhood. The 28 parcels include: (APN: 039-131-03, 17, 18, 19, 20, 21, 26, 28, 29, 31, 32, 33, 039-133-11, 21, 23, 24, 25, 26, 27, 28, 039-136-02, 04, 05, 06, 07, 08, 212-121-01 & 02) totaling 33.6 acres;
- (2) To add 26 parcels to the Verdi Area Plan, a component of the Washoe County Master Plan (APN: 039-131-03, 17, 18, 19, 20, 21, 26, 28, 29, 31, 32, 33, 039-133-11, 21, 23, 24, 25, 26, 27, 28, 039-136-02, 04, 05, 06, 07, & 08); and
- (3) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, to approve a Regulatory Zone Amendment from City of Reno’s designation of Large Lot Rural-one acre (LLR1) to the Washoe County Regulatory Zone of Low Density Suburban/2 (LDS/2) for 3 parcels (APNs: 039-131-03, 7, & 8); and Low Density Suburban (LDS) for 25 parcels (APNs: 039-131-17, 19, 20, 21, 28, 29, 31, 32, 33, 039-133-11, 21, 23, 24, 25, 26, 27, 28, 039-136-02, 04, 05, 06, 212-121-01 , & 02, 039-131-18 & 26); and, if approved, authorize the chair to sign resolutions to this effect.

Applicant: Washoe County Planning and Building Division
 Property Owner: Numerous
 Location: South of La Salle Heights, east of Burks Blvd., east and west of Mae Anne Ave. and north of I-80.



Vicinity Map

<p>APNs: 039-131-03, 039-131-17, 039-131-18, 039-131-19, 039-131-20, 039-131-21, 039-131-26, 039-131-28, 039-131-29, 039-131-31, 039-131-32, 039-131-33, 039-133-11, 039-133-21, 039-133-23, 039-133-24, 039-133-25, 039-133-26, 039-133-27, 039-133-28, 039-136-02, 039-136-04, 039-136-05, 039-136-06, 039-136-07, 039-136-08, 212-121-01 & 212-121-02</p> <p>Parcel Size: Totaling ± 33.6 acres</p> <p>Master Plan: Large Lot Neighborhood (City of Reno)</p> <p>Regulatory Zone: Large Lot Rural-one acre (LLR1) (City of Reno)</p> <p>Area Plan: Verdi</p> <p>Development Code: Authorized in Article 820 Amendment of Master Plan & 821 Amendment of Regulatory Zone</p> <p>Commission District: 1 – Commissioner Hill</p>	
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STAFF RECOMMENDATION– Master Plan Amendment

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 contained at Exhibit A of this staff report, to initiate and adopt an amendment to the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0011, having made at least three of the five findings in Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0011 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

(Motion with Findings on Page 11)

STAFF RECOMMENDATION– Regulatory Zoning Amendment

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 Planning Commission adopt the resolution included as Exhibit B to this staff report, to initiate and recommend adoption of Regulatory Zone Amendment Case Number WRZA21-0007, having made all of the findings in Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0007 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 12)

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Regulatory Zoning Amendment Resolution Exhibit B

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Explanation of a Master Plan Amendment

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.gov>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required.

If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt a master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

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 begins on page 8.

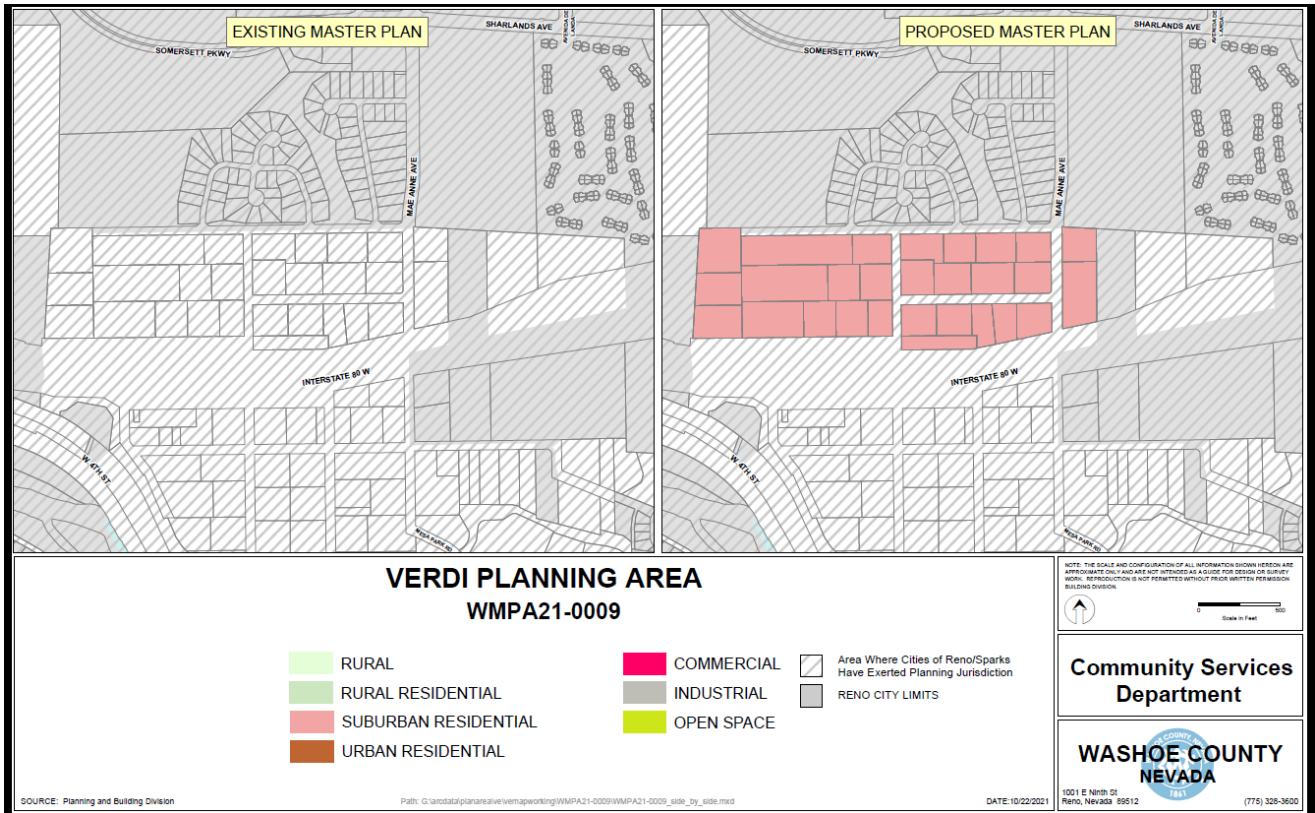
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish 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 Chapter 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

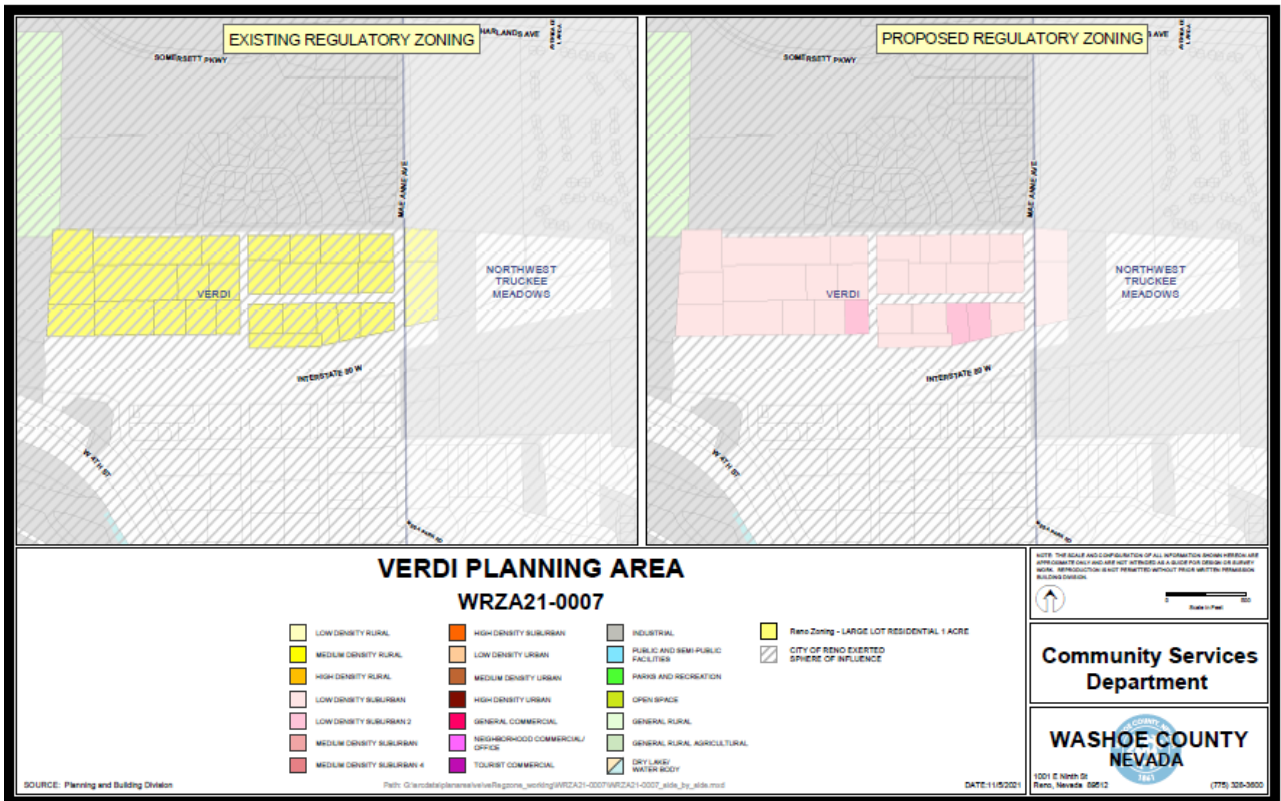
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, 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.



Existing and Proposed Master Plan Designation



Existing and Proposed Regulatory Zoning

Background

The proposed master plan and regulatory zone amendments are being requested to accommodate the recent actions by the City of Reno to roll back 28 parcels totaling ±33.6 acres within the City of Reno's Sphere of Influence (SOI) into unincorporated Washoe County's planning jurisdiction. This request is designed to conform with the City of Reno's future annexation plans and streamline the regulatory process for residences by making planning and building permits under a single jurisdiction.

The request would allow the existing homes, many of which were approved and constructed decades ago under Washoe County's jurisdiction, to be able to expand and be updated under the County's regulations. Most of the parcels are considered legal nonconforming under the City's zoning regulations, and expansion or alteration would require additional entitlements and site improvements.

All transfers of lands into or out of a city's SOI must comply with the most recent TMRPA Regional Plan. The current Regional Plan policy RC2 outlines that the following conditions must be adhered to when lands are removed from a City's SOI:

1. *The affected local governments must confer regarding potential amendments to the SOI and provide TMRPA with proof of discussion and any comments as part of the submission.*
2. *Rationale for the request, including an analysis of changes to conditions in the Region and in the vicinity of the request.*
3. *An accompanying master plan amendment must be submitted to establish the appropriate land use planning authority on site at the time of the SOI request.*
 - a. *If the master plan land use proposed for the site is translated to a nearly equivalent land use utilizing Table 3.3, the conformance review analysis will not be subject to a strict review of the policies in the Regional Plan*
 - b. *If the master plan land use proposed for the site is not in line with a nearly equivalent land use translation from Table 3.3, the master plan conformance review analysis will include a substantive review using the applicable Regional Plan policies.*

Analysis

The proposal will designate the 28 affected parcels with a Washoe County master plan designation of Suburban Residential (SR). The SR designation is compatible with the City of Reno's Large Lot Neighborhood master plan land use designation per Truckee Meadows Regional Plan (TMRPA) Table 3.3. The regulatory zones for the 28 parcels will vary depending on the size of the parcel. The zoning will need to meet Washoe County's minimum lot sizes of the subject regulatory zones. The minimum lot size for Low Density Suburban/2 (LDS/2) is 17,500 SF and for Low Density Suburban (LDS) is 35,000 SF. The parcels are proposed to be LDS/2 or LDS, which is allowed within the SR designation. The parcels range in size from 33,163 sf to 2.8 acres. There are 25 parcels which are proposed to be LDS, because the size of the parcels are 35,000 SF or more, and there are 3 parcels which are proposed to be LDS/2, because the size of the parcels are under 35,000 SF. There are two parcels (APN: 039-131-18 & 26) that are over 2.5 acres, which meets the minimum lot size for High Density Rural (HDR). However, HDR is not an allowed regulatory zone in the SR master plan category. Staff proposes that these two parcels be classified as LDS, which is similar to Large Lot Rural-one acre (LLR1), the City of Reno's current zoning for these parcels.

Of the 28 parcels, 26 parcels are within the Verdi Area Plan boundary; and thus, are proposed to be added to the Verdi Area Plan. Two parcels (APN: 212-121-01 & 212-121-02) are located immediately east of the Verdi Area Plan boundary and will not be included in any area plan.



Verdi Area Plan Requirements

Master plan amendments are required to be reviewed for compliance with applicable goals and policies of the applicable Area Plan, specifically the Verdi Area Plan, which is a part of the Washoe County Master Plan. The request includes 28 parcels, however only 26 parcels are within the Verdi Area Plan boundary (see Exhibit C). Accordingly, these 26 parcels are being proposed to be added to the Verdi Area Plan.

Area Plan Evaluation

There are 26 subject parcels located within the Verdi Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
V.1.1	Pattern of land use-review any proposed Comprehensive Plan Amendment against the findings identified in the Plan Maintenance section	yes	The amendment will support the Maintenance section of the Plan, as explained in the staff report
V.11.6	Pattern of land use- review any proposed Comprehensive Plan Amendment against the findings identified in the Plan Maintenance section	yes	The amendment will maintain the pattern of land use that was developed when the parcels were in Washoe County jurisdiction
V.28.1	Maintenance Plan- amendment will further implement and preserve the Vision and Character Statement, conforms to all applicable policies of the Verdi Area Plan and the Washoe County Comprehensive Plan and will not conflict with the public’s health, safety or welfare	yes	The amendment will further implement and preserve the Vision and Character Statement and will not conflict with the public’s health, safety or welfare

Staff Comments on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission’s consideration:

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

Staff Comment: The proposed master plan amendment does not conflict with the policies and action programs of the master plan. These parcels were originally developed in compliance with Washoe County policies and action programs of the master plan. This amendment will re-establish these parcels as they were developed.

- (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.

Staff Comment: The subject parcels will be assigned a Washoe County master plan land use designation of suburban residential (SR). This amendment will enable property owners to develop the properties as originally planned. These parcels meet Washoe County requirements better than City of Reno requirements, because most were developed when the parcels were in Washoe County jurisdiction. The parcels were developed under Washoe County building placement standards, which are different than City of Reno. This amendment will better serve and assist the property owners, if they choose to further develop their parcels. These parcels will need to Washoe County requirements and policies, which 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.

Staff Comment: The City of Reno has requested that the 28 parcels be removed from the City of Reno's SOI. The 2019 Truckee Meadows Regional Plan sets forth procedures governing SOI roll-backs. The proposed amendment is a response to the changes that the City of Reno has initiated. These 28 parcels will now be within Washoe County jurisdiction and will require a Washoe County master plan designation, with master plan policies for these parcels.

- (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.

Staff Comment: The facilities, roadways, utilities and other facilities are already established in the area and the proposed amendment will not impact the availability of any facilities.

- (5) 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.

Staff Comment: The proposed amendment will continue to maintain the desired pattern of growth in the area. The amendment will bring the parcels under Washoe County jurisdiction where they were originally developed, which will enable the properties to expand and be updated under the County's regulations.

Verdi Area Plan Findings

Goal Twenty-eight: Amendments to the Verdi Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Verdi Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

V.28.1 In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Verdi Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.

Staff Comment: The 26 parcels were originally in the Verdi Area Plan boundary and will be added back into the Plan. The parcels will continue to further implement and conform with the Vision and Character Statement. The proposed amendment is in respond to the changing circumstances of being moved from the City of Reno's SOI back to Washoe County jurisdiction.

Staff Comments on Required Regulatory Zone Amendment 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) Consistency with Master Plan. 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 amendments are in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map. These parcels were developed under Washoe County policies and action programs and the proposed zoning amendment will better address these parcels as they are developed.

- (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.

Staff Comment: The proposed amendment will provide for regulatory zones that are compatible with the existing land uses and property sizes, and will not adversely impact the public health, safety or welfare. The amendment will create conforming lots within Washoe County's regulatory zoning. Most of the adjacent properties have been developed with single family residences. The amendment will not adversely impact those parcels and will maintain the residential character of the area.

- (3) Response to Changed 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.

Staff Comment: The proposed amendment responds to both the change of planning jurisdiction for these parcels and the requirement to match current regulatory zoning based on the current land use and lot size.

- (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.

Staff Comment: The proposed amendment does not increase the intensity of development currently in place. These areas have already been developed and have adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities proposed.

- (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.

Staff Comment: The proposed amendment will not 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.

Staff Comment: The proposed amendment will continue to maintain the desired pattern of growth in the area. The amendment will bring the parcels under Washoe County jurisdiction where they were originally developed, which will enable the properties to expand and be updated under the County's regulations.

- (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.

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held at The Washoe County complex on November 10, 2021, from 5:00 p.m. to 6:00 p.m. The meeting was held in person and by Zoom and the attendees had questions about the location of the parcels.

Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended, and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for December 21, 2021.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0011. It is further recommended that the Planning Commission forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

Master Plan Amendment 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 contained at Exhibit A of this staff report to initiate and adopt an amendment to the Master Plan, as set forth in Master Plan Amendment Case Number WMPA21-0011, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0011 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning 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. 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 Master Plan designation.
- (5) 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.

Regulatory Zone Amendment Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the project (See Exhibit D). Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, to initiate and recommend adoption of Regulatory Zone Amendment Case Number WRZA21-0007, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0007 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.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, MASTER PLAN VERDI MAP (WMPA21-0011) TO ASSIGN LAND USE DESIGNATIONS ON 28 PARCELS THAT HAVE BEEN REMOVED FROM THE CITY OF RENO'S SPHERE OF INFLUENCE AND TO ADD 26 OF THE 28 PARCELS TO THE VERDI AREA PLAN, AND RECOMMENDING ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 22-01

Whereas, Master Plan Amendment Case Number WMPA21-0011 came before the Washoe County Planning Commission for a duly noticed public hearing on January 4, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0011, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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. 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 Master Plan designation.
5. 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.

Verdi Area Plan Required Findings

Whereas, the Washoe County Planning Commission has also made the following Verdi Area Plan Finding:

V.28.1 In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Verdi Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public’s health, safety or welfare.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0011, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on January 4, 2022

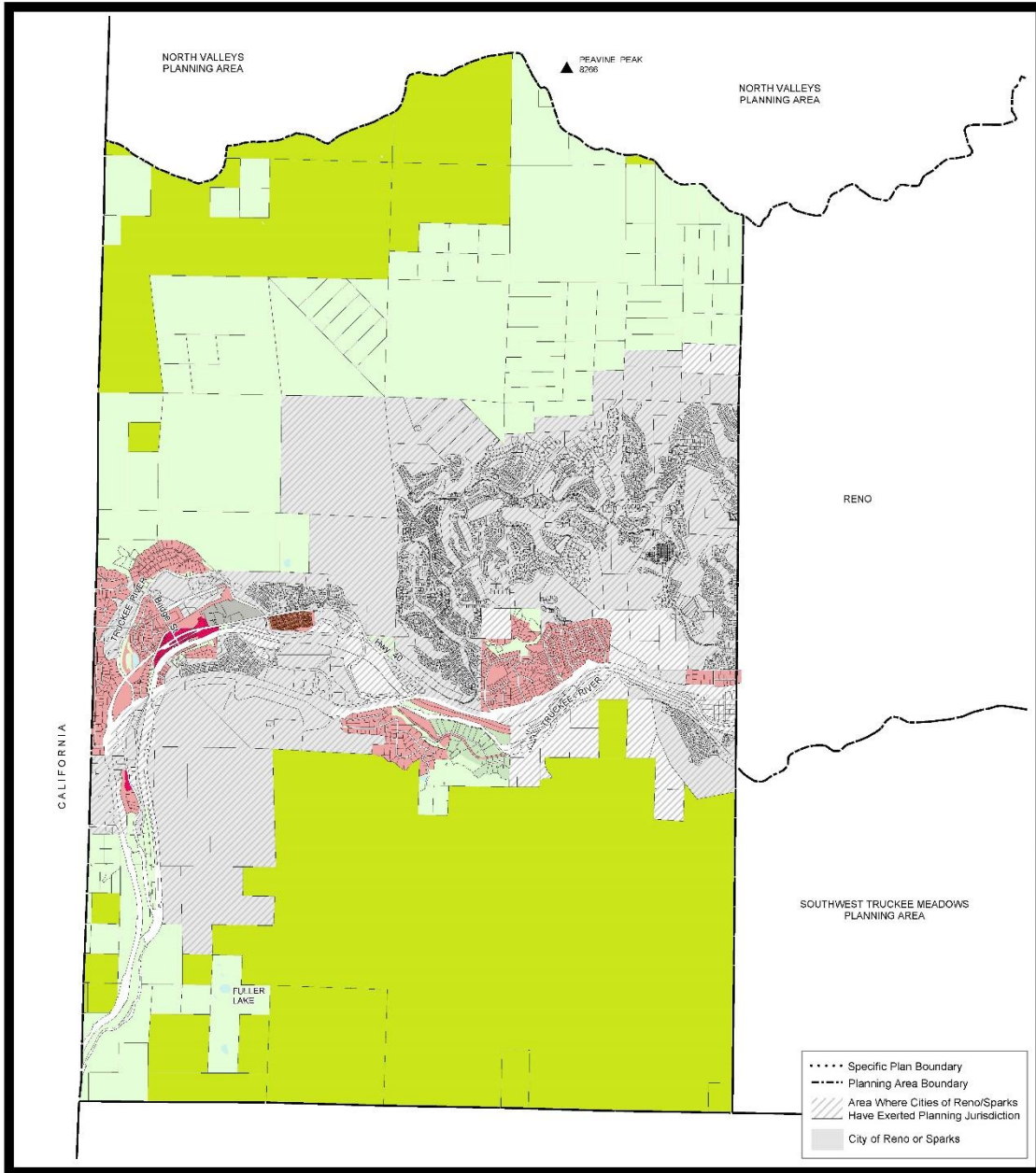
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A –Verdi Area Plan Map



VERDI MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

0 500 1,000 3,200 Feet

DATE: _____ DIRECTOR: _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

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

PC Date: December 7, 2021
BCD Date: _____
TMPRA Conformance Date: _____



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA21-0007 TO ASSIGN REGULATORY ZONES TO 28 PARCELS THAT HAVE BEEN REMOVED FROM THE CITY OF RENO'S SPHERE OF INFLUENCE

Resolution Number 22-02

Whereas Regulatory Zone Amendment Case Number WRZA21-0007, came before the Washoe County Planning Commission for a duly noticed public hearing on January 4, 2022; 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;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA21-0011) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; 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

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA21-0007 and the amended Verdi Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on January 4, 2022.

WASHOE COUNTY PLANNING COMMISSION

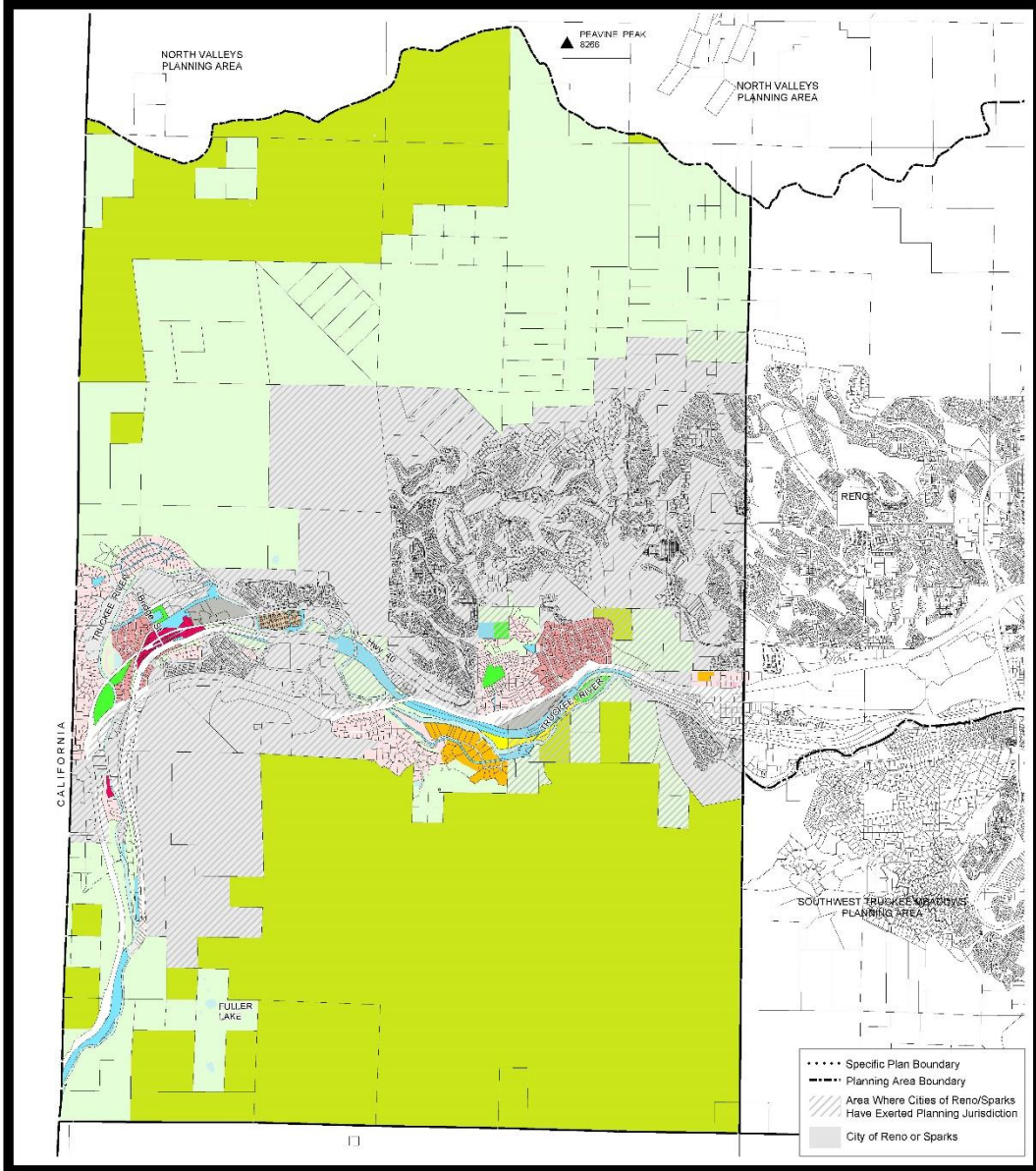
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Area Plan Regulatory Zone Map

Exhibit A, WRZA21-0007



VERDI REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/ OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE/ WATER BODY
--	--	---

Planning & Building Division PG Date: December 7, 2021 ECC Date:

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DATE: _____ DIRECTOR: _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

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

EXHIBIT C - Parcel List

APN	Reno MPA	Reno Zoning	Washoe MPA	Washoe Zoning	Acreage / SF
039-131-03	Large Lot Neighborhood	LLR1	RR	LDS/2	33,236 SF
039-131-17	Large Lot Neighborhood	LLR1	RR	LDS	1
039-131-18	Large Lot Neighborhood	LLR1	RR	LDS	2.83
039-131-19	Large Lot Neighborhood	LLR1	RR	LDS	1
039-131-20	Large Lot Neighborhood	LLR1	RR	LDS	1
039-131-21	Large Lot Neighborhood	LLR1	RR	LDS	1.918
039-131-26	Large Lot Neighborhood	LLR1	RR	LDS	2.693
039-131-28	Large Lot Neighborhood	LLR1	RR	LDS	1
039-131-29	Large Lot Neighborhood	LLR1	RR	LDS	1
039-131-31	Large Lot Neighborhood	LLR1	RR	LDS	1.613
039-131-32	Large Lot Neighborhood	LLR1	RR	LDS	1.28
039-131-33	Large Lot Neighborhood	LLR1	RR	LDS	1.344
039-133-11	Large Lot Neighborhood	LLR1	RR	LDS	39,160 SF
039-133-21	Large Lot Neighborhood	LLR1	RR	LDS	1.024
039-133-23	Large Lot Neighborhood	LLR1	RR	LDS	35,763 SF
039-133-24	Large Lot Neighborhood	LLR1	RR	LDS	1
039-133-25	Large Lot Neighborhood	LLR1	RR	LDS	1
039-133-26	Large Lot Neighborhood	LLR1	RR	LDS	1
039-133-27	Large Lot Neighborhood	LLR1	RR	LDS	1
039-133-28	Large Lot Neighborhood	LLR1	RR	LDS	1.16
039-136-02	Large Lot Neighborhood	LLR1	RR	LDS	40,511 SF
039-136-04	Large Lot Neighborhood	LLR1	RR	LDS	39,204 SF
039-136-05	Large Lot Neighborhood	LLR1	RR	LDS	41,208 SF
039-136-06	Large Lot Neighborhood	LLR1	RR	LDS	41,208 SF
039-136-07	Large Lot Neighborhood	LLR1	RR	LDS/2	33,163 SF
039-136-08	Large Lot Neighborhood	LLR1	RR	LDS/2	33,163 SF
212-121-01	Large Lot Neighborhood	LLR1	RR	LDS	1
212-121-02	Large Lot Neighborhood	LLR1	RR	LDS	1.88



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: November 1, 2021

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Reno SOI Rollback – Mesa Park
Master Plan Amendment WMPA21-0009; Regulatory Zone Amendment WRZA21-0007
APN: 039-131-03, 17, 18, 19, 20, 21, 26, 28, 29, 31, 32, 33, 039-133-11, 21, 23, 24, 25, 26, 27, 28,
039-136-02, 04, 05, 06, 07, 08, 212-121-01 & 02

GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

There are no Utility related comments.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

**WMPA21-0011.WRZA21-0007
EXHIBIT D**

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#)
Subject: FW: October Agency Review Memo 1
Date: Tuesday, October 19, 2021 2:28:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[October Agency Review Memo I.pdf](#)

Good afternoon,

The EMS Oversight Program has reviewed Master Plan Amendment Case Number WMPA21-0009 and Regulatory Zone Amendment Case Number WRZA21-0007 (Reno SOI-Mesa Park) and has no comments or concerns regarding this project.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washocounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WRZA21-0007 (Reno SOI-Mesa Park) Conditions of Approval
Date: Monday, October 25, 2021 3:46:02 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”



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

November 1, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WMPA21-0009 Reno SOI-Mesa

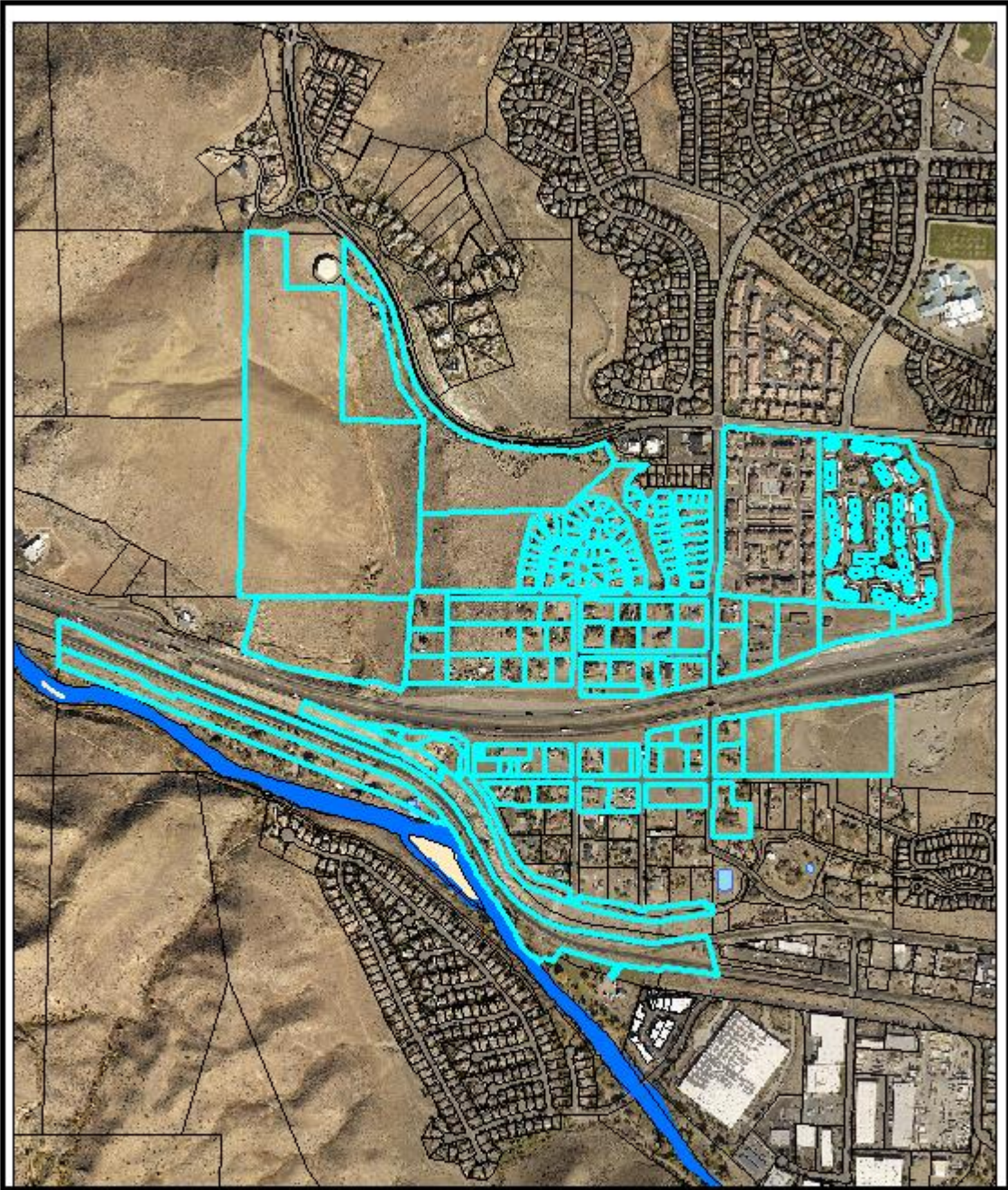
Dear Julee,

In reviewing the Reno SOI-Mesa Park, the Conservation District has no comments.

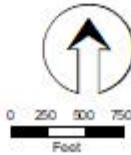
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



WMPA21-0009 & WRZA21-0007
Reno SOI Rollback- Mesa Park
Noticing Map- 750 feet



Community Services
Department



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

Source: Planning and Building Division

Date: 10/5/2021

NOTICING MAP

STAFF REPORT

Date: June 9, 2021

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: **D.1. Staff Report (For Possible Action): Presentation, discussion and potential sponsorship of an amendment to the Truckee Meadows Regional Plan to remove 28 parcels totaling ±33.6 acres from the City of Reno's Sphere of Influence (SOI) boundary. The subject parcels are located south of La Salle Heights, east of Burks Boulevard, east and west of Mae Anne Avenue and north of I-80. The parcels have a City of Reno Master Plan land use designation of Large-Lot Neighborhood. Parcel numbers include 039-131-03, 039-131-17 thru 21, 039-131-26, 039-131-28, 039-131-29, 039-131-31 through 039-131-33, 039-133-11, 039-133-21, 039-133-23 through 039-133-28, 039-136-02, 039-136-04 through 039-136-08, 212-121-01 and 212-121-02.**

From: Angela Fuss, Assistant Community Development Director

Summary: A request has been made for the City of Reno to sponsor an amendment to the Truckee Meadows Regional Plan (TMRP) removing 28 parcels totaling ±33.6 acres from the City of Reno's Sphere of Influence (SOI) boundary. Materials provided by the property owners indicate that the request is being sought to allow the existing homes, many of which were approved and constructed decades ago under Washoe County's jurisdiction, to be able to expand and be updated under the County's regulations. Most of the parcels are considered legal nonconforming under the City's zoning regulations, and expansion or alteration would require additional entitlements and site improvements. Approval of the requested Regional Plan amendment by the Regional Planning Governing Board (RPGGB) would relinquish jurisdictional authority over land use (i.e. building permits, entitlements) to Washoe County. Staff recommends Council sponsor the requested amendment to the TMRP and remove the subject parcels from the City of Reno's SOI and direct staff to submit an application to the Regional Planning Agency for this amendment.

Background: Nevada Revised Statutes (NRS) 278.0274 requires the TMRP identify the spheres of influence for each local government. A city's SOI is the area into which a city plans to expand within the time horizon of the Regional Plan, which is twenty years.

When lands are included in a city's portion of the SOI, NRS 278.02788 sets forth that the city shall adopt a master plan concerning the territory within the SOI. Following adoption of that master plan that is consistent with the Regional Plan, the city may exercise any power conferred pursuant to NRS 278.010 to 278.630 within the SOI. Powers include, but are not limited to, master planning, zoning, divisions of land, parks and playgrounds for residential development and deed restrictions. Extension of such powers to a city that has not yet annexed the real property within its SOI is commonly referred to as exerting extra-territorial jurisdiction.

In 2003, an interlocal agreement was adopted between the City of Reno and Washoe County to govern our authority to exercise extra-territorial jurisdiction within the SOI. Through this agreement, for properties located within the SOI, yet outside of the City of Reno limits, the City of Reno has zoning/land use authority and shall process and inspect all building permits and construction. Within this area, Washoe County maintains business license and code enforcement authority, but the City master plans, zones, and issues building permits.

Currently, the properties have City of Reno Master Plan land use designation of Large-Lot Neighborhood (LL) and a City of Reno zoning designation of Large Lot Residential (1 acre) (LLR1) and is part of the McQueen Neighborhood Planning Area.

At this time the applicant is proposing to remove the subject properties from the City of Reno's SOI, which would result in the properties remaining within unincorporated Washoe County.

Discussion: Amendments to the TMRP may be sponsored by any of the three local governing bodies, as well as the RPC and RPGB. In this instance, the applicant applied directly to the City of Reno. In order to move the request forward, Council must sponsor an amendment to the TMRP.

Sponsorship of this Regional Plan amendment and ultimate approval by the RPGB would relinquish jurisdictional authority over land use (i.e. building permits, entitlements) to Washoe County. This rollback of ±33.6 from the City of Reno's SOI will revert land back into unincorporated Washoe County's planning jurisdiction.

All transfers of lands into or out of a city's SOI must comply with the most recent TMRP. The current Regional Plan policy RC2 outlines that the following conditions must be adhered to when lands are removed from a City's SOI:

1. The affected local governments must confer regarding potential amendments to the SOI and provide TMRPA with proof of discussion and any comments as part of the submission.
2. Rationale for the request, including an analysis of changes to conditions in the Region

- and in the vicinity of the request.
3. An accompanying master plan amendment must be submitted to establish the appropriate land use planning authority on site at the time of the SOI request.
 - a. If the master plan land use proposed for the site is translated to a nearly equivalent land use utilizing Table 3.3, the conformance review analysis will not be subject to a strict review of the policies in the Regional Plan
 - b. If the master plan land use proposed for the site is not in line with a nearly equivalent land use translation from Table 3.3, the master plan conformance review analysis will include a substantive review using the applicable Regional Plan policies.

Excerpt from TMRP Table 3.3 – Jurisdictional Master Plan Land Use Translation Table

Washoe County	Reno	Sparks
Rural Residential	Large-Lot Neighborhood Unincorporated Transition	Large Lot Residential Rural Reserve
Suburban Residential	Large-Lot Neighborhood Single-Family Neighborhood	Large Lot Residential Low Density Residential Intermediate Density Residential

The subject parcels currently have a City of Reno land use designation of Large-Lot Neighborhood, which would translate to a Washoe County land use designation of Suburban Residential. The parcels are located within Tier 2 of the TMRP Regional Land Use Designation, defined as areas within the Truckee Meadows Service Area where there is generally less dense development occurring at suburban levels, with some higher density nodes, and third in the priority hierarchy for development.

Financial Implications: Final approval of the requested amendment through the RPGB would remove any future responsibility for the provision of public services and infrastructure by the City of Reno to the subject properties.

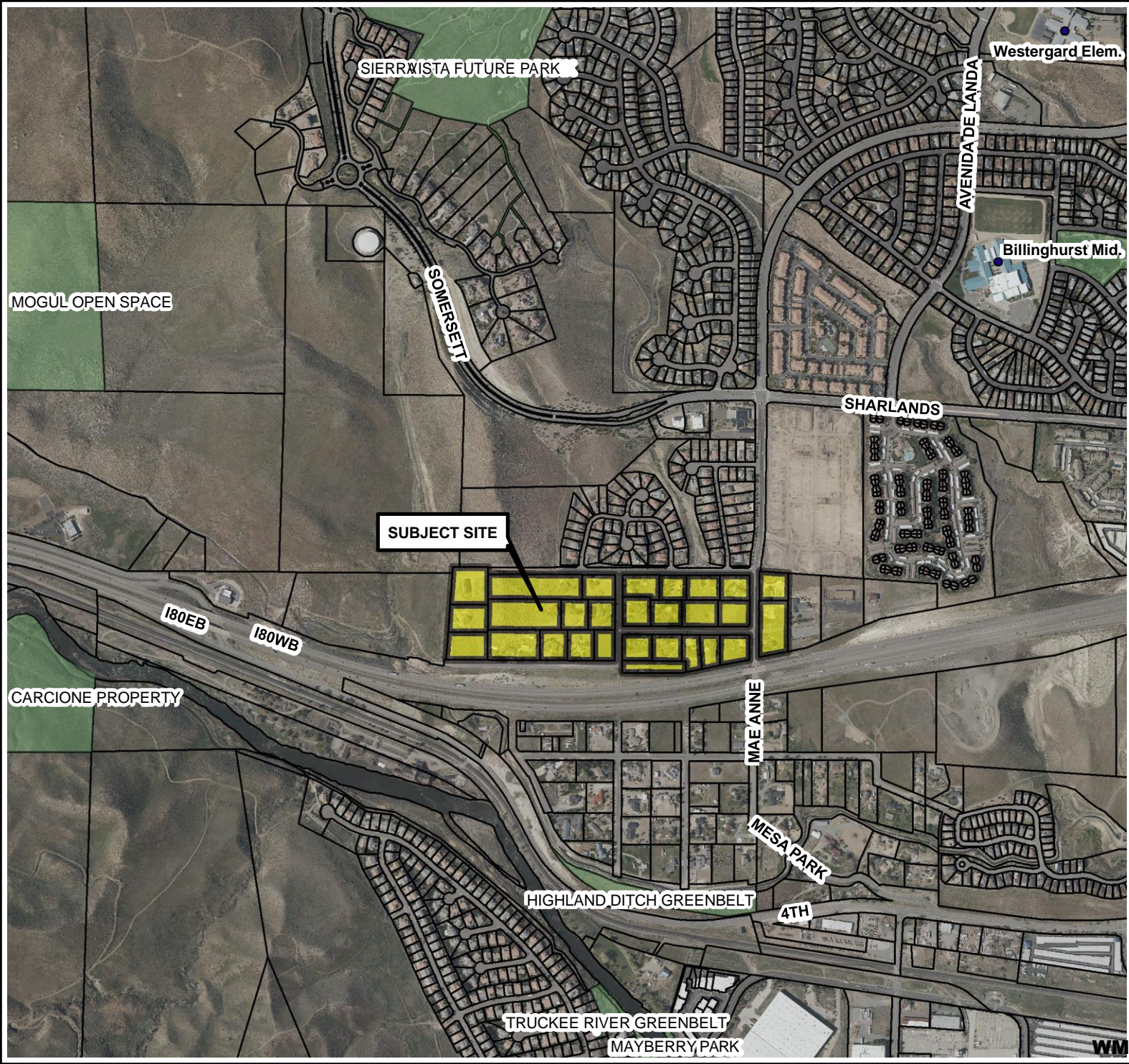
Legal Implications: Legal review completed for compliance with City procedures and Nevada Law.

Recommendation: Staff recommends Council sponsor the requested amendment to the Truckee Meadows Regional Plan and remove the subject parcels from the City of Reno’s Sphere of Influence and direct staff to submit an application to the Regional Planning Agency for this amendment.

Proposed Motion: I move to approve staff recommendation.


Attachments:

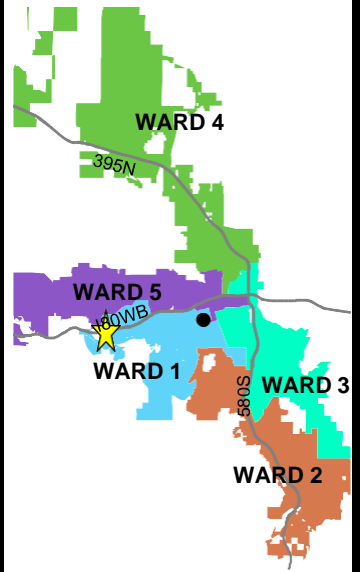
- Exhibit A - Maps (PDF)
- Exhibit B - Parcel Information (PDF)
- Exhibit C - Mesa Park Petition and Signed Affidavits (5 23 21). (PDF)



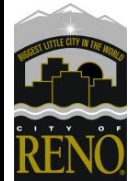
VICINITY MAP

Mesa Park SOI Rollback

Subject Area ► 



 WARD 5



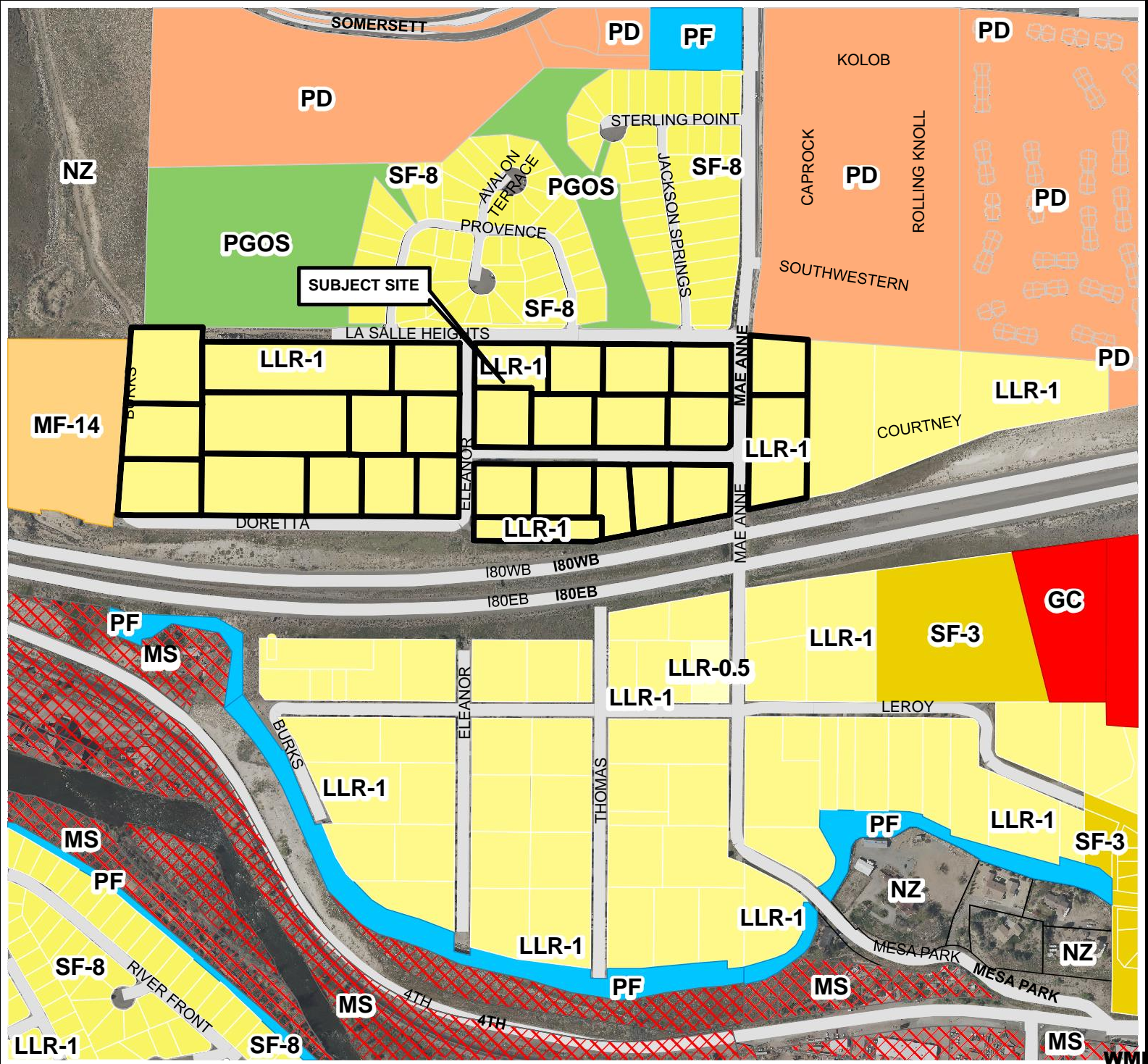
Community
Development
Department

The information heron
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purposes only.

DATE | May, 2021
WRZA21-0007

WMP 21-0011

EXHIBIT F








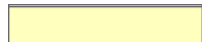
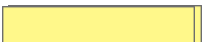




ZONING MAP

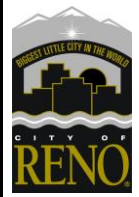
Mesa Park SOI Rollback

ZONING = LLR-1

Subject Area 

ZONING DISTRICTS

- PD 
- MF-14 
- SF-3 
- SF-8 
- SF-11 
- LLR-0.5 
- LLR-1 
- PGOS 
- PF 
- GC 
- MS 



Community Development Department



The information heron is approximate and is intended for display purposes only.

DATE | May, 2021
SCALE | 1" = 500'

WMPA 21-0011.WRZA 21-0007





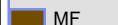
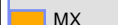
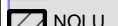



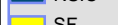
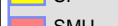
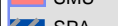
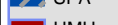
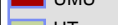
EXHIBIT F

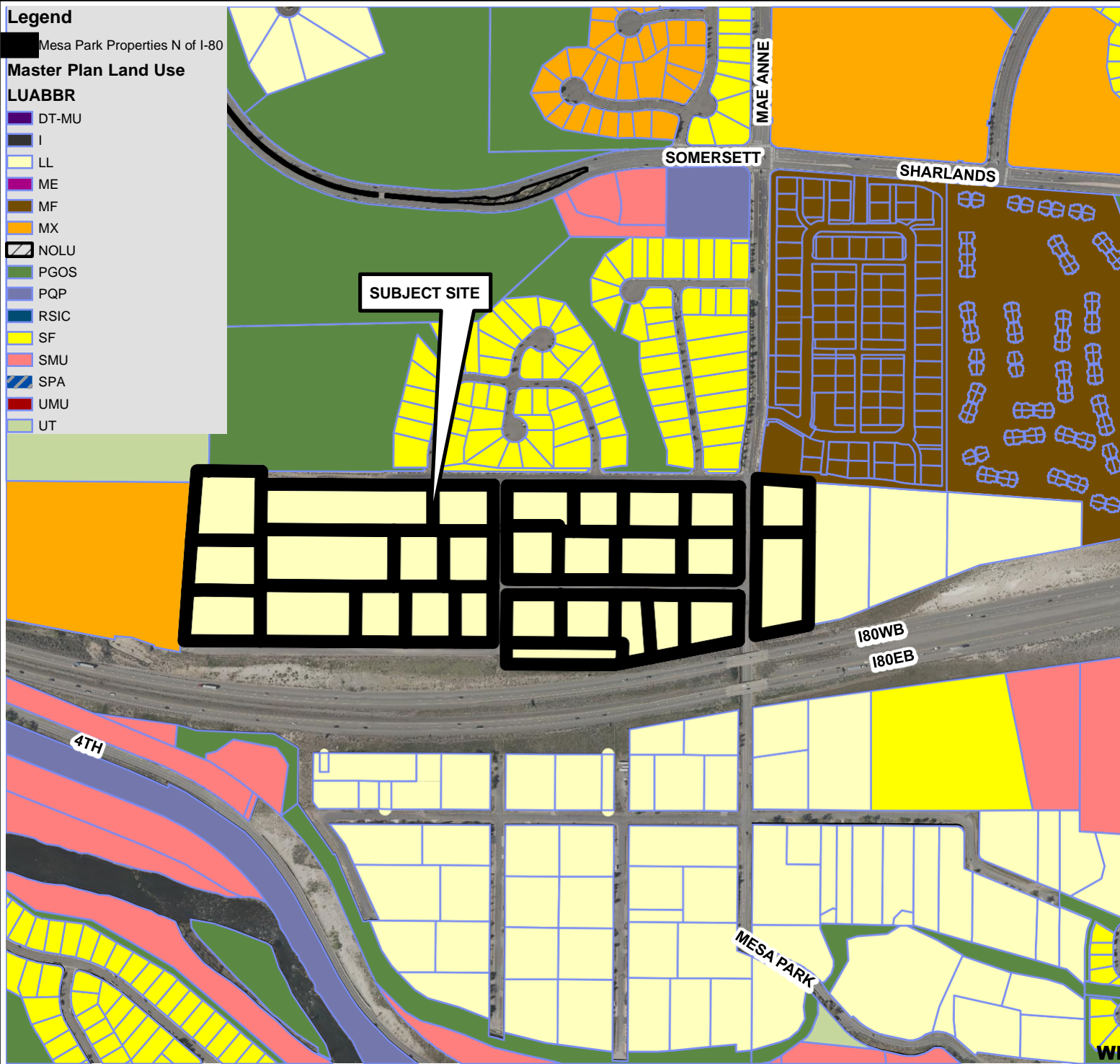
Legend

Mesa Park Properties N of I-80

Master Plan Land Use

LUABBR


-  DT-MU
-  I
-  LL
-  ME
-  MF
-  MX
-  NOLU
-  PGOS
-  PQP
-  RSIC
-  SF
-  SMU
-  SPA
-  UMU
-  UT

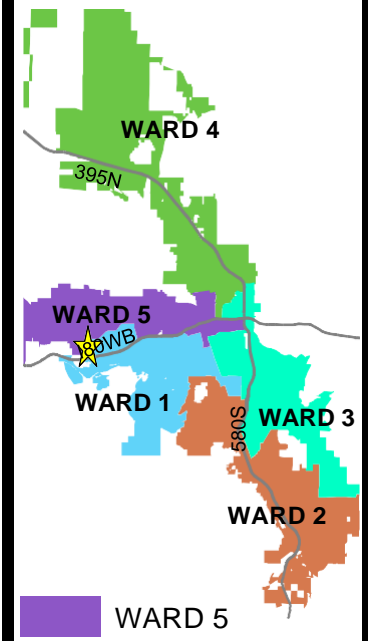


SUBJECT SITE

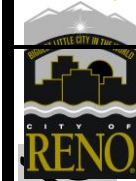
MASTER PLAN MAP

Mesa Park SOI Rollback

Subject Area 



Community Development Department



The information heron is approximate and is intended for display purposes only.

DATE | May 2021

WMP 21-0011.WRZA21-0007

EXHIBIT F

Owner	Parcel Number	Address	Parcel Acreage	Reno Master Plan	City Zoning
DICKMAN, BLAINE R & CORINNE E	039-131-03	265 Eleanor Ave., Washoe County, NV 89523	0.763	Large-Lot Neighborhood	LLR1
HARVEST HILL PROPERTIES LLC	039-131-17	280 La Salle Heights, Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
HASTINGS LIVING TRUST, JOHN B	039-131-18	290 La Salle Heights, Washoe County, NV 89523	2.83	Large-Lot Neighborhood	LLR1
STEWART, GEORGE, and GHISLETTA, JESSE L	039-131-19	8455 Doretta Ln., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
PEDROTTI, ANTHONY	039-131-20	275 Doretta Ln., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
CORDOVA, TONY M	039-131-21	8485 Doretta Ln., Washoe County, NV 89523	1.918	Large-Lot Neighborhood	LLR1
ALLEGRETTO, BRYAN J & MIKAYLA C	039-131-26	8465 Doretta Ln., Washoe County, NV 89523	2.693	Large-Lot Neighborhood	LLR1
Schulz, Michael and Jessica	039-131-28	8445 Doretta Ln., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Sack, Robert and Lynn	039-131-29	275 Eleanor Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
CGLRR TRUST, Owner 2 or Trustee-GERKEN TRUSTEE, WALTER C. TRUSTEE Owner 3 or Trustee-REMINGTON TRUSTEE, LINDA	039-131-31	270 Burks Blvd., Washoe County, NV 89523	1.613	Large-Lot Neighborhood	LLR1
FOREST B HARNESS & QING Y WANG TRUST	039-131-32	250 Burks Blvd., Washoe County, NV 89523	1.28	Large-Lot Neighborhood	LLR1
Buick Properties LLC	039-131-33	0 La Salle Heights, Washoe County, NV 89523	1.344	Large-Lot Neighborhood	LLR1
WARD, CRYSTAL	039-133-11	295 Mae Anne Ave., Washoe County, NV 89523	0.899	Large-Lot Neighborhood	LLR1
LUDWIG, RYAN & KATHLEEN	039-133-21	250 La Salle Heights, Washoe County, NV 89523	1.024	Large-Lot Neighborhood	LLR1
Sredy, Mark & Patty	039-133-23	260 La Salle Heights, Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
MacLennan, Alex & Tara	039-133-24	290 Eleanor Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Howland, Edward & Amber	039-133-25	270 Eleanor Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Sredy, Mark & Patty	039-133-26	260 Courtney Ln, Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1

Kerlin, Deborah L. and Hargraves, Shelley J.	039-133-27	285 Mae Anne Ave., Washoe County, NV 89523	1	Large-Lot Neighborhood	LLR1
Kerlin, Deborah L. and Hargraves, Shelley J.	039-133-28	250 Courtney Ln., Washoe County, NV 89523	1.16	Large-Lot Neighborhood	LLR1
PINKSTON, EVERETTE D, and Owner 2 or Trustee-PINKSTON, BARBARA C., Owner 3 or Trustee-ATKINS-GRAVIER, LYNETTE	039-136-02	245 Mae Anne Ave., Washoe County, NV 89523	0.93	Large-Lot Neighborhood	LLR1
ARELLANO, JOSE et al (AND OTHERS) Owner 2 or Trustee- ARELLANO, ADELA	039-136-04	250 Eleanor Ave., Washoe County, NV 89523	0.9	Large-Lot Neighborhood	LLR1
TABER FAMILY TRUST, ANDREW & KIMBERLY	039-136-05	275 Courtney Ln., Washoe County, NV 89523	0.946	Large-Lot Neighborhood	LLR1
MILLER, MICHAEL W & CHESLEY S	039-136-06	265 Courtney Ln., Washoe County, NV 89523	0.946	Large-Lot Neighborhood	LLR1
ROCCO, MICHAEL P. et al (AND OTHERS)	039-136-07	255 Courtney Ln., Washoe County, NV 89523	0.761	Large-Lot Neighborhood	LLR1
BRESHEARS, DAMON & LINDSEY	039-136-08	251 Courtney Ln., Washoe County, NV 89523	0.761	Large-Lot Neighborhood	LLR1
Wilhelm, Gerd	212-121-01	290 Mae Anne Ave., Reno, NV 89523	1	Large-Lot Neighborhood	LLR1
Lamantia, Chuck & Loni	212-121-02	260 Mae Anne Ave. Washoe County, NV 89523	1.88	Large-Lot Neighborhood	LLR1

City of Reno

1 East First Street, Second Floor

Reno, Nevada 89501

Re: Mesa Park Subdivision Annexation

Dear Madam Mayor and Reno City Council,

We are formally requesting that the City of Reno consider not exerting its extraterritorial jurisdiction on the Mesa Park Subdivision (NE¼ Section 13, T19N - RISE) as it is currently located within Washoe County as well as within the City of Reno Sphere of Influence.

The Mesa Park Subdivision includes rural lots ranging from .51 acres to 2.83 acres and often include farming an agriculture. All homes in the Mesa Park Subdivision are custom homes. Ten of the homes are single-story ranch homes.

Many of the homes on the lots are older and in need of remodeling. However, in doing so, we are struggling to adhere to both Reno and Washoe County requirements. This includes but is not limited to the following:

- City of Reno requiring additional structures be located 20 feet from property line and behind main dwelling. Many of these homes were built at the back of the property line on 1+ acres and no additions can be added behind the home. The expectation is to be able to make use of the full property by building in front and to the sides of the home.
- City of Reno requiring paved easements to said dwellings. With many lots being 1+ acre, it is cost prohibitive to require a road running through the property to reach said dwelling (quotes ranging from \$45,000-\$60,000).
- City of Reno requirement of sidewalks and gutter additions. With lots being of substantial size, the requirements are very cost prohibitive, often costing more than the remodel or addition themselves (quote received for sidewalks was \$82,000 for a single property).

Most of the homes in the Mesa Park Subdivision were built originally between 1970-1980's and are in need of updating. During the original builds, the area was not under City of Reno SOI, therefore, homes were not built to City of Reno land requirements and to make additions/remodels, we are finding it impossible and cost prohibitive to adhere to City of Reno requirements.

This subdivision is a low/middle class community with smaller homes and families looking to update the homes through owner construction permits. These are not owned by development companies looking to circumvent the system. We simply want to be able to afford our remodels. The Mesa Park Subdivision does not use City of Reno tax supported services (Fire, Police). The residents of Mesa Park Subdivision do not have any rights or decision making when it comes to Reno City politics, bills, or amendments. Therefore, it is not sound for the residents of the Mesa Park Subdivision to be required to obtain permits for a city in which we do not belong.

Thank you for your serious consideration.

With Respect,

**WMPA21-0011.WRZA21-0007
EXHIBIT F**

amendments. Therefore, it is not sound for the residents of the Mesa Park Subdivision to be req11f r r l to obtain permits for a city in which we do not belong.

Thank you for your serious consideration.

With Respect,

Walter C. Gerken WALTER C. GERKEN 4-2-2021
Owner Signature Owner Name Date

APN#039-131-31, Address; 270 Burks, Blvd, Washoe County, 89523

" See la. 1), \ \)
Owner Signature Owner Name Date

APN#039-131-32, Address: 250 Burks, Blvd, Washoe County, 89523

John B. Mastinos JOHN B. MASTINOS 4/11/21
Owner Signature Owner Name Date

APN#039-131-18, Address: 290 La Salle Heights, Washoe County, 89523

Alan Al'tf JK sf /n; 1/2/21
Owner Signature Owner Name Date

APN#039-131-26, Address:

8485 Doretta

Carl Sassenrath CARL SASSEN RATH 11 April 2021
Owner Signature Owner Name Date

APN#039-131-21, Address: 8485 Doretta Ln., Washoe County NV 89523

Carl Sassenrath CARL SASSEN RATH 4/9/21
owner Signature Owner Name Date

APN#039-131-17, Address: 280 La Salle Heights, Washoe County, 89523

Michael Schulz Jessica Schulz 4/2/2021
Owner Signature Owner Name Date

APN#03 - 31-28, Address: 8445 Doretta Ln., Washoe County NV 89523

Robert Sack ROBERT & LYNN SACK 4/1/2021
Owner Signature owner Name Date

APN#039-131-29, Address: 275 Eleanor Ave., Washoe County, 89523

Jesse Gnisler Jesse Gnisler 4/4/21
Owner Signature Owner Name Date

APN#039-131-19, Address: 8455 Doretta Ln., Washoe County, 89523

[Signature] [Name] [Date]
Owner Signature Owner Name Date

APN#039-131-20, Address: 275 Doretta Ln., Washoe County, 89523

[Signature] [Name] [Date]
Owner Signature Owner Name Date

APN#039-131-03, Address: 265 Eleanor Ave., Washoe County, 89523

[Signature] Darrell Ward 3/31/21
Owner Signature Owner Name Date

APN#039-133-II, Address: 295 Mae Anne Ave., Washoe County, 89523

[Signature] Ryan J Ludwig 3/31
Owner Signature Owner Name Date

APN#039-133-21, Address: 250 La Salle Heights, Washoe County, 89523


Owner Signature

Lindsey Breshears
Owner Name

4-2-2021
Date

APN#039-136-08, Address: 251 Courtney Ln., Washoe County, 89523


Owner Signature

Michael Rocco
Owner Name

4-2-2021
Date

APN#039-136-07, Address: 255 Courtney Ln., Washoe County, 89523


Owner Signature

Mike Milled
Owner Name

4-2-2021
Date

APN#039-136-06, Address: 265 Courtney Ln., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-136-05, Address: 275 Courtney Ln., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-139-01, Address: 225 Mae Anne Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-139-05, Address: 220 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-139-06, Address: 8385 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-137-04, Address: 8855 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-05, Address: 8895 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-06, Address: 8101 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-07, Address: 0 Lerby St., Washoe County, 89523

Jose m Arellano
JOSE m ARELLANO

I-ARK. ZI

APN# 039-13604 Address: 290 Eleanor Ave. Washoe County 89523

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APN#039-131-32, Address: 250 Burks, Blvd, Washoe County, 89523

Forest Barnes

owner Signature

FBW

Owner Name

Forest Bruce Barnes
& Qing Yun Wang
Revocable Trust

4/2/21

Date

(:zt/) Lindsey Breshears
Owner Signature

Lindsey Breshears
Owner Name

4-2-2021
Date

APN#039-136-08, Address: 251 Courtney Ln., Washoe County, 89523

M. Rocco
Owner Signature

Michael Rocco
Owner Name

4-2-2021
Date

APN#039-136-07, Address: 255 Courtney Ln., Washoe County, 89523

Milze Milled
Owner Signature

Milze Milled
Owner Name

4-2-2021
Date

APN#039-136-06, Address: 265 Courtney Ln., Washoe County, 89523

Andrew L. Taber
Owner Signature

ANDREW L. TABER
Owner Name

s/sluZrt
Date

APN#039-136-05, Address: 275 Courtney Ln., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-139-01, Address: 225 Mae Anne Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-139-05, Address: 220 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-139-06, Address: 8385 Leroy St., Washoe County, 89523

APN#039-131-17, Address: 280 La Salle Heights, Washoe County, 89523

Michael Schultz Jessica Schultz 4/2/2021
Owner Signature Owner Name Date

APN#03 - 31-28, Address: 8445 Doretta Ln., Washoe County NV 89523

Robert Sack ROBERT & LYNN SACK 4/1/2021
Owner Signature Owner Name Date

APN#039-131-29, Address: 275 Eleanor Ave., Washoe County, 89523

Jesse Ghislotta Jesse Ghislotta 4/4/21
Owner Signature Owner Name Date

APN#039-131-19, Address: 8455 Doretta Ln., Washoe County, 89523

Tony Pedrotti Tony Pedrotti 04-02 --Zf
Owner Signature Owner Name Date

APN#039-131-20, Address: 275 Doretta Ln., Washoe County, 89523

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Owner Signature Owner Name Date

APN#039-131-03, Address: 265 Eleanor Ave., Washoe County, 89523

Crystal Ward Darrell Ward 3/31/21
Owner Signature Owner Name Date

APN#039-133-II, Address: 295 Mae Anne Ave., Washoe County, 89523

Ryan Ludwig Ryan Ludwig #
Owner Signature Owner Name Date

APN#039-133-21, Address: 250 La Salle Heights, Washoe County, 89523

Signed below

Owner Signature

Mark Svedy

Owner Name

4/2/21

Date

APN#039-133-23, Address: 260 La Salle Heights, Washoe County, 89523

[Signature]
Owner Signature

Tara MacLennan

Owner Name

4-1-2021

Date

APN#039-133-24, Address: 290 Eleanor Ave., Washoe County, 89523

1 [Signature]

Owner Signature

Amber Howland

Owner Name

4/2-1

Date

APN#039-133-25, Address: 270 Eleanor Ave., Washoe County, 89523

[Signature]
Owner Signature

?a_ '-\ S,4

Owner Name

(2-(21) 11..il 1,

Date

APN#039 133 25, Address: 260 Eleanor Ave., Washoe County, 89523

b A-

Owner Signature

& G cr Lq/V'-0 1

Owner Name

0-Lf

Date

APN#039-133-28, Address: 250 Courtney Ave., Washoe County, 89523

[Signature]
(Owner Signature)

J" A I tf /f4r7,4// .5

Owner Name

Date

APN#039-133-27, Address: 285 Mae Anne Ave., Washoe County, 89523

Signed above

Owner Signature

Owner Name

Date

[Signature]

Washoe county, J;#/?RM LP,IV tk-<5 -ro

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S. dwv)[1rJ

5/19/2021

APN#039-137-04, Address: 8855 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-05, Address: 8895 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-06, Address: 8101 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-07, Address: 0 Leroy St., Washoe County, 89523

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JOSE M ARELLANO

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[Handwritten signature]

print

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Date

#512-121-01 Address: 290 Mae Anne Ave Washoe County 89523

[Handwritten scribble]

Lindsey Breshears Lindsey Breshears 4-2-2021
Owner Signature Owner Name Date

APN#039-136-08, Address: 251 Courtney Ln., Washoe County, 89523

M. Rocco Michael Rocco 4-2-2021
Owner Signature Owner Name Date

APN#039-136-07, Address: 255 Courtney Ln., Washoe County, 89523

Mike Moller Mike Moller 4-2-2021
Owner Signature Owner Name Date

APN#039-136-06, Address: 265 Courtney Ln., Washoe County, 89523

Andrew L. Taber ANDREW L. TABER 5/1/2021
Owner Signature Owner Name Date

APN#039-136-05, Address: 275 Courtney Ln., Washoe County, 89523

owner Signature Owner Name Date

APN#039-139-01, Address: 225 Mae Anne Ave., Washoe County, 89523

owner Signature Owner Name Date

APN#039-139-05, Address: 220 Thomas Ave., Washoe County, 89523

x Robert W. White Robert W. White Ctj;c;fatJ«/
Owner Signature Owner Name Date

APN#039-139-06, Address: 8385 Leroy St., Washoe County, 89523

Owner Signature *[Handwritten Signature]* / / h /
C;, U / ' -...----- Owner Name *f3/AGEN6 BALEME* Date *S--i Z..]*
A PN# 039-139-07 Address: 8375L
eroy St.1 Washoe County y1 89523

Owner Signature _____ Owner Name _____ Date _____
APN#039-138-011 Address: 8405 Leroy St., Washoe County y1 89523

Owner Signature _____ Owner Name _____ Date _____
APN#039-138-02, Address: 8433 Leroy St., Washoe County, 89523

[Handwritten Signature] _____ *[Handwritten Name]* _____ *[Handwritten Date]* _____
Owner Signature _____ Owner Name _____ Date _____

APN#039-138-03, Address: 8443 Leroy St., Washoe County, 89523

[Handwritten Signature] _____ *[Handwritten Name]* _____ *[Handwritten Date]* _____
Owner Signature _____ owner Name _____ Date _____

APN#039-137-01, Address: 900 Eleanor Ave., Washoe County, 89523

Owner Signature _____ Owner Name _____ Date _____
APN#039-137-02, Address: 8775 Leroy St., Washoe County, 89523

Signed above APN#039-137-04 _____ *page 5* _____
Owner Signature _____ Owner Name _____ Date _____

APN#039-137-03, Address: 8455 Leroy St., Washoe County, 89523

Owner Name _____ Date _____

L

owner Signature

Owner Name

Date

APN#039-148-01, 8410 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-02, 175 Eleanor Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-03, 150 Burks Blvd., Washoe County, 89523

t4

Owner Signature

Owner Name

Date

APN#039-148-04, 155 Eleanor Ave., Washoe County NV 89523

Owner Signature

Owner Name

Date

APN#039-148-29, 125 Eleanor Ave., Washoe County NV 89523

Owner Signature

Owner Name

Date

APN#039-148-30, 120 Burke Blvd., Washoe County, 89523

owner Signature

Owner Name

Date

APN#039-148-31, Washoe County NV 89523

Owner Signature

Owner Name

Date

APN#039-148-37, 8690 Leroy St., Washoe County, 89523

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owner Signature

Owner Name

Date

APN#039-148-38, 195, Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

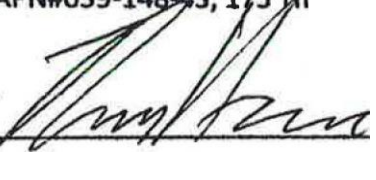
APN#039-148-42, 150 Eleanor Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-43, 175 Thomas Ave., Washoe County, 89523

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?- /



5-16-21

Owner Name

Date

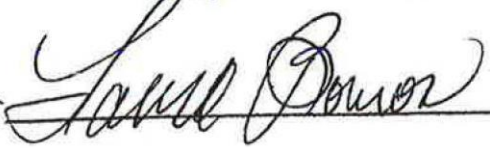
APN#039-148-44, 145 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-45, Washoe County, 89523

X 



5/13/21

Owner Signature

Owner Name

Date

APN#039-148-40, 100 Eleanor Ave. Washoe County, 89523

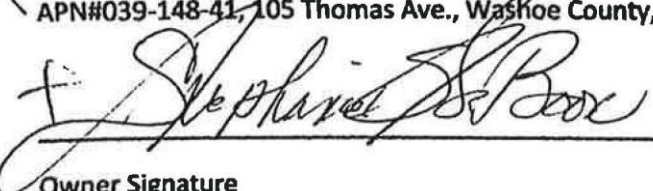
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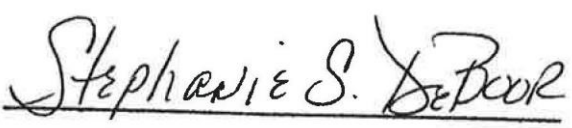
owner Signature

Owner Name

Date

APN#039-148-41, 105 Thomas Ave., Washoe County, 89523

X 



5/13/21

Owner Signature

Owner Name

Date

APN#039-148-12, 8378 Leroy St., Washoe County, 89523

[Handwritten signature]

Owner Signature

APN#039-14

Owner Name

Date

APN#039-1 Ave., Washoe County, 89523

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[Handwritten signature]

Owner Signature

blim f.UM

Owner Name

Date

APN#039-148-14, 140 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-14S-1S, 155 Mae Anne Ave., Washoe County, 89523

[Handwritten signature]

Owner Signature

[Handwritten signature: Carolyn Hansen]

Owner Name

[Handwritten date: 05/16/2021]

Date

APN#039-148-16, 120 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-18, 100 Thomas Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-33, 125 Mae Anne Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-34, 0 Mae Anne Ave., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-148-35, 105 Mae Anne Ave., Washoe County, 89523

[Signature]

owner Signature

APN#039-141-03, 8420 Leroy St Washo C
e ounty, 89523

CORAL PARIS

Owner Name

5-11-21

Date

Owner Signature

APN#039-141-57, 8306 Leroy St., Washoe County, 89523

Owner Name

Date

Owner Signature

APN#039-141-56, 8300 Leroy St., Washoe County, 89523

Owner Name

Date

Owner Signature

APN#039-141-53, 8260 Leroy St., Washoe County, 89523

Owner Name

Date

Rosemarie Bachman

Owner Signature

APN#039-141-54, 8240 Leroy St., Washoe County, 89523

ROSEMARIE BACHMAN

Owner Name

5/11/21

Date

[Signature]
[Signature]

Owner Signature

APN#039-141-60, 8220 Leroy St., Washoe County, 89523

Owner Name

Date

LIYUZ- L-- (',(

5/11/21

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5-11-21

Owner Signature

A- APN#039-141--40, 8225 Leroy St., Washoe County, 89523

Owner Name

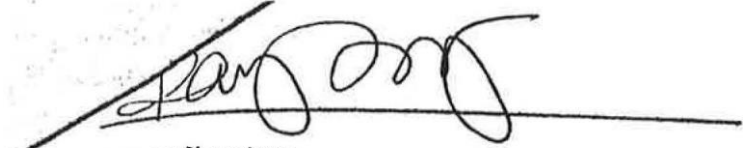
Date

owner Signature

APN#039-141-13, 8165 Leroy St., Washoe County, 89523

Owner Name

Date



Owner Signature

Kayla Suarez

Owner Name

5/10/21

Date

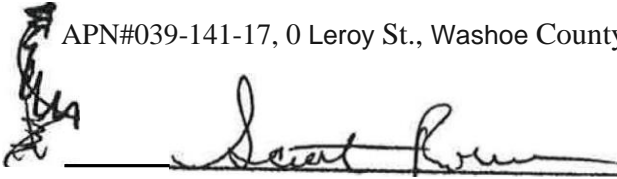
APN#039-141-14, 8155 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-17, 0 Leroy St., Washoe County, 89523



Scott Rowe

Owner Name

0 2/1

Date

Owner Signature

APN#039-141-16, 8140 Leroy St., Washoe County, 89523

owner Signature

Owner Name

Date

APN#039-141-55, 8345 Mesa Park Rd., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-61, 0 Leroy St., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-58, 8290 Mesa Park Rd., Washoe County, 89S23

Owner Signature

Owner Name

Date

APN#039-14148, 8295 Mesa Park Rd., Washoe County, 89523

Owner Signature

Owner Name

Date

APN#039-141-34, 8275 Mesa Park Rd., Washoe County, 89523

amendments. Therefore, it is not sound for the residents of the Mesa Park Subdivision to be required to obtain permits for a city in which we do not belong.

Thank you for your serious consideration.

With Respect,

Owner Signature

Owner Name

Date

~~APN#039-131-31~~, Address: 270 Burks, Blvd, Washoe County, 89523

prior page

Owner Signature

Owner Name

Date

,?7 APN#039-131-32, Address: 250 Burks, Blvd, Washoe County, 89523

Li:K

2

*Forest Bruce Harner
& Qing Yun Wang
Revocable Trust* *'-{/,'*

Owner Signature

Owner Name

Date

~~APN#039-131-18~~, Address: 290 La Salle Heights, Washoe County, 89523

prior page

Owner Signature

Owner Name

Date

~~APN#039-131-26~~, Address: 8465 Doretta Ln., Washoe County NV 89523

prior page

Owner Signature

Owner Name

Date

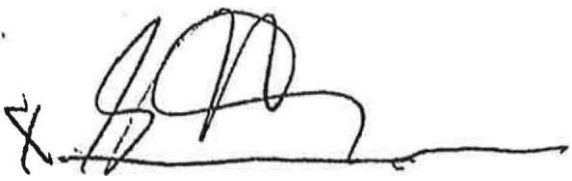
~~APN#039-131-21~~, Address: 8485 Doretta Ln., Washoe County NV 89523

prior page

Owner Signature

Owner Name

Date

X 

\$,k,- 1 "

S. tbtM [1N]

5/19/2021

APN#039-137-04, Address: 8855 Leroy St., Washoe County, 89523

Owner Name

Date

APN#039-137-05, Address: 8895 Leroy.St., Washoe County, 89523

Owner Name

Date

APN#039-137-06, Address: 8101Leroy St., Washoe County, 89523

Owner Name

Date


APN#039-137-07, Address: 0 Lerby St., Washoe County, 89523


Sr ;  It'1 

Pn"t: :5os ff?ElfANO

l!:R:e

to:3 \ 3 D 4, 4tVY< : Bo E,\e....., Pnn. W.v..lio. C, 5'.Z

 Gerard P. Wilhelm
APN# 212-121-01 Address: 290 Mae Anne Ave Washoe County 89523

X Nick E Buick  5/21/21
owner name Signature Date
APN# 039-131-33 Address: 0 La Salle Heights