



December 13, 2019

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

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

Dear Mr. Lloyd

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Bath", is written over the word "Sincerely,".

Ronald W. Bath
Manager

APPLICATION FOR REGULATORY ZONE AMENDMENT



Prepared For:

Regal Holdings of Nevada, LLC.

Prepared By:

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

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Highland Village			
Project Description: Rezone request from LDS to HDS allowing for the development of the property in similar manner as the existing surrounding subdivision development.			
Project Address: 0 Highlands Ranch Parkway			
Project Area (acres or square feet): 54.617 acres			
Project Location (with point of reference to major cross streets AND area locator): Bordering Highland Ranch Parkway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-020-41	21.019	508-020-43	33.598
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Charles J. Fornaro, et al		Name: Odyssey Engineering	
Address: 3936 Eagle Cir.		Address: 895 Roberta Ln. #104	
Slatington, PA	Zip: 18080	Sparks, NV	Zip: 89431
Phone: (610) 760-0394	Fax:	Phone: (775) 359-3303	Fax:
Email: none		Email: frank@odysseyreno.com	
Cell:	Other:	Cell: (775) 236-3329	Other:
Contact Person: Charles J. Fornaro		Contact Person: Frank Bidart	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Regal Holdings of Nevada LLC		Name: Ron Bath	
Address: 3495 Lakeside Dr. #249		Address: 3500 Lakeside Ct. #211	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89509
Phone: (775) 827-6700	Fax:	Phone:	Fax:
Email: ray@pezonella.com		Email: ron.salmonpoint@gmail.com	
Cell: (775) 742-4196	Other:	Cell: (775) 303-3789	Other:
Contact Person: Ray Pezonella		Contact Person: Ron Bath	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:—		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Regulatory Zone Amendment
Supplemental Information**
(All required information may be separately attached)

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

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

Accross Highland Ranch Parkway from Midnight Drive

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
508-020-41	Tier 2	LDS	21.019	HDS	21-019
508-020-43	Tier 2	LDS 89% GR 11%	33.598	HDS	33.598

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

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

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

Vacant Land --

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

Rock mountain to be used as open space

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

<input checked="" type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 checked="" 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 checked="" type="checkbox"/> Public water	Provider:	TMWA and SVGID

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> Public system	Provider:	SVGID

- b. Available:

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

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

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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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.

Highland Ranch Parkway

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

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

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

Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

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

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

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

OWNER AFFIDAVIT

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA }
COUNTY OF WASHOE }

I, Charles Fornaro (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

Printed Name CHARLES FORNARO

Signed Charles Fornaro

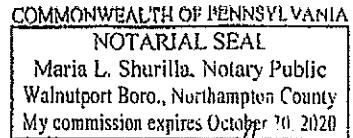
Address 3936 Eagle Cir
Slatington PA 16880

Subscribed and sworn to before me this 19 day of November

(Notary Stamp)

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

My commission expires: 10/20/20



Maria L. Shurilla (signature)

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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, DOMINICK NOFREY FORNARO
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

Printed Name DOMINICK N. FORNARO

Signed [Handwritten Signature]

Address 1404 LEON ST.

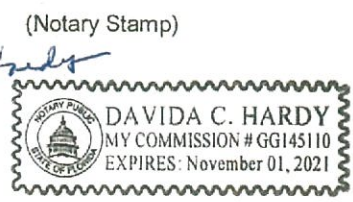
KEY WEST, FL. 33040

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

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

My commission expires: Nov-1, 2021

[Handwritten Signature]



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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

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

I, FRANK FORNARO JR.
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

Printed Name FRANK FORNARO JR

Signed Frank Fornaro Jr.

Address 15 NELSON CT.

TOMS RIVER NJ - 08757

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

(Notary Stamp)

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

My commission expires: 6/28/21

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

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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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STATE OF NEVADA)
COUNTY OF WASHOE)

I, Joseph Fornaro (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

Printed Name Joseph Fornaro

Signed [Signature]

Address 1937 Westfield Ave

Scottn Plains, NV 89416

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

(Notary Stamp)

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

My commission expires: April 11, 2024

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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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STATE OF NEVADA)
COUNTY OF WASHOE)

DAVID FORNARO

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

Printed Name DAVID FORNARO

Signed [Signature]

Address 1036 CREEGER AVE

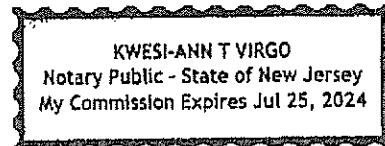
UNION NJ, 07083

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

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

My commission expires: 07-25-24

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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STATE OF NEVADA)
COUNTY OF WASHOE)

I, Nofrey Fornaro (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

Printed Name Nofrey Fornaro

Signed [Signature]

Address 3512 Ford Blvd
Freehold N.J. 07728

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

(Notary Stamp)

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

My commission expires: 9/1/21

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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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STATE OF NEVADA

COUNTY OF WASHOE

I, DOMINICK FORNARO
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

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

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

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

My commission expires: 12/22/2019

(Notary Stamp)
EVELYN Y PICO-LLERENA
Notary Public
State of New Jersey
My Commission Expires December 22, 2019

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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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STATE OF NEVADA)
COUNTY OF WASHOE)

I, CAROL ANN NOWAK (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

Printed Name CAROL ANN NOWAK

Signed Carol Ann Nowak

Address 4 Covered Bridge Rd.

Flemington N.J. 08822

(Notary Stamp)

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

[Signature]

KRISTEN KAPPAUF

NOTARY PUBLIC OF NEW JERSEY

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

My commission expires: May 17, 2023

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

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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Anthony J Pietrantonio
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

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

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

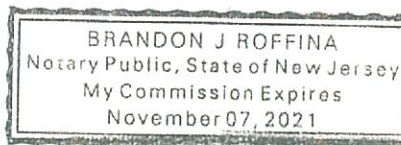
Address 255 Union Ave
New Providence, NJ 07974

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

(Notary Stamp)

Hammonton, NJ - Brandon Joffa
Notary Public in and for said county and state

My commission expires: 11/07/2021



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

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

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

In the Matter of the Estate of:

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

**EXECUTOR
SHORT FORM CERTIFICATE
OF LETTERS TESTAMENTARY**

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


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

Mathew Pietrontone,

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

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




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

Property Owner Affidavit

Applicant Name: REGAL HOLDINGS OF NEVADA, LLC.

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

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

I, William Nowak
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

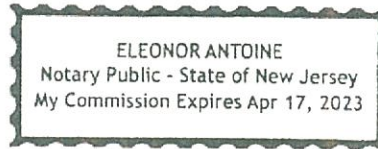
Assessor Parcel Number(s): 508-020-41 AND 508-020-43

Printed Name William Nowak
Signed [Signature]
Address 11118 Lake Katherine Circle
Client #1 34711

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

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

(Notary Stamp)



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

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

PROPERTY TAX PAID IN FULL

WASHOE COUNTY TREASURER

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

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

PAYMENT RECEIPT

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

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

Tender Information:		Charge Summary:	
Check #9/265101	7,376.38	Real	7,376.38
Total Tendered	7,376.38	Total Charges	7,376.38

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

By Whom Paid:

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

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

WASHOE COUNTY TREASURER

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

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

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

PAYMENT RECEIPT

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

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

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

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

By Whom Paid:

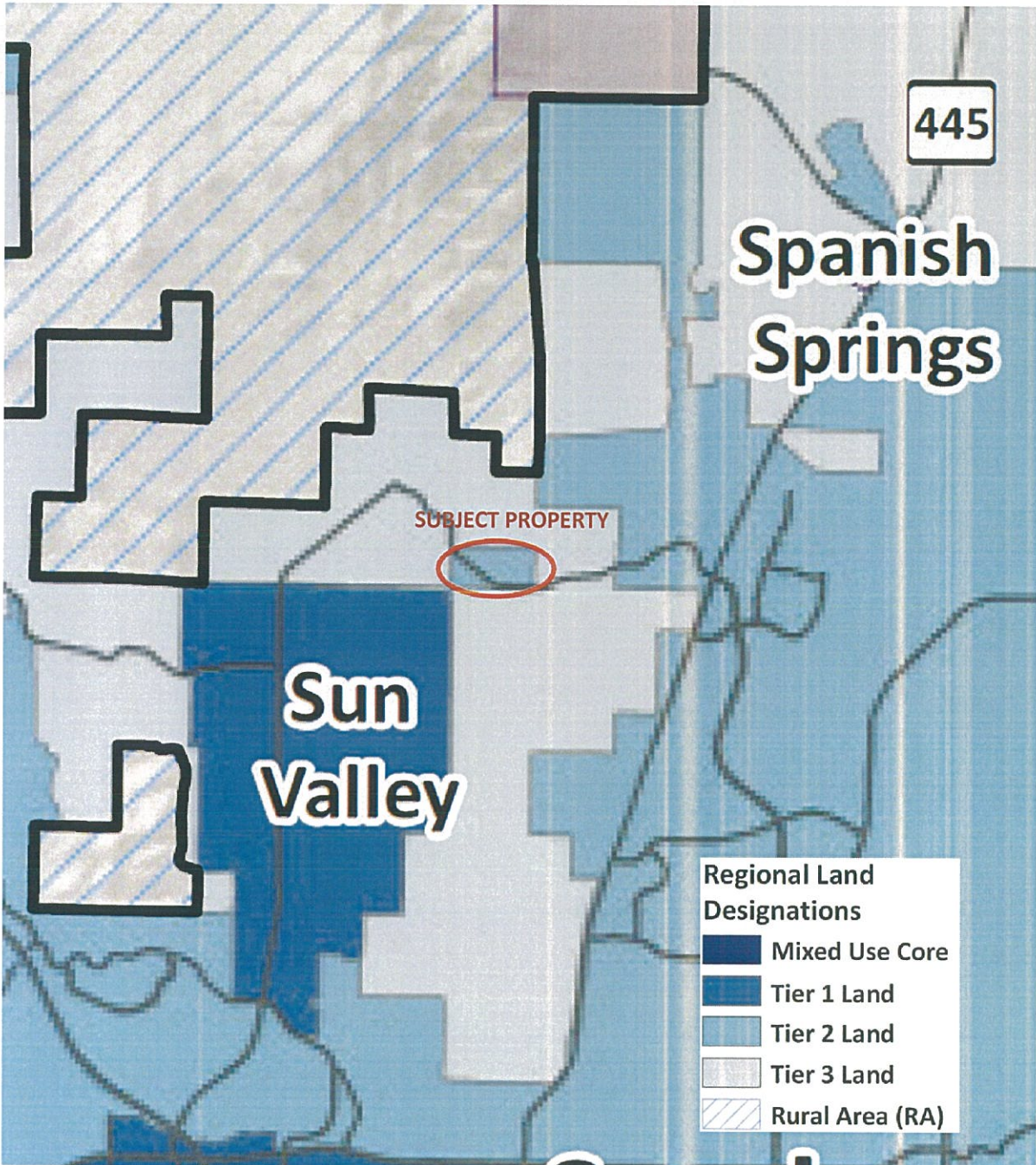
FIRST CENTENIAL TITLE CO
 1450 RIDGEVIEW DR STE 100
 RENO NV 89519

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

APPLICATION MATERIALS

CONSISTENCY WITH MASTER PLAN

TMRPA MASTER PLAN AMMEDMENT DESIGNATIONS MAP



— Consistency with Master Plan (Cont.)

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

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

— Compatible Land Use

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

Response to Change Conditions, more desirable use

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

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

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

Availability of Facilities

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

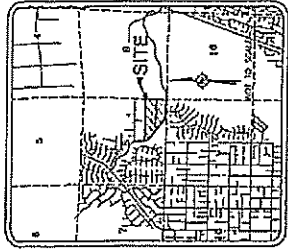
No Adverse Effects

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

Desired Pattern of Growth

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

APPLICATION MAP



BENCHMARK
 ALL BENCHMARKS USED IN THIS SURVEY WERE CHECKED AGAINST THE NATIONAL BENCHMARK SYSTEM AND FOUND TO BE WITHIN THE TOLERANCES SPECIFIED IN THE SURVEY DOCUMENTS ON THIS MAP.

BASIS OF BEARINGS
 ALL BEARINGS ARE BASED ON THE NAD 83 DATUM. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE NOTED.

NOTES
 1. THIS MAP FOR THIS SURVEY WAS CALCULATED MAY 24, 2018.
 2. NO ELEVATIONS ARE PROVIDED IN THIS DRAWING.
 3. THE BENCHMARK IS A BENCH MARK OF THE NATIONAL BENCHMARK SYSTEM. THE BENCHMARK IS A BENCH MARK OF THE NATIONAL BENCHMARK SYSTEM.

LEGEND

X	PROPERTY CORNER	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
M	ROUND PROPERTY CORNER	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
A	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
B	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
C	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
D	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
E	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
F	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
G	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
H	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
I	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
J	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
K	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
L	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
M	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
N	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
O	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
P	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
Q	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
R	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
S	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
T	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
U	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
V	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
W	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
X	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
Y	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER
Z	ROUND CENTER POINT	ADJACENT PROPERTY CORNER	ADJACENT PROPERTY CORNER

