



Planning Commission Staff Report

Meeting Date: April 4, 2023

Agenda Item: 8D

REGULATORY ZONE AMENDMENT CASE NUMBER:

WRZA23-0004 (Bellhaven)

BRIEF SUMMARY OF REQUEST:

To amend the regulatory zoning for one parcel

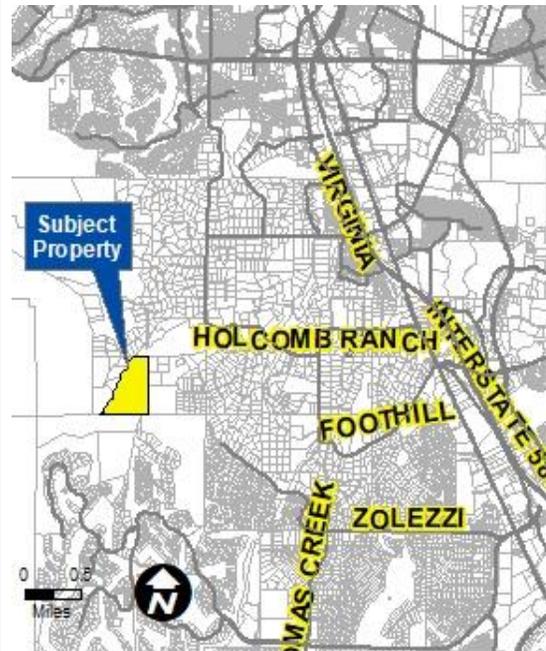
STAFF PLANNER:

Julee Olander, Planner
 Phone Number: 775.328.3627
 E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve a Regulatory Zone Amendment to change the regulatory zoning on one ±89.8 acre parcel of land from ±54.78 acres of Medium Density Rural (MDR – 0.2 units per acre; 61% of parcel), ±1.8 acres of High Density Rural (HDR – 0.4 units per acre; 2% of parcel) and ±33.22 acres of General Rural (GR – 1 unit per 40 acres; 37% of parcel) to ±41.28 acres of High Density Rural (46% of parcel), ±21.56 acres of Low Density Rural (LDR – 0.1 units per acre; 24% of parcel) and ±26.96 acres of Open Space (OS) (30% of parcel); and if approved, authorize the chair to sign a resolution to this effect.

Applicant/Owner: ARJ Properties LLC
 Location: 9000 Bellhaven Road
 APN: 041-140-23
 Parcel Size: ±89.8 acres
 Master Plan: Rural Residential (RR)
 Existing Regulatory Zone: 61% (±54.78 acres) Medium Density Rural (MDR – 0.2 units per acre), 2% (±1.80 acres) High Density Rural (HDR – 0.4 units per acre), & 37% (±33.22 acres) General Rural (GR)
 Proposed Regulatory Zone: 24% (±21.56 acres) Low Density Rural (LDR – 0.1 units per acre), 46% (±41.28 acres) High Density Rural (HDR – 0.4 units per acre), & 30% (±26.96 acres) Open Space (OS)
 Area Plan: Southwest Truckee Meadows
 Development Code: Authorized in Article 821, Amendment of Regulatory Zone
 Commission District: 2 - Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0004, having made all of the requisite findings in accordance with Washoe County Code Section 110.821.15(d) and Southwest Truckee Meadows Area Plan policy SW.20.3. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0004 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

(Motion with Findings on Page 13)

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Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 5.

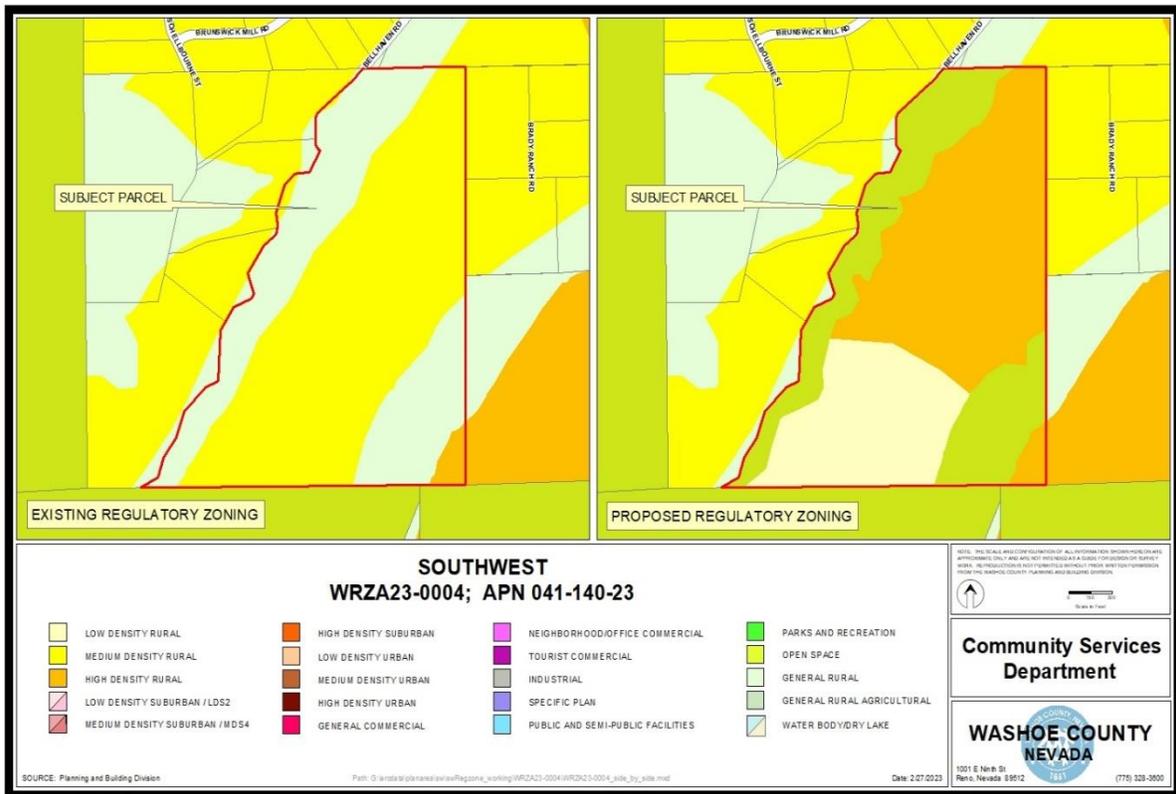
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the use 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.



Side by Side Comparison

Proposed Regulatory Zone Map & Existing Master Plan Map

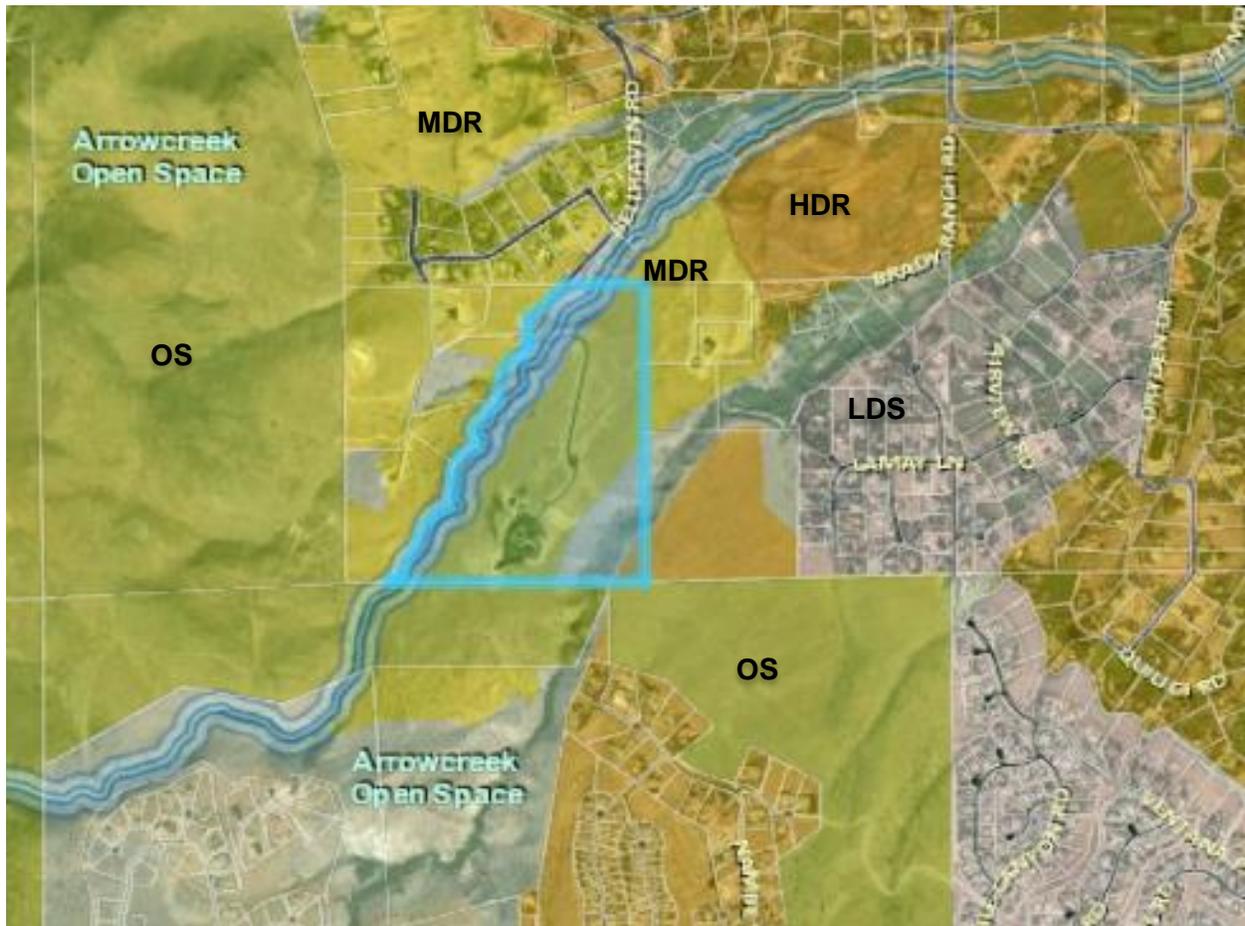
Current Conditions

The request is for a Regulatory Zone Amendment for an 89.8-acre parcel. Currently, the parcel has regulatory zoning of ± 33.22 acres of General Rural (GR), ±54.78 acres of Medium Density Rural (MDR), and ±1.8 acres of High Density Rural (HDR). The request is to re-zone the MDR portion and a part of the GR portion to LDR and HDR and to re-zone a larger part of the GR portion to OS, to better align with the slopes on the parcel. The table below shows the existing and proposed regulatory zones and acreage:

| Existing Zoning | Existing Acreage | Proposed Zoning | Proposed Acreage |
|----------------------------|------------------|-------------------------|------------------|
| General Rural (GR) | 33.22 | Open Space (OS) | 26.96 |
| Medium Density Rural (MDR) | 54.78 | Low Density Rural (LDR) | 21.56 |
| High Density Rural (HDR) | 1.8 | HDR | 41.28 |

The parcel is located in the Lakeside/Holcomb Suburban Character Management Area (SCMA) of the Southwest Truckee Meadows Area Plan. The SCMA allows for all of the proposed regulatory zones including the newly proposed Low Density Rural (LDR) and Open Space (OS). The Master Plan designation is Rural Residential (RR). All of the proposed regulatory zones, including the newly proposed Low Density Rural (LDR) and Open Space (OS) are allowed within the RR Master Plan designation. The GR designation is not an allowed regulatory zone in RR and the proposed change will correct this existing nonconforming situation. The surrounding

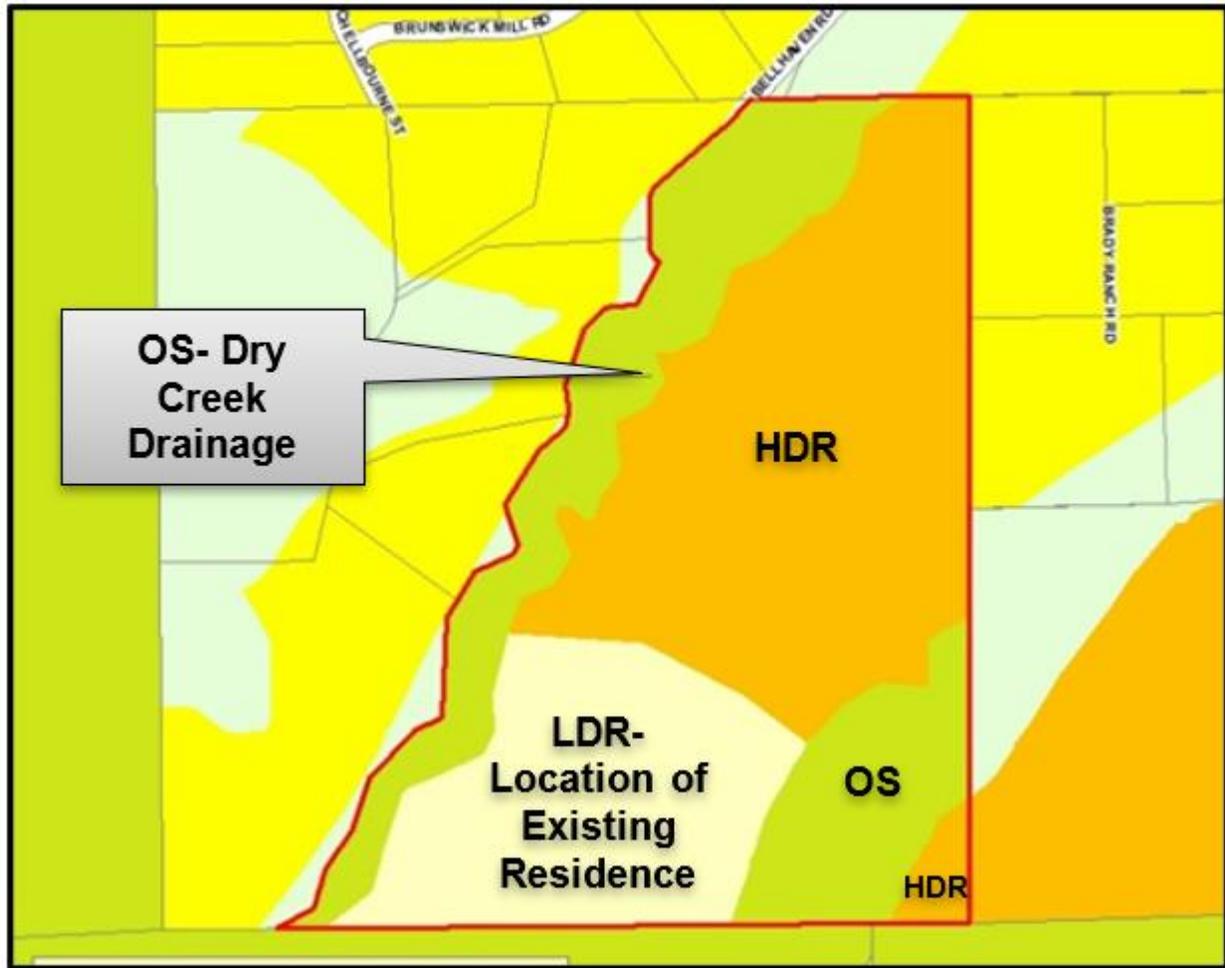
residential parcels have the same Master Plan designation of RR and regulatory zone designations of GR and MDR to the north, east and west, HDR to the southeast and OS to the south (See the map below).



Current Zoning Map

There is an existing 9,992 SF residence with outbuildings on the southern portion of the parcel. The residence is located in the portion of the parcel with the current regulatory zone of MDR and this area is proposed to be changed to LDR. (See the map below, page 7). There are no plans to remove the existing residence and outbuildings. The access to the residence is off Bellhaven Road.

Dry Creek, which is identified on Washoe County's maps as a significant hydrologic resource, is located along the western boundary of the parcel and there is an unnamed drainage along the southeast boundary. Both of these areas are sloped and currently zoned GR. The application is proposing to change the regulatory zones for these areas to OS, following the slope of the drainages.



Change of Conditions

The applicant is requesting to amend the regulatory zoning so that 24% (±21.56 acres) of the parcel will be LDR, 46% (±41.28 acres) of the parcel will be HDR, and 30% (±26.92 acres) of the parcel will be OS. The proposed amendment would increase the number of allowed lots from 13.1 lots to 23.2 lots, see the table below:

| Existing Zoning | Existing Acreage | Number of Lots | Proposed Zoning | Proposed Acreage | Number of Lots |
|--------------------------|------------------|----------------|--------------------------|------------------|----------------|
| GR- 1 unit per 40 acres | 33.22 | 1 | OS | 26.96 | NA |
| MDR – 0.2 units per acre | 54.78 | 13.6 | LDR – 0.1 units per acre | 21.56 | 2.6 |
| HDR – 0.4 units per acre | 1.8 | 0.9 | HDR -0.4 units per acre | 41.28 | 20.6 |
| TOTAL | | 13.1 | | | 23.2 |

There is an existing residence and outbuildings located in the southern portion of the parcel, that currently has a regulatory zoning of MDR. The applicant has indicated that the residence and outbuildings will remain and is proposed to be rezoned to LDR.

Consistency with Master Plan and Regulatory Zone Map

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

Housing Element- Volume One of the Washoe County Master Plan

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment: The proposed Regulatory Zone Amendment will increase the density on this parcel which will increase the availability of housing in the area.

Southwest Truckee Meadows Area Plan Evaluation

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

| Policy | Brief Policy Description | Complies |
|--------|----------------------------------|----------|
| SW.1.2 | Policy Growth Level | Yes |
| SW.1.6 | Allowed regulatory zones in SCMA | Yes |

Desired Pattern of Growth

The Southwest Truckee Meadows Area Plan desired pattern of growth encourages a range of housing opportunities and acknowledges that “residential uses range from low density rural, at one dwelling unit per 10 acres, to medium density suburban, at one dwelling unit per third acre.” The proposal is for housing developed on one acre to 10-acre parcels, which maintains the Area Plan’s pattern of growth.

Compatible Land Uses

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

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

| Proposed Regulatory Zone | Existing Regulatory Zone | Compatibility Rating |
|--------------------------------|-------------------------------|-------------------------|
| Low Density Rural (LDR) | Medium Density Rural (MDR) | High |

| | | |
|--------------------------|----------------------------|------|
| High Density Rural (HDR) | Medium Density Rural (MDR) | High |
| Open Space (OS) | General Rural (GR) | High |

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

Availability of Facilities

The application was reviewed by various agencies and departments and no comments or concerns were received (see Exhibit B). The applicant indicates that water service will be provided by individual wells and water rights will be purchased privately. The sewer service will be provided by individual septic systems by future homeowners. The application was reviewed by the Washoe County’s Engineering and Capital Projects, which made no comments concerning drainage, grading, traffic, or utilities. All required facilities will be reviewed at the time of development and additional facilities may be required for future development.

Southwest Truckee Meadows Area Plan Assessment

The parcel is located in the Southwest Truckee Meadows Area Plan in the Lakeside/Holcomb Suburban Character Management Area (SCMA). The SCMA allows for the proposed regulatory zone of High Density Rural (HDR), Low Density Rural (LDR) and Open Space (OS).

Development Suitability within the Southwest Truckee Meadows Area Plan

The Development Suitability Map shows the majority of the parcel designated as “most suitable” for development. The portion of the parcel along the west, where Dry Creek is located, and along the southeast area, where a steep drainage area is located, are designated with “slopes greater than 15% and 30%”. The applicant is proposing to amend the regulatory zoning for these areas from GR to OS. The proposed OS regulatory zoning will closely follow where the slope is located. Currently, the area includes areas that are designated “most suitable” for development. The acreage will change from 33.2 acres of GR regulatory zoning to 26.9 acres of OS regulatory zoning. The remaining 6.3 acres, that are shown as “most suitable” for development will be included in the LDR and HDR regulatory zone areas.

Public Notice

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

Owners of all real property to be noticed are owners identified on the latest County Assessor’s ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor’s records.

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

Noticing for this proposal: 35 property owners within 1,000 feet of the subject parcel were noticed by mail not less than 10 days before today’s public hearing. (See Exhibit C Noticing Map).

Agency Comments

The following agencies/individuals received a copy of the project application for review and evaluation:

| Agencies | Sent to Review | Responded | Provided Conditions | Contact |
|---|----------------|-----------|---------------------|--|
| NDOT (Transportation) | X | | | |
| NDOW (Wildlife) | X | | | |
| Washoe County Engineering & Capital Projects | X | X | | Robert Wimer, rwimer@washoecounty.gov |
| Washoe County Land Development (All Apps) | X | | | |
| Washoe County Operations Division Director | X | | | |
| Washoe County Parks & Open Space | X | X | | Faye-Marie Pekar, FPEkar@washoecounty.gov |
| Washoe County Water Resource Planning | X | X | | Vahid Behmaram, Vbehmaram@washoecounty.gov |
| Washoe County Water Rights Manager (All Apps) | X | | | |
| WCHD EMS | X | X | | Sabrina Brasuell, sbrasuell@washoecounty.gov |
| WCHD Environmental Health | X | X | | James English, jenglish@washoecounty.us |
| TMFPD | X | X | | Brittany Lemon, blemon@tmfpd.us |
| Truckee Meadows Regional Planning | X | | | |
| Washoe County School District (All TMs) | X | X | | Brett Rodela, Brett.Rodela@WashoeSchools.net |
| AT&T | X | X | | Cliff Cooper, cc2132@att.com |
| NV Energy | X | | | |
| Truckee Meadows Water Authority | X | | | |

Neighborhood Meeting

A neighborhood meeting was held on January 20, 2023, at the McKinley Art Center (See Exhibit C). There were 4 attendees, including one Washoe County staff member at the meeting, with the following comments:

- Lot sizes – do not want lots under 5 acres
- Wells and impact on existing properties
- Septic systems and the possibility of connecting to the sewer system
- Questions about the lot configuration

Staff Comment on Required Findings

WCC Section 110.821.15(d) 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.

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.

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

Staff Comment: The amended land uses are compatible with the existing adjacent lot sizes and uses and will not conflict with the public's health, safety or welfare as detailed in this staff report.

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 amendment has the potential to increase the availability of housing in the area, which is needed and desired by the Washoe County Master Plan and complies with the 2019 Truckee Meadows Regional Plan. The applicant is also proposing to rezone GR regulatory zone to OS regulatory zone, to reconfigure the area to follow the Dry Creek alignment more closely. This will proposal will be a better represented of the creek alignment, while persevering the Dry Creek area.

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

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

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

Staff Comment: The amendment has the potential to increase the availability of housing in the area. The proposed amendment will not adversely impact 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 promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units as detailed in this staff report.

7. Effect on a Military Installation. 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.

Southwest Truckee Meadows Area Plan

SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the County's ability to manage the conservation of the area's character will not be compromised.

Staff Comment: The proposed amendment are within commonly accepted thresholds of sustainable resource management as explained in this staff report. As development occurs the applicant will need to meet all requirements. The application was sent to agencies and departments for review and no comments of concern were received.

- b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Staff Comment: The application was sent to agencies and departments for review that oversee water, sewer and stormwater and no comments of concern were received. There was no request for a study from the Engineering Division concerning water, sewer and storm water. The application indicates individual wells and septic systems will be constructed to provide water and sewer for any future development on the parcel.

- c. A traffic analysis has been conducted that clearly identifies the impact of the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Staff Comment: The application was sent to agencies and departments for review and no comments of concern were received. There was no request for a traffic analysis by the Engineering Division. The number of proposed lots will probably have minimal impact on the traffic in the area. As future development occurs further analysis might be required to address any possible needed improvements for the area to maintain the adopted level of service.

- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.

Staff Comment: The SWTM Area Plan growth policy requires that proposals increasing the possible number of residential lots be carefully reviewed. This application has been reviewed by various departments and no comments of concern were received. The analysis of the proposal has indicated that the growth policy is being met.

- h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.

Staff Comment: The proposed amendment was reviewed by various departments and agencies and no comments of concern were received. The comments received indicated

that as future development occurred any development would need to meet all applicable requirements.

Recommendation

After a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0004, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d) and Southwest Truckee Meadows Area Plan policy SW.20.3. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0004 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. 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.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Southwest Truckee Meadows Area Plan

SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the County's ability to manage the conservation of the area's character will not be compromised.
- b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- c. A traffic analysis has been conducted that clearly identifies the impact of the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.
- h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.

Appeal Process

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

Applicant/ Owner: ARJ Properties LLC, Email: richard.buenting@strlco.com

Representatives: Robison Engineering, Email: michael@robisoneng.com &
bfreeman@robisoneng.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA23-0004 WHICH AMENDS THE SOUTHWEST TRUCKEE MEADOWS AREA PLAN REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONING ON ONE PARCEL TOTALING ±89.8 ACRES OF LAND FROM ±54.78 ACRES MEDIUM DENSITY RURAL (MDR), ±1.80 ACRES HIGH DENSITY RURAL (HDR) AND ±33.22 ACRES GENERAL RURAL (GR) TO ±21.56 ACRES LOW DENSITY RURAL (LDR), ±41.28 ACRES HDR AND ±26.96 ACRES OPEN SPACE (OS) (APN 041-140-23)

Resolution Number 23-09

Whereas Regulatory Zone Amendment Case Number WRZA23-0004, came before the Washoe County Planning Commission for a duly noticed public hearing on April 4, 2023; and

Whereas the Washoe County Planning Commission heard public comment, comment from the applicant, 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, 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 meets the following 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; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Whereas, the Washoe County Planning Commission has made the necessary findings for the Southwest Truckee Meadows Area Plan, as follows:

- SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:
- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.
 - b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
 - c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
 - e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.
 - h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA23-0004 and the amended Southwest Truckee Meadows Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on April 4, 2023.

WASHOE COUNTY PLANNING COMMISSION

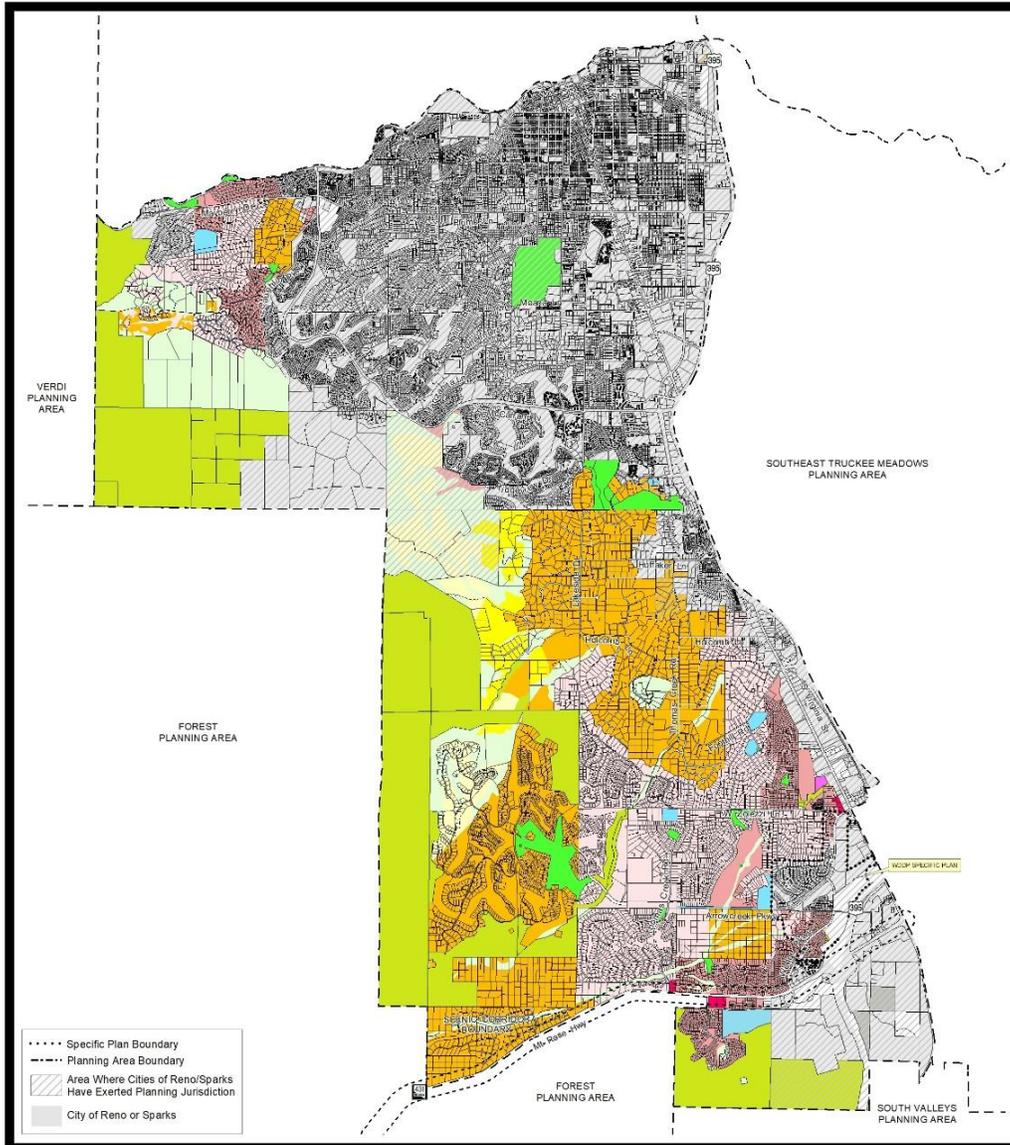
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Regulatory Zone Map

Exhibit A, WRZA23-0004



SOUTHWEST 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 and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROPRIATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. ADAPTING FOR USE BY OTHERS WITHOUT THE WRITING PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

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

PC Date: April 4, 2023
BCU Date: _____

Southwest Truckee Meadows Regulatory Zone Map

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: RE: Regulatory Zone Amendment Case Number WRZA23-0004 (Bellhaven)
Date: Wednesday, February 15, 2023 2:47:26 PM

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

AT&T does not have facilities south of Brunswick Mill Rd on Bellhaven Rd. This proposed re-zoning will not have any adverse effect on AT&T facilities.

Thanks!

Cliff Cooper
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5282
E-mail: cc2132@att.com
TEXTING and DRIVING... It Can Wait.

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#)
Subject: FW: February Agency Review Memo II
Date: Friday, February 17, 2023 8:44:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[February Agency Review Memo II.pdf](#)
[image006.png](#)

Hello,

The EMS Program has reviewed the February Agency Review Memo II - Regulatory Zone Amendment Case Number WRZA23-0004 (Bellhaven) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Regulatory Zone Amendment Case Number WRZA23-0004 (Bellhaven) -

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

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



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

From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Tuesday, February 14, 2023 3:04 PM

To: Holly, Dan <DHolly@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Behmaram, Vahid <VBehmaram@washoecounty.gov>; Bello, Marc <MBello@washoecounty.gov>; Solferino, Corey <CSolferino@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; deBraga, Kristen <KDeBraga@washoecounty.gov>; Landis, Rosa <RLandis@washoecounty.gov>

Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; EHS Plan Review <EHSPlanReview@washoecounty.gov>; West, Walt <WWest@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor

<TLloyd@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Oakley, Katherine <KOakley@washoecounty.gov>

Subject: February Agency Review Memo II

Good afternoon,

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

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

Comments are due by March 3, 2023, for Item 1.

Comments are due by February 24, 2023, for Item 2.

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

~~~~~

Dan/Rosa (Building) – **Item 1**

Dwayne (Engineering) - **ALL ITEMS**

Rob (Land Dev.) – **ALL ITEMS**

Eric (Operations) – **Item 2**

Faye-Marie (Parks & OS) – **ALL ITEMS**

Kim Rigdon (Water Resource Planning) – **Item 2**

Vahid (Water Rights) – **ALL ITEMS**

WCSO – **Item 1**

EMS – **ALL ITEMS**

David/Jim/Wes (Environmental Health) – **ALL ITEMS**

Sincerely,



**Brandon Roman**  
**Office Support Specialist, Planning & Building Division | Community Services Department**

[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

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

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



Date: February 24, 2023

To: Julee Olander, Planner

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

Re: Regulatory Zone Amendment WRZA23-0004 Bellhaven  
APN: 041-140-23

The Engineering and Capital Projects Division recommends approval with no additional conditions of approval.

**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WRZA23-0004 (Bellhaven) Conditions of Approval  
**Date:** Wednesday, February 15, 2023 9:41:35 AM  
**Attachments:** [image001.png](#)

---

Hi Julee,

TMFPD has no specific comments or special Conditions of Approval on this request.

Thank you.

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto: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 COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

February 27, 2023

Washoe County Community Services  
Planning and Development Division

RE: Bellhaven; 041-140-23  
Regulatory Zone Amendment; WRZA23-0004

Dear Washoe County Staff:

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

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

- a) Condition #1: The WCHD has reviewed the above referenced project and has no objections to the approval of the application as submitted.
- b) Condition #2: If the application is approved, future development of the land shall meet all applicable sections of the most current adopted District Board of Health Regulations Governing, Sewage, Wastewater and Sanitation.

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

Sincerely,



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



**From:** [Pekar, Faye-Marie L.](#)  
**To:** [Olander, Julee](#)  
**Subject:** RE: WRZA23-0004 Bellhaven  
**Date:** Wednesday, March 1, 2023 11:56:26 AM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

---

Hi Julee,

I have reviewed WRZA23-0004 Bellhaven and Parks does not have comments.

Sincerely,



**Faye-Marie L. Pekar, MPA**  
**Park Planner, Planning & Building Division | Community Services Department**  
[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) |

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Sent:** Wednesday, March 1, 2023 10:08 AM  
**To:** Pekar, Faye-Marie L. <[FPekar@washoecounty.gov](mailto:FPekar@washoecounty.gov)>  
**Subject:** RE: WRZA23-0004 Bellhaven

Yes just change to OS and not offering to County.  
Thanks,



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

**My working hours: Monday-Friday 8:00am to 4:30pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



---

**From:** Pekar, Faye-Marie L. <[FPekar@washoecounty.gov](mailto:FPekar@washoecounty.gov)>

**Sent:** Wednesday, March 1, 2023 10:06 AM

**To:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>

**Subject:** RE: WRZA23-0004 Bellhaven

Good Morning Julee,

let me touch base again with our Trails Coordinator. I have a question out to her if we want easements for the trails that run across the property and if they are pertinent to the adjacent Washoe County Arrow Creek Open Space. I'm not 100% sure myself and want to make sure our Trails Coordinator is okay with not asking for trail access easements.

Also, wanted to confirm with you that the intention is to just change the zoning of GR to OS and that the applicant is not offering up the Open Space as dedication to Washoe County. Is this correct?

Thank you,



**Faye-Marie L. Pekar, MPA**  
**Park Planner, Planning & Building Division | Community Services Department**  
[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) |

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>

**Sent:** Tuesday, February 28, 2023 2:02 PM

**To:** Pekar, Faye-Marie L. <[FPekar@washoecounty.gov](mailto:FPekar@washoecounty.gov)>; Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>

**Subject:** WRZA23-0004 Bellhaven

Just checking to see if you have any comments for application WRZA23-0004? I do need any comments by 3/7.

Thank you,

**Julee Olander, Planner**



[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

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

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



**From:** [Rodela, Brett A](#)  
**To:** [Olander, Julee](#); [Pekar, Faye-Marie L.](#)  
**Cc:** [Chisholm, Kyle W](#); [Baxley, Randy](#); [Poulsen, Teresa](#)  
**Subject:** RE: [EXTERNAL] WRZA23-0004 Bellhaven  
**Date:** Wednesday, March 1, 2023 10:48:44 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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

Julie,

Our protocols have typically been to comment at the Tentative Map level unless something sticks out to us otherwise.

In this case we will not be making any comments pertaining to **WRZA23-0004 Bellhaven** though this is good information for us to acknowledge and be aware of per the increase to development density potentially coming to this parcel.

***Brett A. Rodela***

GIS Analyst

Washoe County School District, Capital Projects

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

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Sent:** Tuesday, February 28, 2023 2:02 PM  
**To:** Pekar, Faye-Marie L. <[FPekar@washoecounty.gov](mailto:FPekar@washoecounty.gov)>; Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>  
**Subject:** [EXTERNAL] WRZA23-0004 Bellhaven

You don't often get email from [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov). [Learn why this is important](#)

Just checking to see if you have any comments for application WRZA23-0004? I do need any comments by 3/7.

Thank you,



**Julee Olander, Planner**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

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

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 East 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

February 16, 2023

TO: Julee Olander, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram for Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Regulatory Zone Amendment Case Number WRZA23-0004 (Bellhaven)

**Project description:**

The applicant is proposing to approve a regulatory zone amendment from Medium Density Rural (MDR – 0.2 units per acre) regulatory zone to High Density Rural (HDR – 0.4 units per acre) and Low Density Rural (LDR – 0.1 units per acre) regulatory zones for ±62.84 acres and General Rural (GR – 1 unit per 40 acres) to Open Space (OS) for ±26.96 acres of an ±89.8 acre parcel of land and; if approved, authorize the chair to sign a resolution to this effect.

The property is located at 9000 Bellhaven Road  
Assessor's Parcel Number(s): 041-140-23

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:*

Recommend approval of this amendment, with the following comment. The applicant shall acquire and relinquish water rights in good standing prior to the granting of any parcel map filed as a result of this regulatory zone amendment. Limitations on lot size, for parcels supported by an individual domestic well and individual septic systems may apply. Such parcels may be limited to a 5.00 acre minimum size to allow for well & septic per Washoe County District Health (WCHD) regulations.

Project Name: \_\_\_\_\_  
Meeting Location: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

**Neighborhood Meeting  
SUMMARY**

Virtual Meeting Option Provided:      **YES**      **NO**  
Hosted By (Name): \_\_\_\_\_ (Company): \_\_\_\_\_  
Contact (Email): \_\_\_\_\_ (Phone): \_\_\_\_\_

.....

**Public Concerns:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Changes Made to Proposal (if applicable):**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Any Additional Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*UM*

Project Name: 9000 BellHaven

**Neighborhood Meeting**

Meeting Location: 925 Riverside Dr, Reno, Nevada, 89503

**Sign-In Sheet**

Meeting Date: 2023-01-20

|   | First and Last Name<br>(please print legibly) | Address                                 | Email (or) Phone            |
|---|-----------------------------------------------|-----------------------------------------|-----------------------------|
| 1 | Bruce Baldecchi                               | Reno, NV 89511<br>210 Brunswick Mill Rd | bhbaldecchi@gmail.com       |
| 2 | RAY YORK                                      | 800 SCHELLBOURNE ST<br>RENO             | YORK@GBDEV.COM              |
| 3 | John Krmpotic                                 | 201 W. Liberty Suite 300                | John K@KLS Design Group.com |
| 4 | Roger Pelham                                  | 1001 E. 9 <sup>th</sup> St Reno         | RPELHAM@WASHOE COUNTY.GOV   |
| 5 |                                               |                                         |                             |
| 6 |                                               |                                         |                             |
| 7 |                                               |                                         |                             |
| 8 |                                               |                                         |                             |

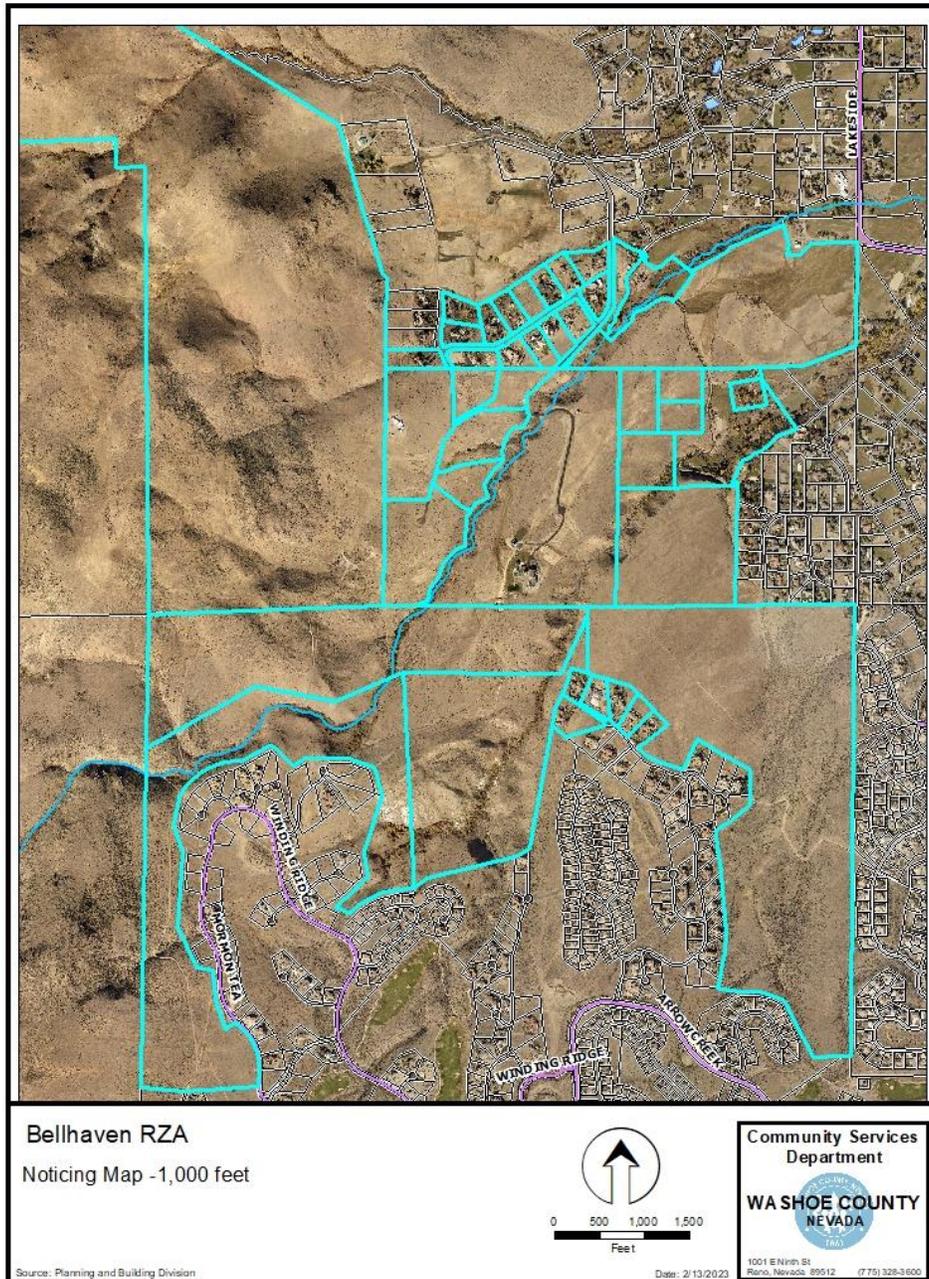
Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.



# Exhibit C Noticing Map

## Public Notice

Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750 foot radius of the subject property. This proposal was noticed within a 1,000 foot radius of the subject property, noticing 35 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



## NOTICING MAP

Community Services Department  
Planning and Building  
REGULATORY ZONE AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Washoe County Development Application

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

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

# Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

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

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

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

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

|                                                                 |                             |
|-----------------------------------------------------------------|-----------------------------|
| <input type="checkbox"/> Yes, provide map identifying locations | <input type="checkbox"/> No |
|-----------------------------------------------------------------|-----------------------------|

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

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

Explanation:

|  |
|--|
|  |
|--|

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

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

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

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

|  |
|--|
|  |
|--|

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

|  |
|--|
|  |
|--|

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

|                                           |           |  |
|-------------------------------------------|-----------|--|
| <input type="checkbox"/> Individual wells |           |  |
| <input type="checkbox"/> Private water    | Provider: |  |
| <input type="checkbox"/> Public water     | Provider: |  |

- b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

- c. Is this part of a Washoe County Capital Improvements Program project?

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

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

|  |
|--|
|  |
|--|

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

|                                            |           |  |
|--------------------------------------------|-----------|--|
| <input type="checkbox"/> Individual septic |           |  |
| <input type="checkbox"/> Public system     | Provider: |  |

- b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

- c. Is this part of a Washoe County Capital Improvements Program project?

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

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

|  |
|--|
|  |
|--|

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

|  |
|--|
|  |
|--|

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

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

12. Community Services (provided name, address and distance to nearest facility).

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

## Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

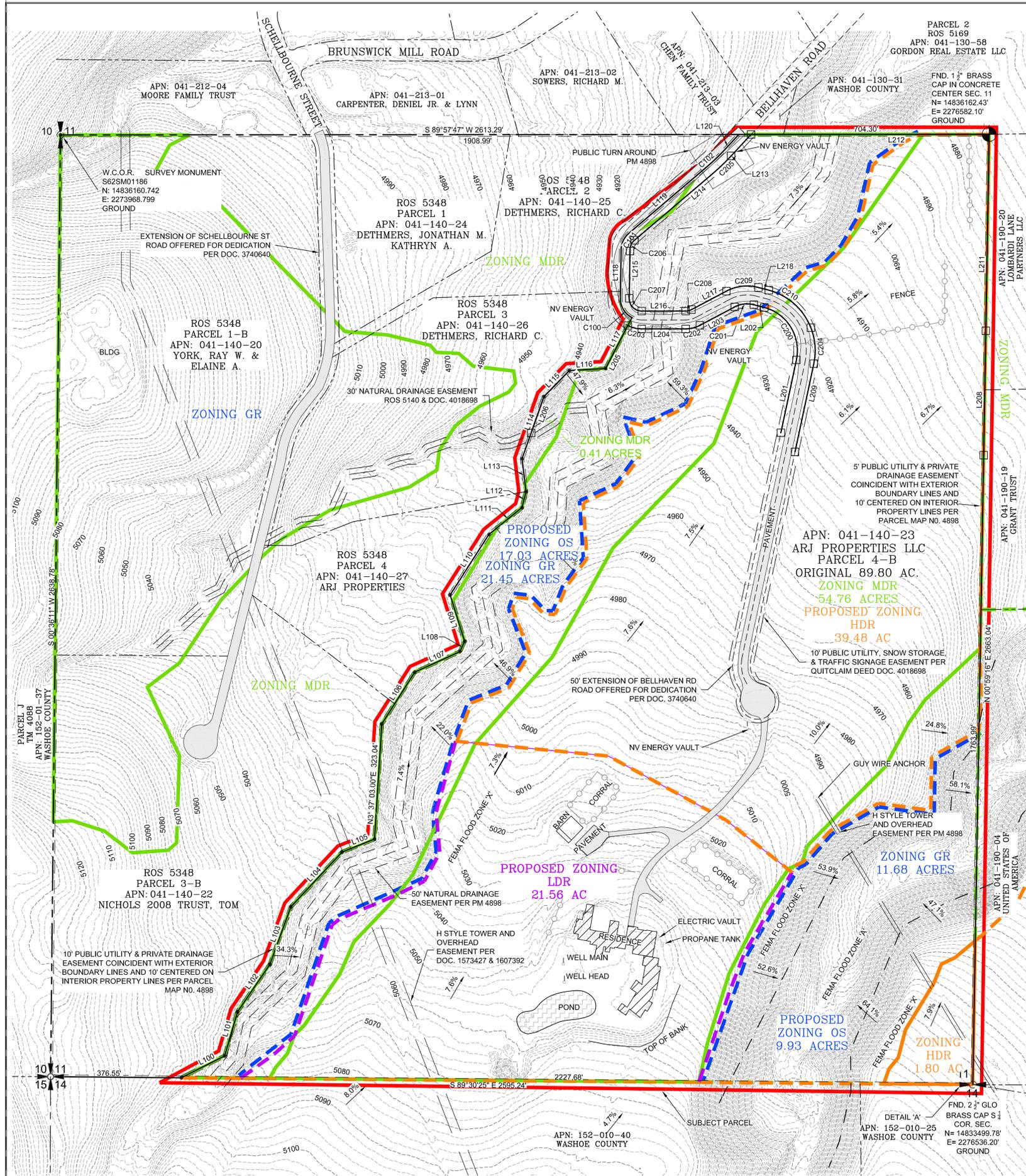
|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

## Regulatory Zone Amendment Findings

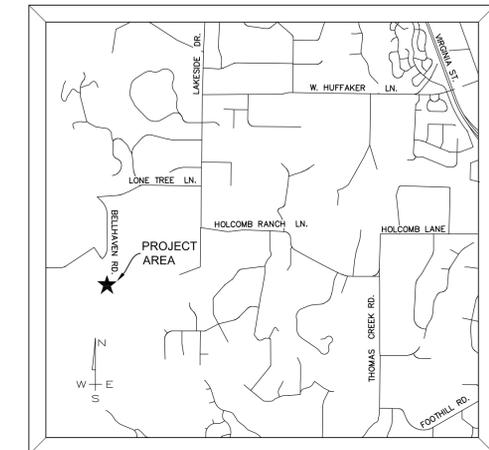
Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual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

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

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
- (3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.



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



VICINITY MAP  
N.T.S.

**LAND USE TABLE:**

PARCEL LOT SIZE: 89.80 ACERS  
MASTER PLAN (RURAL)

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

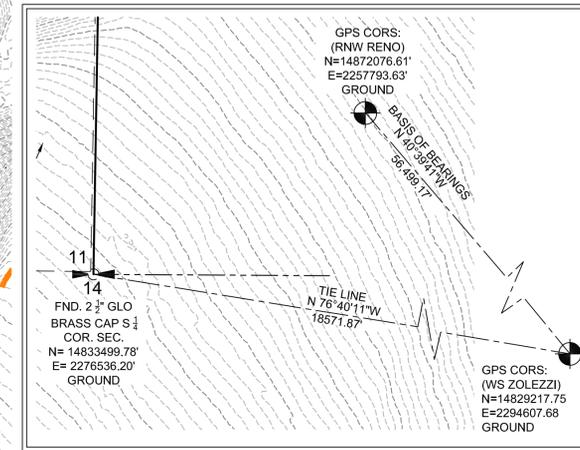
**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF BOUNDARY LINE ADJUSTMENT, QUIT CLAIM DEED PER DOC. 4018698 DATED, MAY 11, 2011.

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

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

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

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



DETAIL 'A'

|                                                                                                                                                                |                                                                                                                                                                      |                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>SURVEYOR</b><br>ROBISON ENGINEERING COMPANY<br>MICHAEL SMITH<br>846 VICTORIAN AVE, SUITE 20<br>SPARKS, NV 89431<br>(775)-762-4671<br>MICHAEL@robisoneng.com | <b>CIVIL ENGINEER</b><br>ROBISON ENGINEERING COMPANY<br>MICHAEL SMITH<br>846 VICTORIAN AVE, SUITE 20<br>SPARKS, NV 89431<br>(775) 852-2251<br>MICHAEL@robisoneng.com | <b>OWNER</b><br>RICHARD BUENTING<br>9000 BELLHAVEN RD.<br>RENO, NV. 89511<br>(775) 852-7283<br>Richard.Buenting@strfco.com |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

**ZONING AMENDMENT EXHIBIT**  
FOR  
**ARJ PROPERTIES, LLC**

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

|                     |                      |               |
|---------------------|----------------------|---------------|
| <b>CITY OF RENO</b> | <b>WASHOE COUNTY</b> | <b>NEVADA</b> |
|---------------------|----------------------|---------------|

|  |                                                                                |                                                                                                                                                    |
|--|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 846 VICTORIAN AVENUE<br>SPARKS, NV 89431<br>www.robisoneng.com<br>775-852-2251 | <b>DRAWN BY:</b> BMF<br><b>DATE:</b> 2023-01-09<br><b>PROJ. CODE:</b> RPS<br><b>PROJ. #:</b> 1-0586-07.001<br><b>SHEET</b><br><b>1</b> OF <b>1</b> |
|--|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|

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



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

Date: 2023-01-30

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

**RENG Project #**  
**1-0586-07.001**

Dear Washoe County,

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

Sincerely,  
ROBISON ENGINEERING COMPANY

Michael Smith, PE - PLS  
775-852-2251

