

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

Regulatory Zone Amendment

Washoe County Code (WCC) Chapter 110, Article 821, Amendment of Regulatory Zone, provides for the method for amending the Regulatory Zone map, including requests to change a Regulatory Zone affecting a parcel of land or a portion of a parcel. A Regulatory Zone Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.821 for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Regulatory Zone Amendment Application materials.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled, and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed land use. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Regulatory Zone Amendment Application.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

Washoe County Development Application

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. System Type:

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

- b. Available:

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

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

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

- a. System Type:

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

- b. Available:

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

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

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

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

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

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

Projects of Regional Significance Information For Regulatory Zone Amendments

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

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

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

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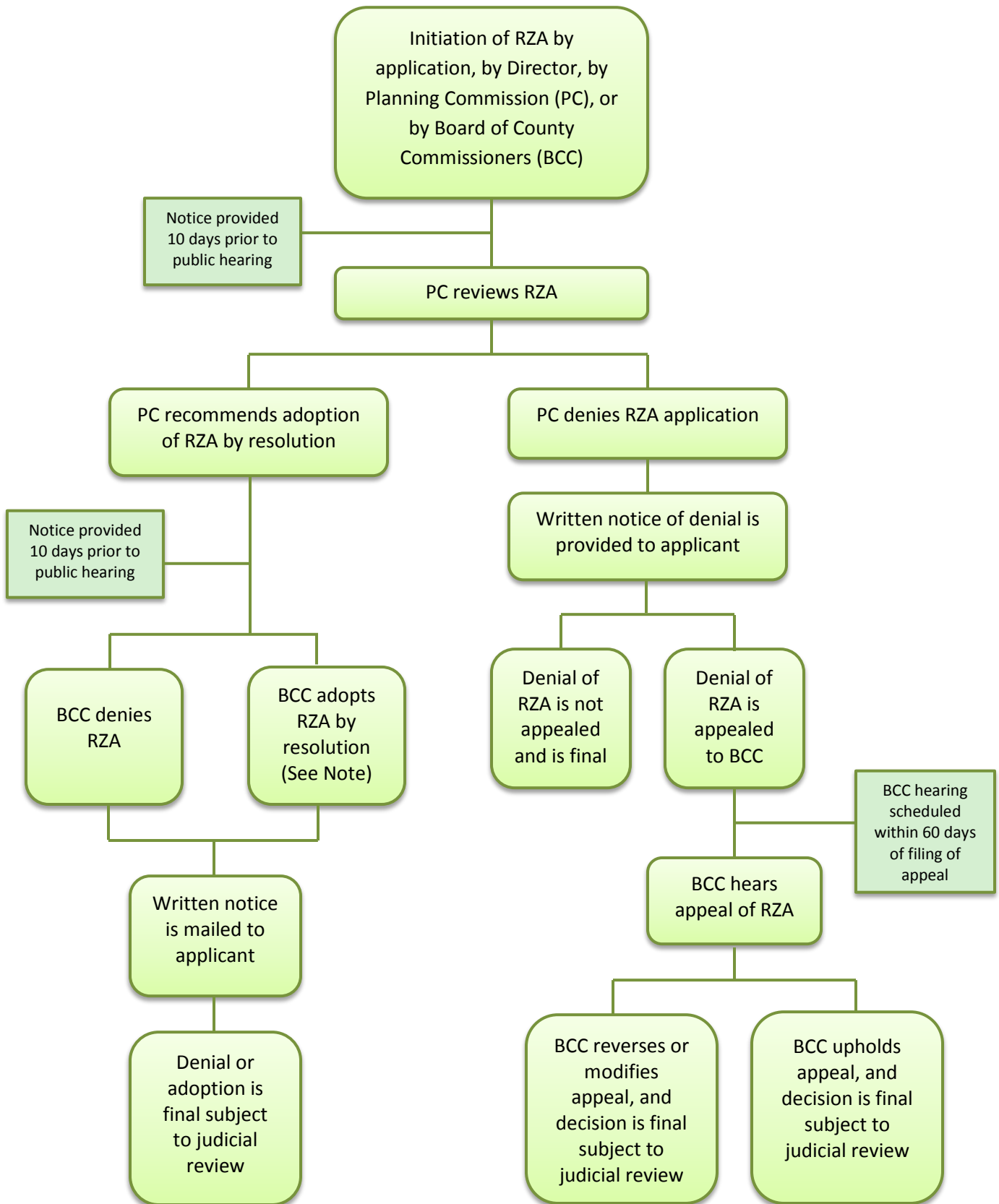
Regulatory Zone Amendment Findings

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

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

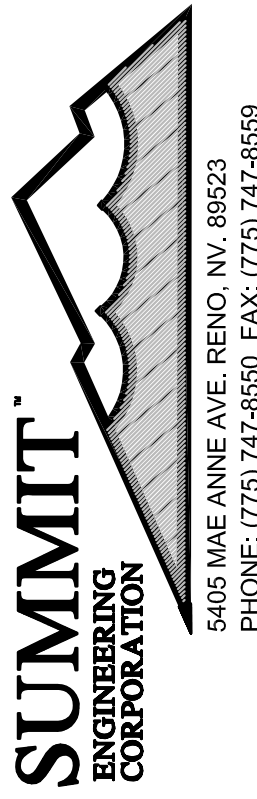
- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely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

Regulatory Zone Amendment (RZA) – Article 821



Note: If the RZA is processed concurrently with a Master Plan Amendment (MPA), then final adoption of the RZA is contingent upon the BCC adopting the MPA and the MPA subsequently being found in conformance with the appropriate regional plan.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

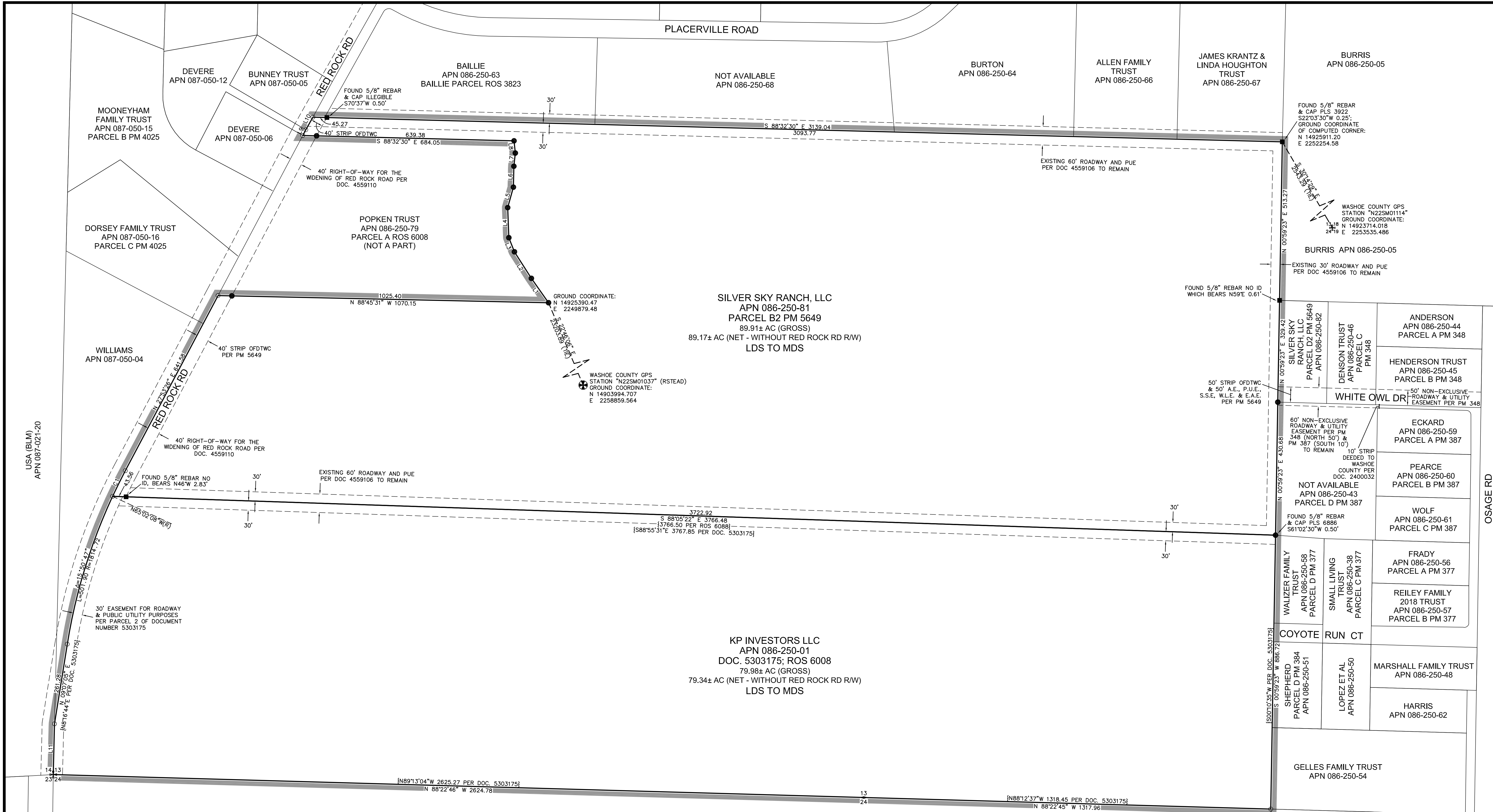


SUMMIT ENGINEERING CORPORATION
5415 MARIE ANNE AVE. RENO, NV. 89523
PHONE (775) 747-8656 FAX (775) 747-8659

DESIGNED BY: RGC
DRAWN BY: ryan
CHECKED BY: RGC
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MAP SUPPORTING THE REGULATORY ZONE AMENDMENT
FOR SILVER SKY RANCH, LLC (APN 086-250-81) AND
KP INVESTORS LLC (APN 086-250-01); LDS TO MDS
NEVADA
WASHOE COUNTY

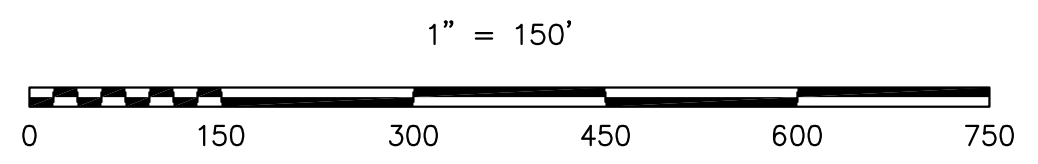
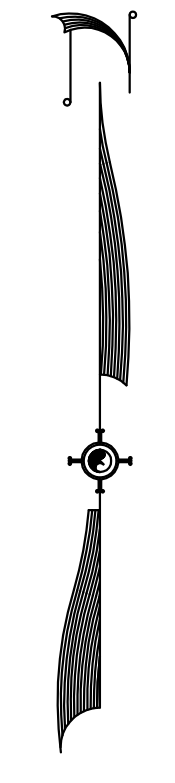
SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APP'D
1	1"=150'					
1	HORIZ: 1"=150'					
	VERT: N/A					
	JOB NO: 83238					
	FILE NO: 2024-05-07					



LINE	BEARING	DISTANCE
L1	S 35°13'09" E	96.56
L2	S 32°28'46" E	101.98
L3	S 21°37'00" E	49.00
L4	S 02°14'01" E	97.46
L5	S 15°33'19" W	68.79
L6	S 01°21'18" W	67.77
L7	S 08°14'54" W	42.88
L8	S 06°04'30" E	39.74
L9	N 27°53'26" E	20.84
L10	N 29°22'41" E	46.79
L11	N 01°25'15" E	164.39

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	02°55'38"	1814.72	92.71	92.70

BASIS OF BEARINGS AND COORDINATES:
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°37'31.936680" NORTH AND 119° 53' 01.166280" WEST FOR REGIONAL GPS CORRS 'STEA' (WASHOE COUNTY IDENTIFIER N22SM01037). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.



LIFESTYLE HOMES TND LLC
APN 086-232-31



LEGEND

- 14, 13, 23, 24 SECTION CORNER
- 13, 13, 24 QUARTER CORNER
- GPS CONTROL STATION AS NOTED
- CALCULATED POINT, NOTHING SET
- FOUND 5/8" REBAR & CAP PLS 6886
- FOUND MONUMENT AS NOTED
- ROS RECORD OF SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT (PUBLIC)
- W.L.E. WATERLINE EASEMENT (PUBLIC)
- E.A.E. EMERGENCY ACCESS EASEMENT (PUBLIC)
- A.E. ACCESS EASEMENT (PUBLIC)
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- 89.91± AC APPROXIMATE PARCEL AREA IN ACRES
- W.C.E. WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE, AND SIDEWALKS.
- ROS RECORD OF SURVEY MAP
- PM PARCEL MAP
- O.F.D.T.W.C. OFFERED FOR DEDICATION TO WASHOE COUNTY PER PARCEL MAP 5649
- BOUNDARY LINE OF SUBJECT PARCELS
- APPROXIMATE BOUNDARY LINE OF ADJACENT PARCELS
- EASEMENT LIMITS
- TIE LINE

O. 775.823.2900
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Aubrey Powell
Associate
775.321.3452 direct
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Apowell@lewisroca.com



May 8, 2024

VIA HAND DELIVERY

Washoe County Community Services Department
Planning and Building
1001 E. Ninth Street, Building A
Reno, Nevada 89512

RE: Narrative Letter - Washoe County Regulatory Zone Amendment Application for APNs: 086-250-81 and 086-250-01.

To Whom It May Concern:

I. INTRODUCTION; BACKGROUND; PROJECT REQUEST

On behalf of Silver Sky Ranch LLC, an owner and the applicant in this matter (“Applicant”), we hereby submit the enclosed Regulatory Zone Amendment applications for Washoe County Assessor’s Parcel Numbers 086-250-81 and 086-250-01 located at 10235 White Owl Drive and 12000 Red Rock Road, respectively (collectively, the “Subject Properties”). The Applicant hosted a neighborhood meeting for this request on April 25, 2024.

The Subject Properties consist of a combined ± 169.91 acres of land and are located in the Red Rock – Silver Knolls area of North Valleys. Specifically, the Subject Properties are located directly off of Red Rock Road, west of the Reno-Stead Airport, north of Silver Knolls Boulevard and south of Placerville Road. Currently, the Subject Properties are zoned Low Density Suburban (“LDS”) and are made up mostly of vacant land with a ± 3304 square foot single-family residence on the parcel ending in -01.

The Applicant is requesting to rezone the Subject Properties to Medium Density Suburban (“MDS”).

II. REGULATORY ZONE AMENDMENT

It is proposed to amend the current zoning designation of Low Density Suburban (LDS) to Medium Density Suburban (MDS). To make a recommendation for approval, all of the following findings must be made by the Commission:

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

***Applicant’s Response:** The requested MDS zoning designation is in substantial compliance with the policies and actions programs of the Master Plan. Additionally, the Subject Properties have a Master Plan land use designation of Suburban Residential and MDS is an allowed zoning in the Suburban Residential 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.

***Applicant's Response:** The proposed amendment is requesting a zoning designation of MDS which is compatible with the numerous surrounding suburban residential uses in the area. The proposed MDS zoning designation is permitted under the Master Plan land use designation for the Subject Properties. There is no conceivable detriment to 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.

***Applicant's Response:** The Subject Properties surrounding uses remain largely suburban residential with some adjacent industrial uses. The proposed amendment will allow for a reasonable amount of additional density to provide additional housing opportunities to meet the needs of a broad range of the area's population while still preserving the area's character and quality of life.*

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.

***Applicant's Response:** Adequate public facilities are in close enough proximity to the Subject Properties, including public safety facilities, to accommodate the densities permitted by the proposed MDS zoning designation.*

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.

***Applicant's Response:** 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.

***Applicant's Response:** The proposed MDS zoning designation will promote the orderly physical growth of single-family residences in a fast growing suburban residential community while still maintaining the sense of isolation from other developed parts of North Valleys with a suitable density of four (4) units per one (1) acre.*

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

***Applicant's Response:** Not applicable. The proposed amendment will not affect the location, purpose and mission of the military installation.*

III. CONCLUSION

For the reasons stated herein, this request to amend the regulatory zone of the Subject Properties meets or exceeds all requirements and all findings under the Washoe County Development Code. The Applicant therefore respectfully requests that the County approve this request.

Sincerely,

/s/ Aubrey K. Powell

Aubrey K. Powell
Lewis Roca Rothgerber Christie LLP