

70RZA

Master Plan Amendment (MPA) & Regulatory Zone Amendment (RZA)

WCPC public Hearing on August 6, 2024 at 6:00 p.m. (Agenda Item 9c.)

Request summary:

- A **Master Plan Amendment (MPA)** to change the land use designation on 7 acres of the 14.6 acre site from Rural (R) from Rural Residential (RR);
- A **Regulatory Zone Amendment (RZA)** to change the zoning for the same portion of the parcel from General Rural (GR) to High Density Rural (HDR) and 6.7 acres of the remainder to Open Space;
- At this time, this includes only the land use changes needed to prepare for a future *residential parcel of 3.0+ acres in size.*





Hunter
Creek
Reservoir

BRIDLE WAY

PLATEAU RD

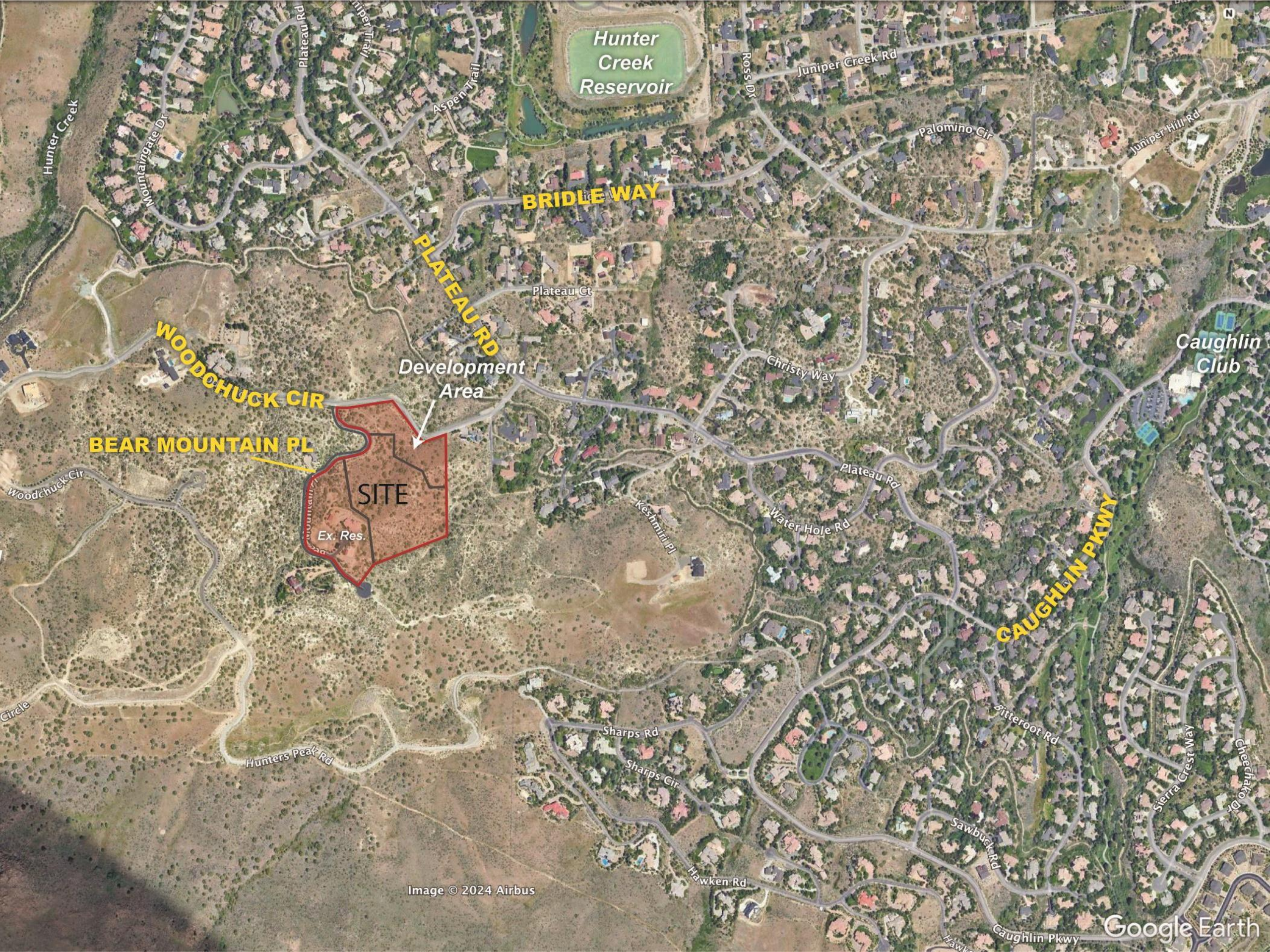
WOODCHUCK CIR

BEAR MOUNTAIN PL

SITE

CAUGHLIN PKWY

Caughlin
Club



Hunter Creek Reservoir

BRIDLE WAY

PLATEAU RD

WOODCHUCK CIR

BEAR MOUNTAIN PL

SITE

Development Area

Caughlin Club

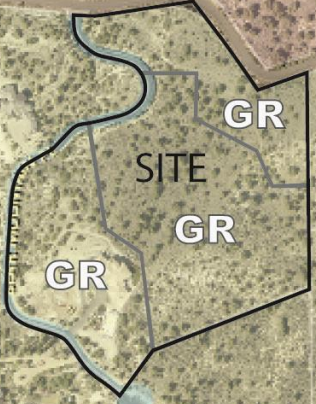
CAUGHLIN PKWY

Noticing List for Community Meeting:
**34 notices sent to property owners, includes 3
to Washoe Co staff, Commissioner Hill**

FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
	ALDRICH EVANS LIVING TRUST	4245 WOODCHUCK CIR		RENO	NV	89519
WAYNE	BAKER	4225 PLATEAU RD		RENO	NV	89519
	BAKER LIVING TRUST	4170 PLATEAU RD		RENO	NV	89519
CHRIS N & PRISCILLA K	BENDER TRUST	4247 PLATEAU RD		RENO	NV	89519
	BERRY FAMILY TRUST	65 BEAR MOUNTAIN PL		RENO	NV	89519
	DUDLEY FAMILY 2009 TRUST	35 FRANCOVICH CT		RENO	NV	89519
GUY & ELIZABETH	GARDNER FAMILY TRUST	30 FRANCOVICH CT		RENO	NV	89519
AMY B	GERBUS LIVING TRUST	4110 FLINTLOCK CIR		RENO	NV	89519
SANDY	GINSBERG	490 SUNSHINE LN		RENO	NV	89502
	GOODNIGHT FAMILY TRUST	40 WOODCHUCK CIR		RENO	NV	89519
	HUNTER CREEK RENO OWNER LLC	445 APPLE ST STE 205		RENO	NV	89502
	ISLAND TRUST	3500 LAKESIDE CT # 140		RENO	NV	89509
MELANIE K	JAFFE TRUST et al	4145 PLATEAU RD		RENO	NV	89519
	JONES LIVING TRUST	65 WOODCHUCK CIR		RENO	NV	89519
	KOCI FAMILY TRUST	40 FRANCOVICH CT		RENO	NV	89519
MICHAEL C	MADSEN 1992 TRUST et al	PO BOX 20592	C/O LUCINDA BLAIR	RENO	NV	89515
	MCNEELY FAMILY TRUST	45 FRANCOVICH CT		RENO	NV	89519
MARK & SANDRA	MENDE LIVING TRUST	4160 PLATEAU RD		RENO	NV	89519
	MORROW FAMILY 2015 TRUST	50 FRANCOVICH CT		RENO	NV	89519
	MURPHY FAMILY TRUST	4700 WOODCHUCK CIR		RENO	NV	89519
HOWARD W & NANCY D	OLSEN TRUST	4180 HACKAMORE DR		RENO	NV	89519
	P SMITH & CO LLC	PO BOX 7438		RENO	NV	89510
STEVEN T	POLIKALAS	4790 CAUGHLIN PKWY PMB 370		RENO	NV	89519
	RAFTER W INVESTMENT TRUST	4165 PLATEAU RD		RENO	NV	89519
	ROSS FAMILY 2023 TRUST	4180 PLATEAU RD		RENO	NV	89519
THOMAS	SCHEIBE et al	2480 MOUNTAIN SPIRIT TRL		RENO	NV	89523
	SOTERO FAMILY DECEDENTS TRUST	4185 PLATEAU RD		RENO	NV	89519
TYLER & ERIN	ST PIERRE	4150 PLATEAU RD		RENO	NV	89519
P M	WADE LIVING TRUST	4155 PLATEAU RD		RENO	NV	89519
	WEBSTER & CURRY LIVING TRUST	20 WOODCHUCK CIR		RENO	NV	89519
MARILYN D	YORK	70 BEAR MOUNTAIN PL		RENO	NV	89519
DISTRICT 1	WASHOE COUNTY MANAGER'S OFFICE	1001 E 9TH ST, BLDG A	ATTN: COMMISSIONER HILL	RENO	NV	89512
K OAKLEY	WASHOE COUNTY CSD - PLANNING	1001 E 9TH ST, BLDG A		RENO	NV	89512
COMMISSIONER SUPPORT	WASHOE COUNTY MANAGER'S OFFICE	1001 E 9TH ST, BLDG A	ATTN: DISTRICT #1	RENO	NV	89512



Zoning (E)



LDS

LDS

RDS

GR

SITE

GR

GR

GR

HDR

MDS

HDR

PSP

LDS

RDS

GR

RENO

PSP

OS



Zoning (P)

HDR

SITE

OS

HDR

HDR

LDS

LDS

RDS

GR

HDR

MDS

PSP

LDS

RDS

RENO

PSP

Steamboat Ditch

Steamboat Ditch

HUNTER FALLS CIR

SHARPS RD

SHARPS CIR

PROMONTORY

POINTE

GREYLOCK

HAWKEN RD

CAUGHEN PKWY

SWANSON RD

JUNIPER CREEK RD

PALOMINO CIR

BRIDLE WAY

BRIDLE WAY

ASPEN LN

PLATEAU RD

SYMBIO

HOSHORN

LOTUS

POWDERMILL

CONINGWINE RD

RIVERVIEW CIR

WATER HOLE RD

PLATEAU RD

WOODCHUCK CIR

WOODCHUCK CIR

20051

WINDY

WINDY

MDS

GP

OS



RENO

Master Plan (E)

SR

SR

R

SITE

R

R

GR

RR

RR

SR

GR

SR

R

Steamboat Ditch

Steamboat Ditch

WOODCHUCK CIR

WOODCHUCK CIR

WATER HOLE RD

HUNTER FALLS CIR

SHARPS RD

SHARPS CIR

PROMONTORY PT

GREYBULL CIR

HAWKEN RD

GAUGHEN PKWY

SAWBUCK RD

JUNIPER CREEK RD

PALOMING CIR

BRIDLE WAY

BRIDLE WAY

ROSE CR

PLATEAU RD

ASPEN LN

PLATEAU CT

BODICE CIR

CRUISTY WAY

LONGMEAD RD

POWDERMEE

PLUM

RIMFIRE CIR

29th St

STANLEY CREEK RD

PLATEAU RD

SCOTTERGUN CIR

POINTE

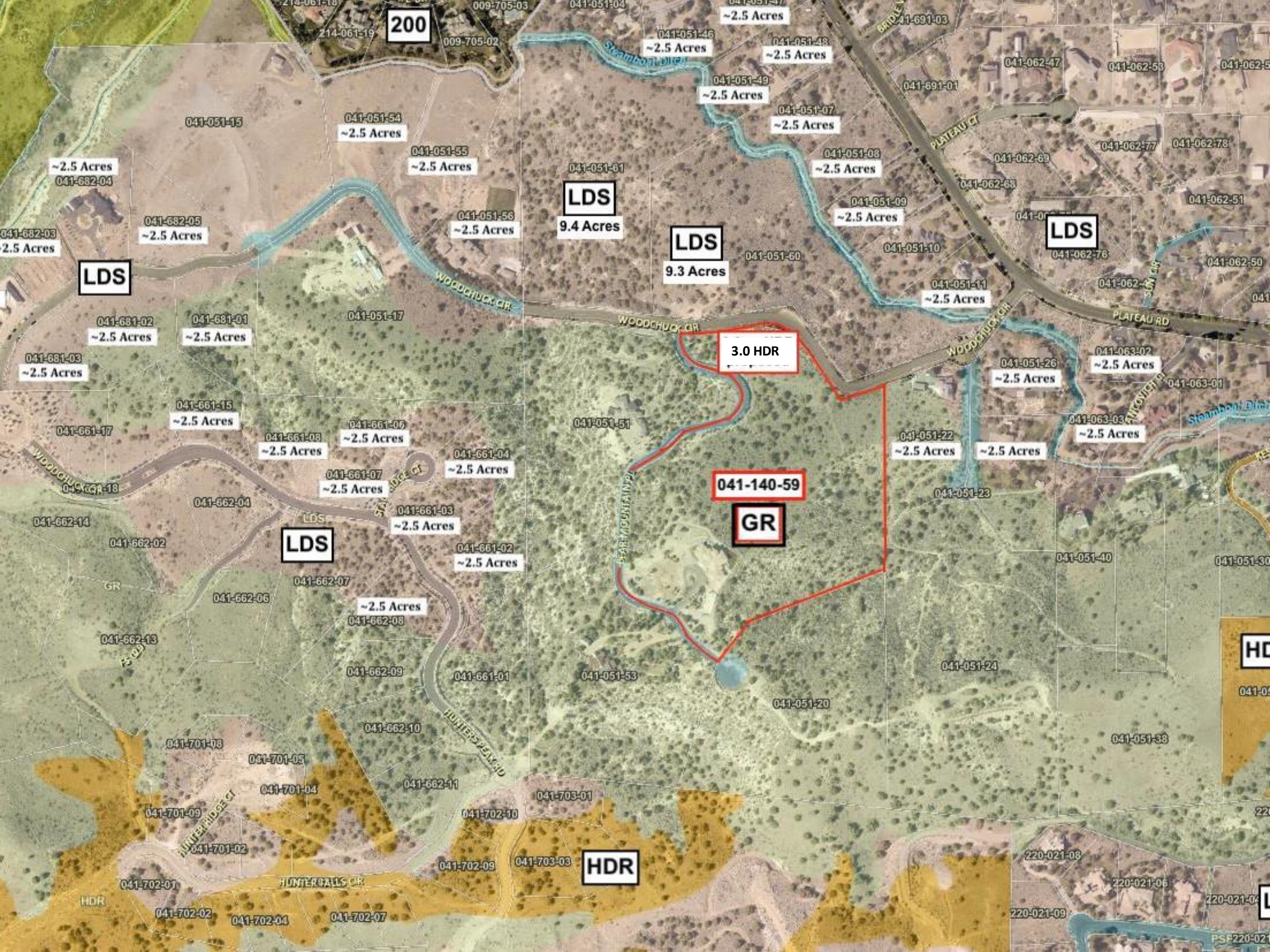
GAUGHEN PKWY

SAWBUCK RD

OS

Master Plan (P)





200

~2.5 Acres

~2.5 Acres

~2.5 Acres

~2.5 Acres

~2.5 Acres

041-051-15

041-051-54

~2.5 Acres

041-051-55

~2.5 Acres

041-051-61

LDS

9.4 Acres

LDS

9.3 Acres

041-051-08

~2.5 Acres

041-051-09

~2.5 Acres

LDS

041-062-76

~2.5 Acres

041-682-04

041-682-05

~2.5 Acres

LDS

041-681-02

~2.5 Acres

041-681-01

~2.5 Acres

041-681-03

~2.5 Acres

041-661-15

~2.5 Acres

041-661-08

~2.5 Acres

041-661-06

~2.5 Acres

041-661-07

~2.5 Acres

041-661-04

~2.5 Acres

041-661-03

~2.5 Acres

041-661-02

~2.5 Acres

LDS

041-662-07

~2.5 Acres

041-662-08

041-662-09

~2.5 Acres

041-662-10

~2.5 Acres

041-662-06

041-662-13

041-701-18

041-701-05

041-701-04

041-701-09

041-701-02

041-702-01

041-702-02

041-702-04

041-702-07

041-702-09

041-703-03

HDR

3.0 HDR

041-140-59

GR

041-051-26

~2.5 Acres

041-063-02

~2.5 Acres

041-063-03

~2.5 Acres

041-051-22

~2.5 Acres

041-051-23

~2.5 Acres

041-051-24

041-051-40

041-051-38

220-021-08

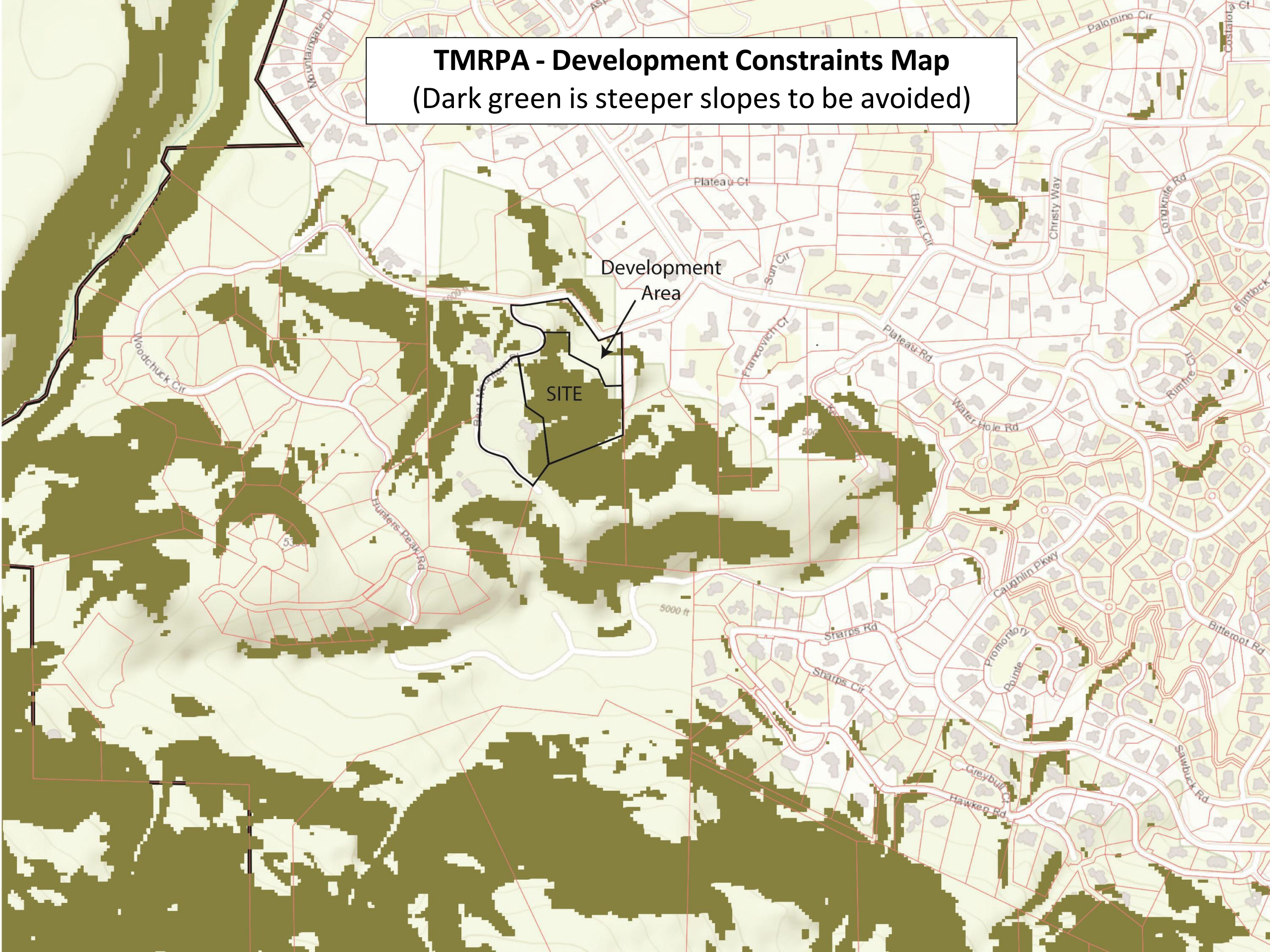
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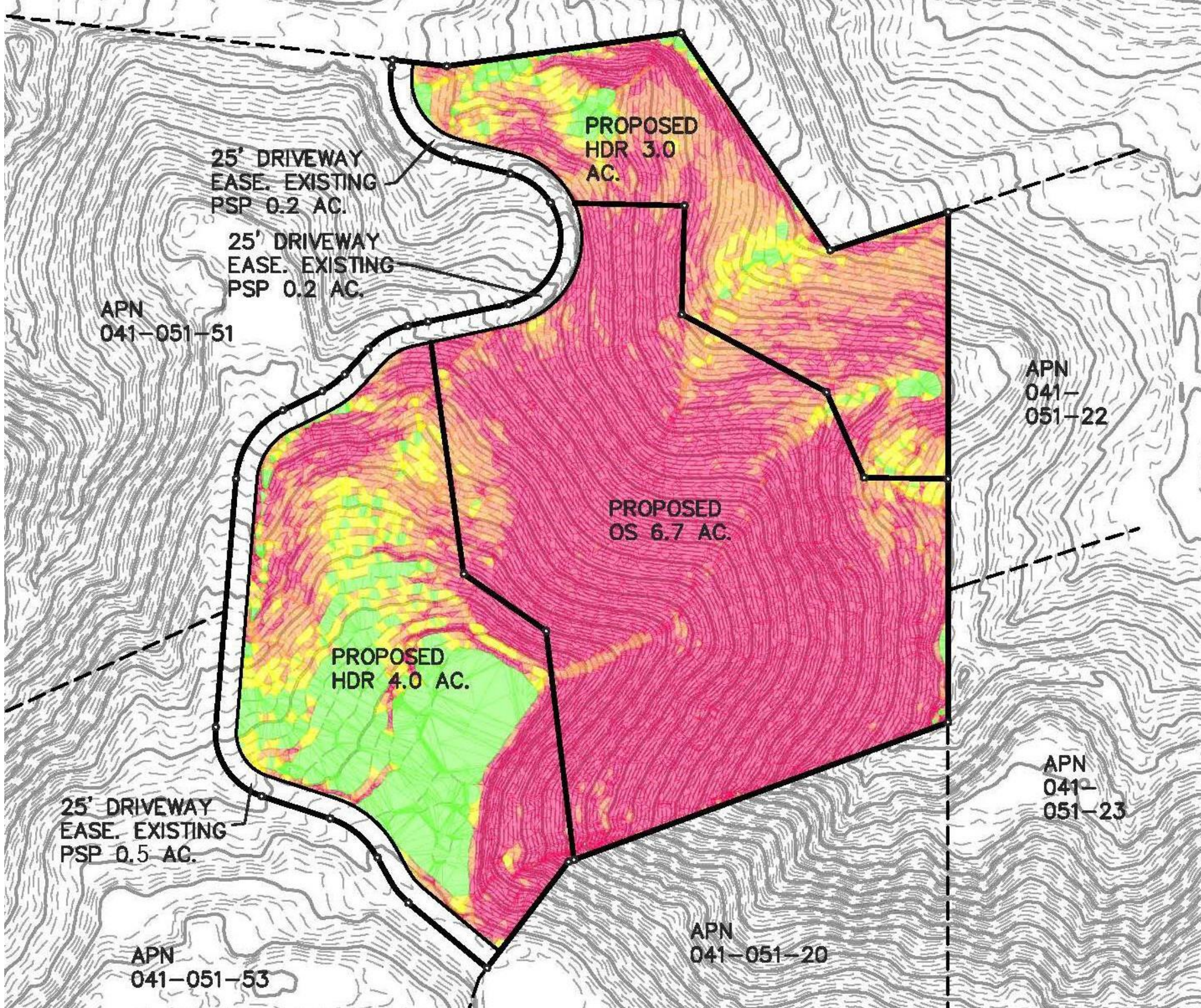
220-021-04

PSF220-021

TMRPA - Development Constraints Map

(Dark green is steeper slopes to be avoided)





25' DRIVEWAY
EASE. EXISTING
PSP 0.2 AC.

PROPOSED
HDR 3.0
AC.

25' DRIVEWAY
EASE. EXISTING
PSP 0.2 AC.

APN
041-051-51

APN
041-
051-22

PROPOSED
OS 6.7 AC.

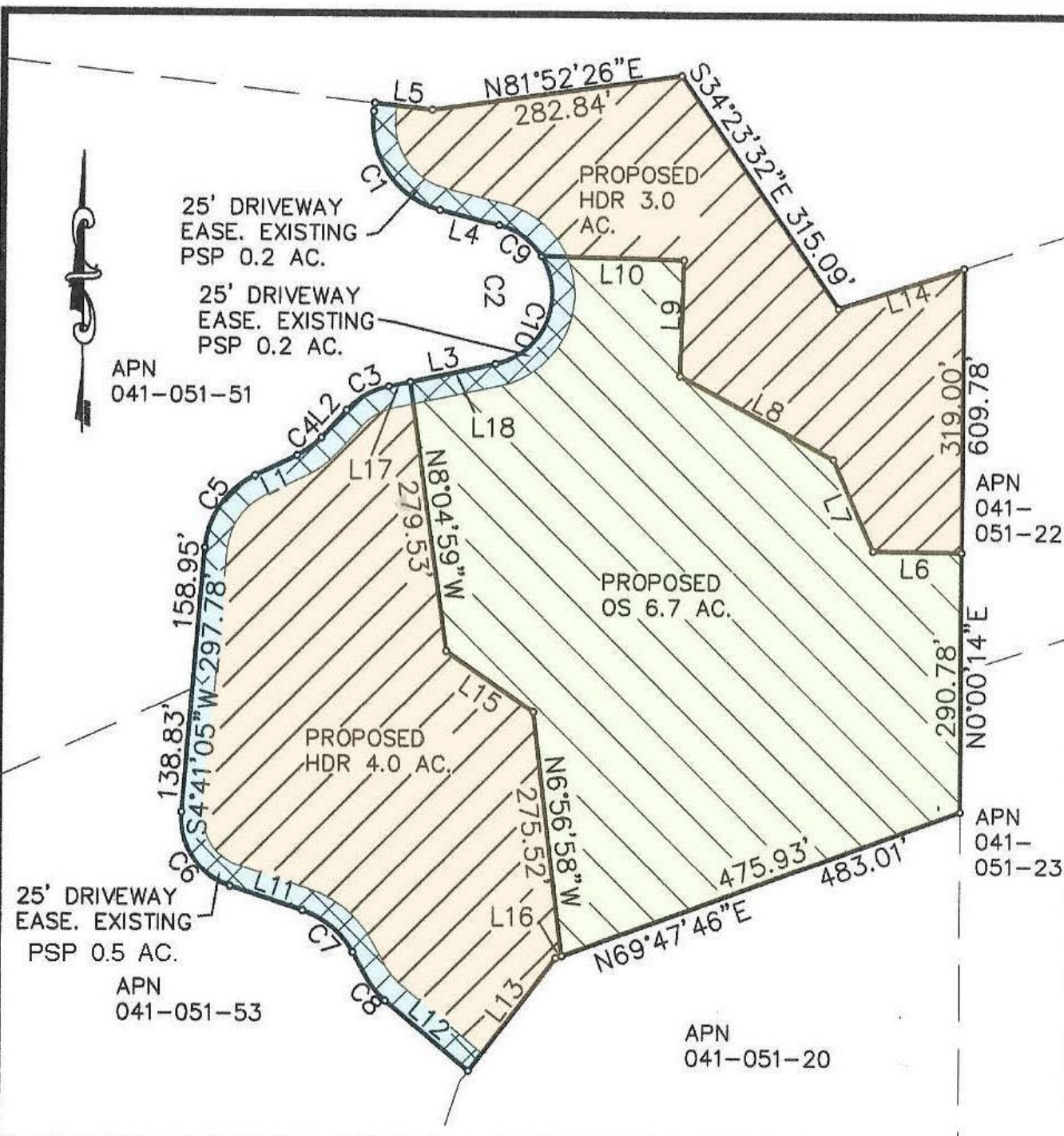
PROPOSED
HDR 4.0 AC.

APN
041-
051-23

25' DRIVEWAY
EASE. EXISTING
PSP 0.5 AC.

APN
041-051-53

APN
041-051-20



CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	83°27'45"	100.00'	145.67'
C2	153°45'47"	80.00'	214.69'
C3	35°11'08"	90.00'	55.27'
C4	21°31'07"	90.00'	33.80'
C5	59°22'22"	100.00'	103.63'
C6	76°38'15"	80.00'	107.01'
C7	42°57'51"	100.00'	74.99'
C8	21°13'31"	90.00'	33.34'
C9	43°20'22"	80.00'	33.34'
C10	110°25'25"	80.00'	154.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°03'27"W	52.17'
L2	S42°32'20"W	41.76'
L3	S77°43'28"W	122.88'
L4	N76°02'18"W	68.86'
L5	N83°30'34"W	65.22'
L6	N89°11'59"W	100.00'
L7	N23°45'20"W	112.00'
L8	N61°46'46"W	196.26'
L9	S1°25'10"W	130.00'
L10	S88°41'59"E	160.11'
L11	S71°57'10"E	85.98'
L12	N50°12'50"W	122.22'
L13	N37°29'14"E	160.10'
L14	N72°01'01"E	148.00'
L15	N755°17'30"W	119.62'
L16	N769°47'46"E	7.08'
L17	S77°43'28"W	24.67'
L18	S77°43'28"W	98.21'

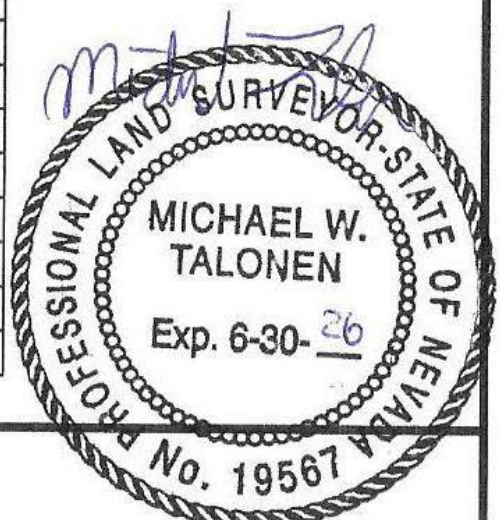


EXHIBIT "A"
 APN 041-051-59
 ZONE CHANGE
 RENO, NEVADA

SCALE: 1"=250'
 DRAWN BY: MT
 6-17-24
 23096.00

6-17-24
MST Surveying
 SURVEYORS
 15506 Quicksilver Drive Reno, Nevada 89511
 (775) 544-7817 ■ (775) 677-8408 Fax ■ mstsurveying@hotmail.com

Contacts

Planning & Land Use Consultant

John Krmpotic, AICP

KLS Planning

775-857-7710



Johnk@klsdesigngroup.com

Property Owner & Applicant

Marilyn York (owner)

Contact Person: Ray York

775-848-4880

york@gbdev.com