

# FIVE RIDGES

## TENTATIVE SUBDIVISION MAP CONDITIONAL USE PERMIT

PREPARED BY:



MARCH 25, 2020

## Table of Contents

Introduction .....	1
Project Location .....	1
Existing Conditions.....	2
Project Background.....	5
Project Request.....	7
Conditional Use Permit .....	10
Request Findings.....	12
Tentative Map.....	12
Conditional Use Permit .....	14

### List of Figures:

Figure 1 – Vicinity Map .....	1
Figure 2 – Existing Conditions .....	2
Figure 3 – Existing Conditions .....	3
Figure 4 – Comprehensive Plan Land Use.....	4
Figure 5 – Zoning.....	5
Figure 6 – Development Agreement Conceptual Plan .....	6
Figure 7 – Tentative Map Area .....	8
Figure 8 – Slope Analysis.....	10

### Appendices:

City of Sparks Development Application  
 Owner Affidavit  
 Ownership Documentation  
 Residential Project Data Sheet  
 Data Sheet Calculations  
 Street Name Documentation  
 Property Tax Documentation

**Attachments:**

Preliminary Title Report  
Conceptual Drainage Report  
Preliminary Sewer Report  
Preliminary Geotechnical Investigation

**Map Pocket:**

Preliminary Civil Plans  
Preliminary Landscape Plans

## Introduction

This application includes the following requests:

- A **Tentative Subdivision Map** to allow for the creation of 460 single family lots within the SF-6 zone.
- A **Conditional Use Permit** to allow for grading in accordance with Section 20.04.011 of the Sparks Municipal Code.

## Project Location

Five Ridges (APN 083-011-15), consists of 386.87± acres located north of Highland Ranch Parkway just west of Pyramid Way. The Washoe County Assessor's office lists the site address as 555 Highland Ranch Parkway. Figure 1 (below) depicts the project location.

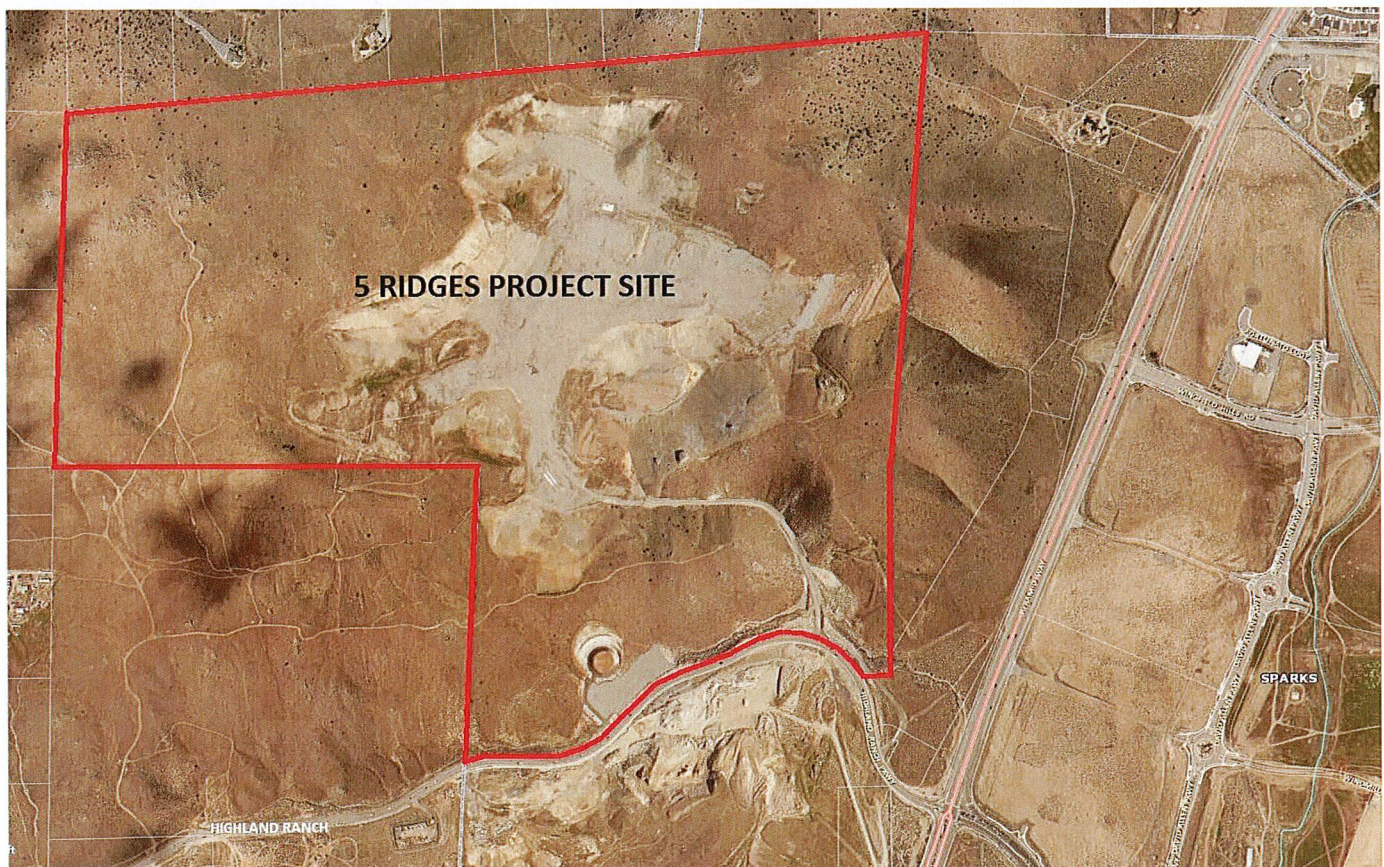


Figure 1 – Vicinity Map

## Existing Conditions

The Five Ridges project site is currently vacant with the exception of an onsite Truckee Meadows Water Authority (TMWA) water tank, which is located just north of Highland Ranch Parkway at the southwest portion of the property. Five Ridges is the former site of an aggregate quarry, operations of which occurred central to the site. Due to the surrounding slopes on the property, the aggregate operation is not visible from either Highland Ranch Parkway or Pyramid Highway. The quarry area remains and is now graded flat for the most part. A paved access road connects the quarry area to Highland Ranch Parkway.

Figures 2 (below) and 3 (following page) depict the existing onsite conditions.

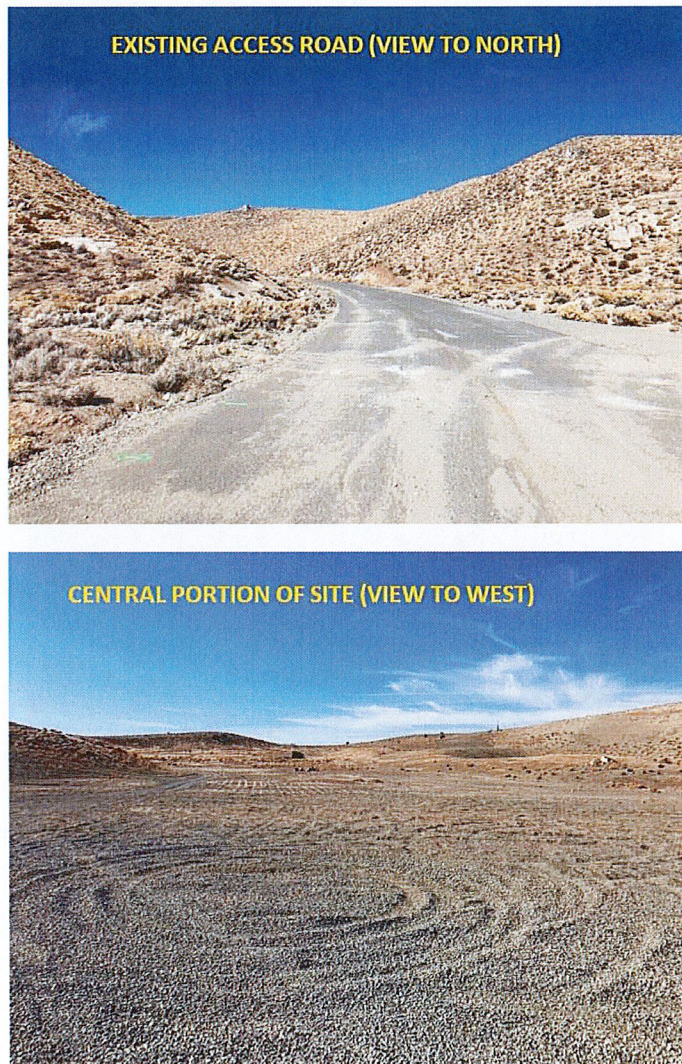
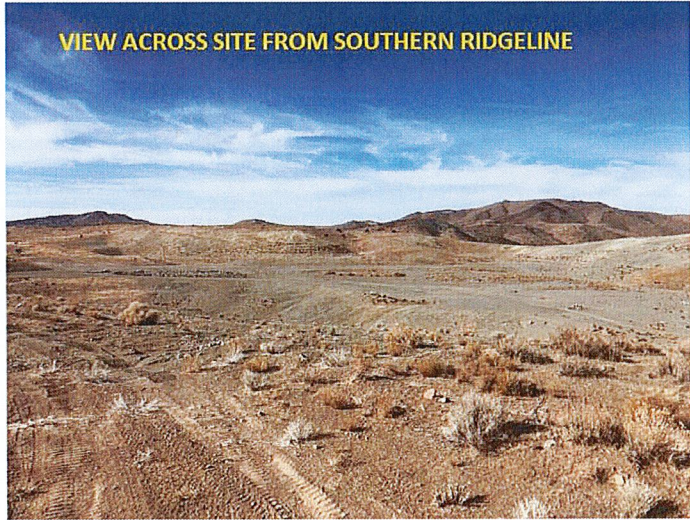
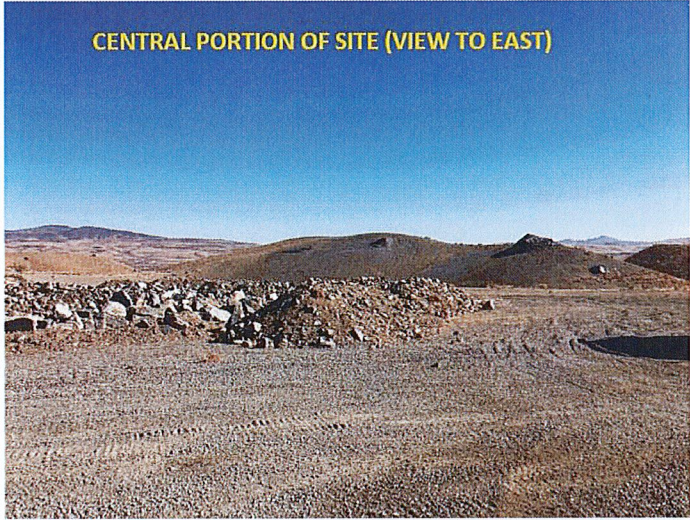
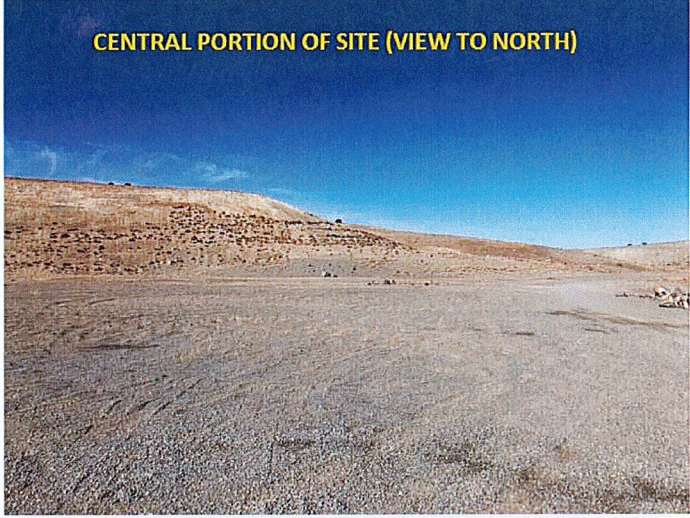


Figure 2 – Existing Conditions



**Figure 3 – Existing Conditions**

The majority of the Five Ridges site is designated as Intermediate Density Residential (IDR) in the City of Sparks Comprehensive Plan, with approximately 13.39± acres of Commercial land use located at the southeastern portion of the property, adjacent to Highland Ranch Parkway. Consistent with the Comprehensive Plan, site zoning is primarily SF-6 with C-2 at the southern portion of the site.

Figure 4 (below) depicts the Comprehensive Plan designations adopted for the Five Ridges site while Figure 5 (following page) depicts the existing zoning.

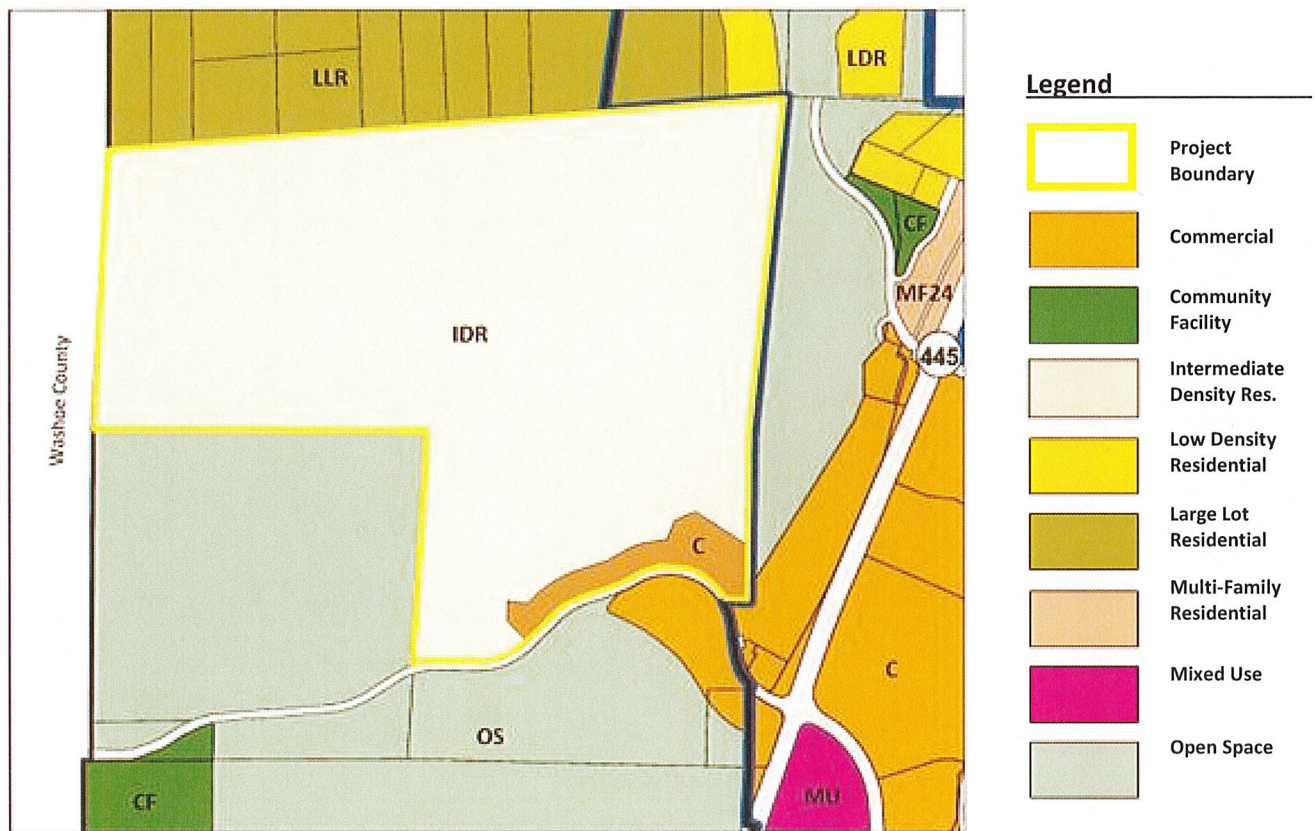


Figure 4 – Comprehensive Plan Land Use

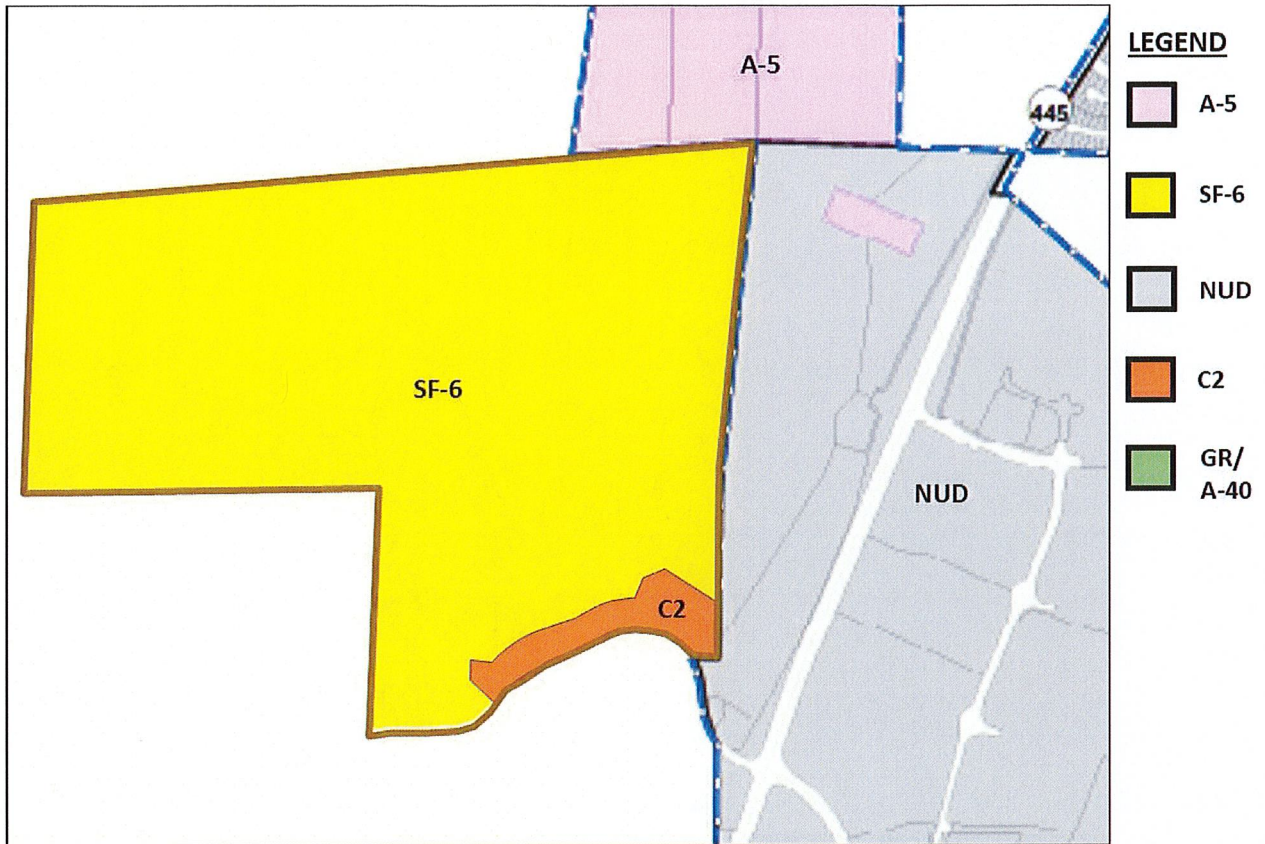


Figure 5 - Zoning

### Project Background

In June of 2018, the City of Sparks entered into a Development Agreement with the Five Ridges Master Developer. The Development Agreement was the result of a lengthy and thorough entitlement process that included annexation of the property into the City of Sparks, a Comprehensive Plan Amendment, and Zone Change which established the Comprehensive Plan and zoning designations previously identified.

As part of the Development Agreement/entitlement process, an in depth traffic impact analysis was completed by Solaegui Engineers. The traffic study identified mitigation measures to the roadway network, including Highland Ranch Parkway and Pyramid Way, as well as triggers/timing for the identified improvements/mitigation. This was then formalized within the final Development Agreement.

A comprehensive fiscal impact analysis was also completed with the Comprehensive Plan Amendment that accompanied the Development Agreement. This included an in-depth analysis of the project impacts to the City's operating fund as well as contributions to the City from new development. The analysis concluded that Five Ridges would result in a fiscally positive position to the City of Sparks.



The Development Agreement establishes project density, allowed disturbance, and allowed uses within the Five Ridges site. In 2019, an update to the Development Agreement occurred which was largely “housekeeping” in nature. The update reflected ownership changes with the Master Developer, revised emergency access based on available secondary routes, clarification on allowed disturbance/hillside analysis, updated land use plan, etc.

As adopted, the Development Agreement calls for a minimum of 1,200 and a maximum of 1,800 residential units and permits single family, duplex, and/or townhome units within the SF-6 zone. For the C-2 zoned portion of the site, a variety of commercial and residential uses types are permitted, as outlined in Title 20 of the Sparks Municipal Code. Multi-family residential units are permitted in the C-2 zone but count towards the overall cap of 1,800 residential units. Minimum density within Five Ridges must be 3.1 dwelling units per acre with a maximum density of 4.6 dwelling units per acre.

Five Ridges will be phased over time in a series of Villages. As part of the Development Agreement, a conceptual land use plan was included. The latest updated plan is depicted below in Figure 6.

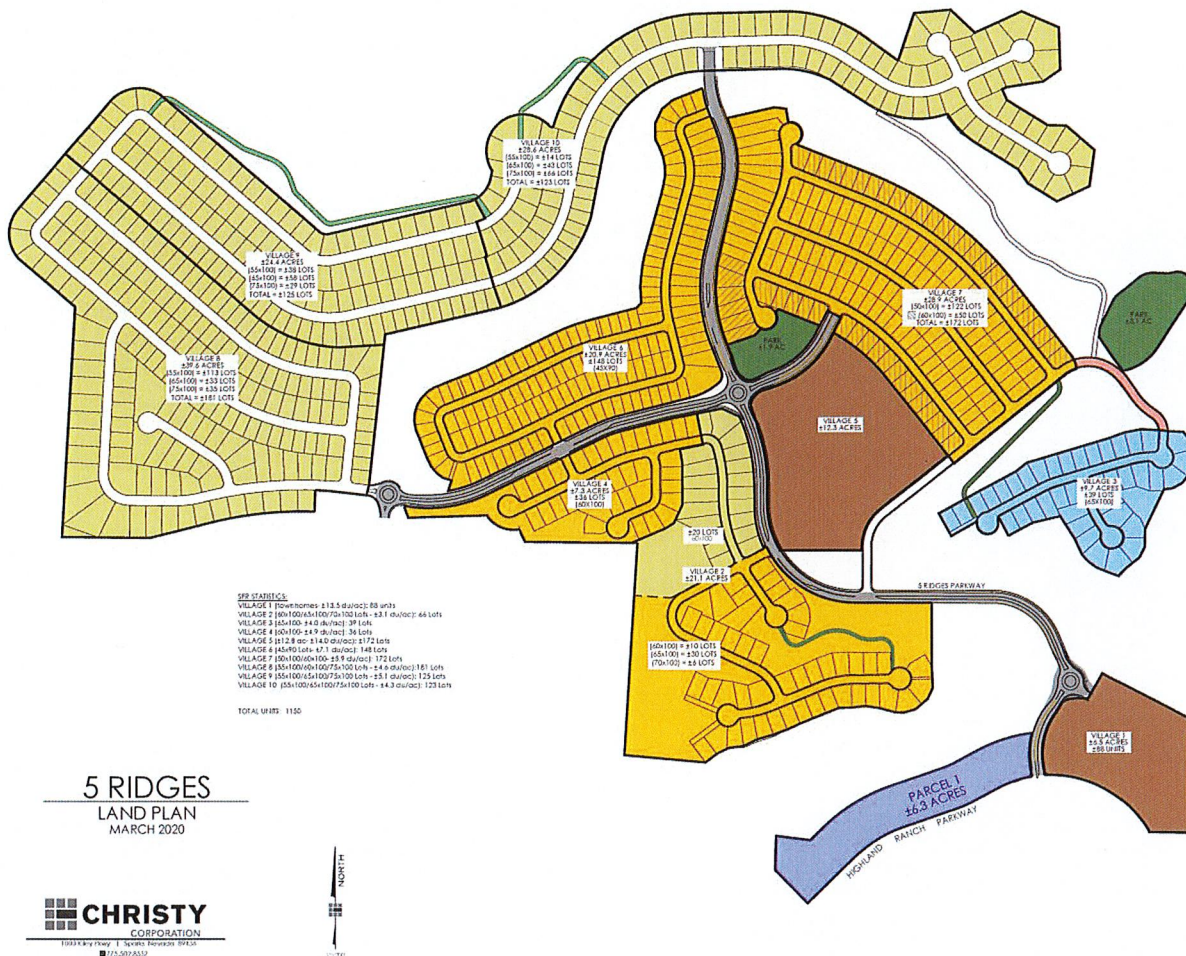


Figure 6 – Overall Conceptual Plan

As depicted in Figure 6, a total of 10 residential Villages are envisioned within Five Ridges. Additionally, the plan includes provisions for developed parks as well as significant open space. The adopted Development Agreement requires a minimum of 100 acres of open space and a maximum disturbance area of 267± acres. The disturbance area considers the City of Sparks Hillside Ordinance as well as disturbance that has occurred onsite with prior aggregate operations. Thus, the required open space and maximum disturbance area ensures compliance with City regulations related to the development of hillsides/slopes, as included within section 20.04.011 of the Sparks Municipal Code.

The Development Agreement included standards for infrastructure including roadways, drainage, sewer/water, etc. This included providing “backbone” infrastructure exhibits within the Development Agreement for which subsequent tentative maps are reviewed.

### Project Request

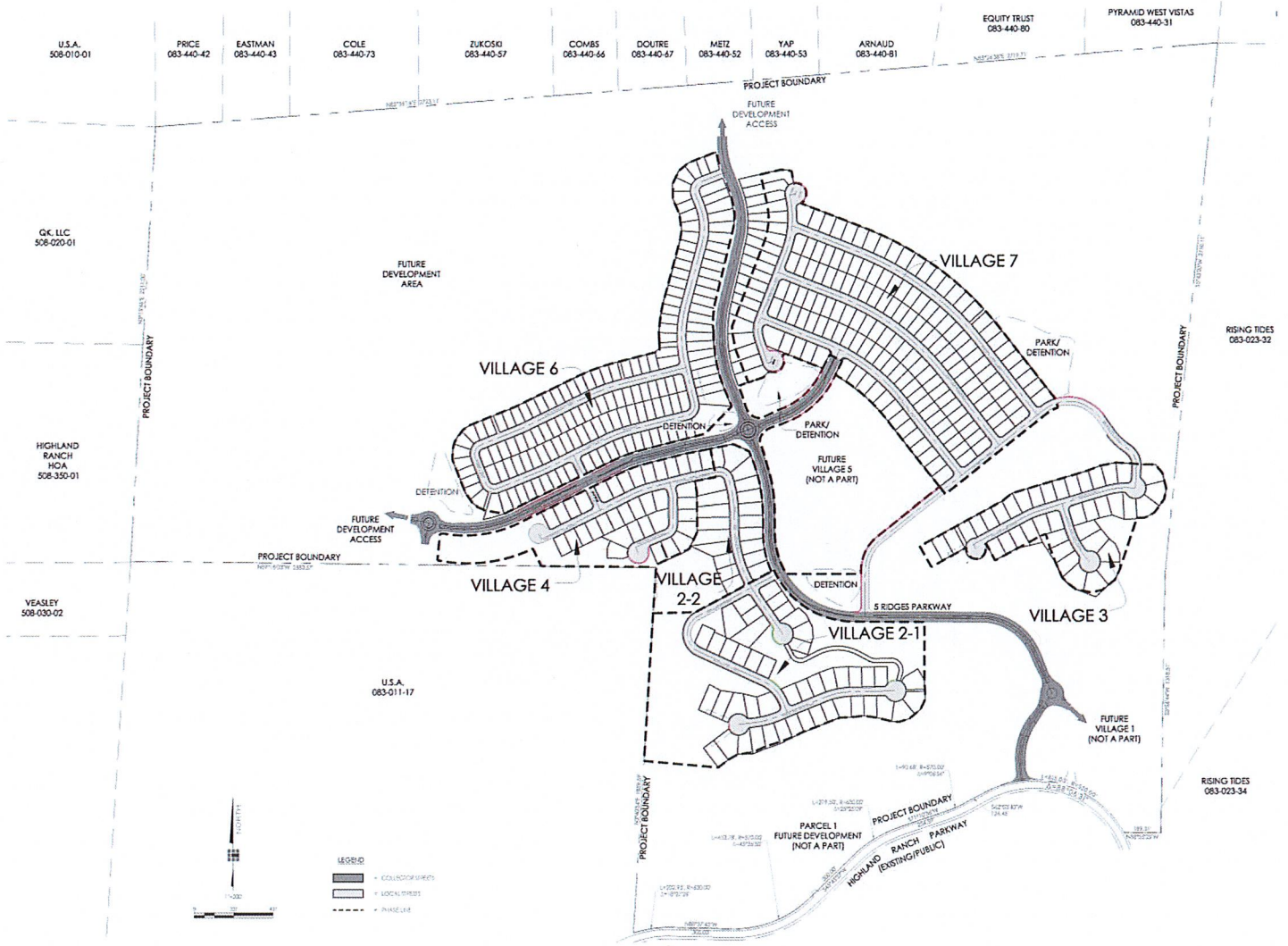
This application includes the first tentative map for Five Ridges and includes a total of 460 single family units. The Phase 1 tentative map includes five single family Villages, as identified on the conceptual plan included within the Development Agreement. These include Villages 2, 3, 4, 6, and 7, totaling 88.3± acres. Figure 7 (following page) depicts the Villages included within this tentative map request.

The five individual Villages included with this tentative map range in size from 36 lots to 172 lots with homesites from 4,050± square feet to just over 15,000 square feet. The following table provides a breakdown on the individual Villages included within this tentative map:

Village	Area	Total Lots	Smallest Lot	Largest Lot	Average Lot Size
Village 2	21.1± acres	66 lots	6,000± sq.ft.	15,016± sq.ft.	8,123± sq.ft.
Village 3	9.7± acres	39 lots	6,297± sq.ft.	10,651± sq.ft.	7,696± sq.ft.
Village 4	10.5± acres	36 lots	5,999± sq.ft.	9,825± sq.ft.	6,489± sq.ft.
Village 6	18.2± acres	147 lots	4,050± sq.ft.	9,418± sq.ft.	4,741± sq.ft.
Village 7	28.8± acres	172 lots	5,000± sq.ft.	14,364± sq.ft.	6,020± sq.ft.
<b>TOTAL</b>	<b>88.3± acres</b>	<b>460 lots</b>	-----	-----	-----

The 88.3± acres included within the five Villages includes lot and right-of-way areas only, with the exception of Villages 2 and 6 which include internal common areas. This includes 2,212± square feet of common area within Village 2 and 3,737± square feet within Village 6. Essentially, all areas outside of the 88.3± acres identified within the Village boundaries will remain as open space/common areas (exclusive of future development areas, as identified in the Development Agreement). This tentative map is also consistent with the disturbance restrictions included within the Development Agreement. The agreement allows for a total disturbance of 267 acres. Total disturbance within the tentative map area included with this application is 159.2± acres. Total disturbance areas will be updated with a subsequent tentative map(s) for the remaining Villages.

TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
 5 RIDGES DEVELOPMENT COMPANY, INC.



OVERALL SITE PLAN  
 SHEET 2 OF 29



Figure 7 – Tentative Map Area

As part of this first tentative map, the development of Five Ridges Parkway, the primary project access, will provide access into the project from Highland Ranch Parkway. Per the Development Agreement, Five Ridges Parkway is designed as a two-lane divided collector roadway. Three roundabouts are included within the tentative map area. The first roundabout is located at the southern portion of the site, providing access to Village 1 (future) with the second roundabout located central to the project site at the Five Ridges Parkway/Antelope Ridge Parkway intersection. This opens access to Villages 4 and 6 to the west and Villages 3 and 7 on the east. Primary access to Village 2 is directly from Five Ridges Parkway. The third roundabout is at the current terminus of Antelope Ridge Parkway on the west (to be extended with future Villages 8 and 9). A secondary emergency access extends west from this roundabout and connects with roadways that serve the existing water tank and Sun Valley to the west.

Included as an attachment to this report are detailed engineering studies and plans that provide specifics on site infrastructure, extension of utilities and services to the site, etc. This includes a preliminary sewer report, preliminary geotechnical report, and a comprehensive drainage/hydrology report. All infrastructure and services have been designed to consistent with the requirements and exhibits of the adopted Development Agreement.

Areas outside individual lots and public right-of-way disturbed as a result of project grading will be revegetated to ensure proper slope stabilization and reduce visual impacts. Revegetation areas are included on the attached preliminary landscape plan and will be consistent with City of Sparks standards.

As noted previously, a comprehensive traffic impact analysis for the entire Five Ridges project (including all Villages) has previously been completed. Mitigation measures and improvement triggers identified in this analysis were adopted as provisions of the Development Agreement. The Villages within this first tentative map are consistent with the traffic mitigation/improvement requirements spelled out in the Development Agreement. Utilizing Institute of Transportation Engineers (ITE) trip generation data, the total average daily trips (ADT) for Phase 1 is 4,379 with 345 am peak and 460 pm peak trips.

Five Ridges is proposing the use of “dark skies” standards in order to cut down on ambient lighting within the project, protecting views of the night sky. This has been implemented successfully in other large scale master-planned communities with similar characteristics to Five Ridges, including Somersett in northwest Reno. Street lighting will be provided at major intersections to ensure pedestrian and vehicle safety but will be minimized within neighborhoods.

## Conditional Use Permit

Section 3.3(a) of the approved Development Agreement requires that the Master Developer obtain a Conditional Use Permit “prior to any clearing, grading, or other disturbance of the soils on the property and prior to the approval of a tentative map as required by Sparks Municipal Code Section 20.04.011.”

Significant analysis related to slopes and hillsides was completed in context with Section 20.04.011, as part of the Development Agreement process. A slope analysis of the entire 386.87± acre site was completed and reviewed in context with the allowed disturbance standards included in Section 20.04.011(c). Based on this analysis and considering previous disturbance associated with prior mining activities, the Development Agreement limits the overall disturbance within 5 Ridges to 267 acres and requires that a minimum of 100 acres be retained as open space within the overall project boundaries.

The Development Agreement includes a slope analysis exhibit that defines the previously disturbed site area that is not subject to the provisions of Section 20.04.011. Thus, Figure 8 (below) provides an overlay of the tentative map area onto the Development Agreement exhibit. This allows for the new disturbance areas to be analyzed in context with Section 20.04.011.

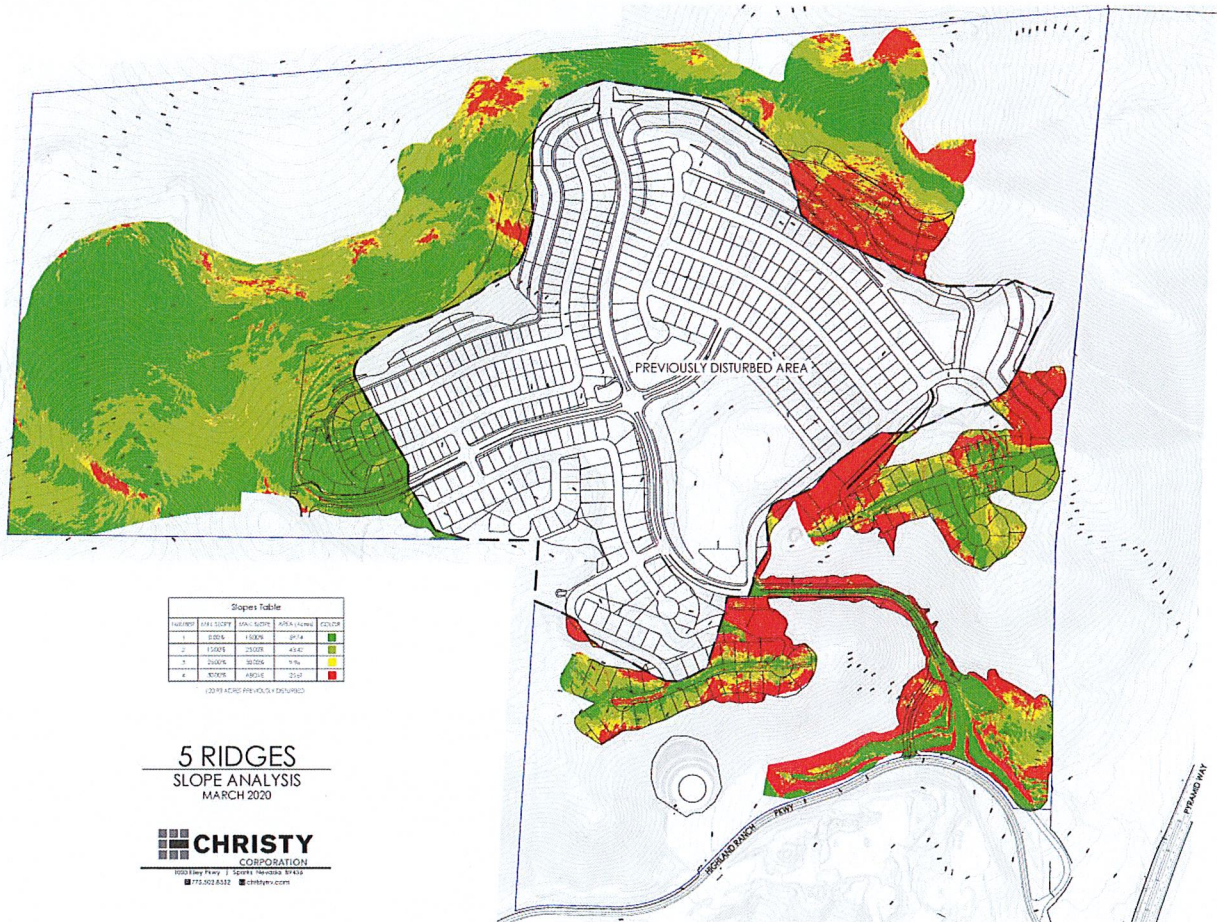






Figure 8 – Slope Analysis

It important to note that the analysis depicted in Figure 8 extends beyond the Village boundaries. Since mass grading of the site will occur, the analysis accounts for all areas proposed for disturbance, even those beyond the tentative map boundary, that will be disturbed in order to implement the proposed grading for Villages 2, 3, 4, 6, and 7. This eliminates the need for an additional CUP with mass grading of the site. A new/updated CUP will be submitted concurrently with future phases to ensure compliance with the Development Agreement is maintained as each future Village is approved, providing the City of Sparks with a “running total” of total disturbed area and open space.

The following table depicts the total disturbance proposed with this CUP and excludes the previously disturbed site area, as outlined in the Development Agreement.

Slopes Table				
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (Acres)	COLOR
1	0.00%	15.00%	59.14	
2	15.00%	25.00%	43.42	
3	25.00%	30.00%	9.96	
4	30.00%	ABOVE	25.61	

120.93 ACRES PREVIOUSLY DISTURBED

There is a total of 138.13± acres of disturbed area proposed outside of the previously disturbed area (as defined in the Development Agreement). Of this, 43% is area less than 15% slope. Areas in excess if 30% make up approximately 19% of the total disturbed area (25.61± acres), requiring the dedication of 51.22± acres of open space per Section 20.04.011(c).

As the tables and calculations illustrate, the proposed tentative map, including areas outside of the tentative map boundary that will be mass graded, are well within the allowed disturbance area of 267 acres. With this tentative map, a total of 227.67± acres will remain as open space/undeveloped area. This complies with the 100-acre minimum defined in the Development Agreement and includes the 51.22 acres required per Section 20.04.011(c) based on disturbance to 30% or greater slopes. The Development Agreement does not preclude this area from being included within the required 100 acre minimum open space minimum. These calculations will be updated with each tentative map request in order to demonstrate compliance with the Development Agreement.

## MEMO

**Date:** March 27, 2020  
**To:** Ian Crittenden/Armando Ornelas  
**From:** Mike Railey  
**Regarding:** 5 Ridges Supplemental Slope/Hillside Analysis

As discussed, the purpose of this memo is to present the slope analysis data associated with the 5 Ridges Conditional Use Permit request in a more clear and concise format. The following table provides an overall breakdown of the slopes within the project site and the disturbance being proposed with the CUP:

**Total Site Allowed Disturbance (excluding areas disturbed by aggregate operations)**

SLOPE CATEGORY	AREA	MAX. DISTURBED AREA	ALLOWED DISTURBANCE	PROPOSED WITH CUP	% OF DISTURBANCE
0-15%	80.84± acres	Unlimited	80.84± acres	59.14± acres	73%
15-25%	76.67± acres	3/4 of Category	57.50± acres	43.42± acres	57%
25-30%	21.80± acres	1/3 of Category	7.27± acres	9.96± acres	46%
30% +	86.63± acres	---- <sup>1</sup>	----	25.61± acres <sup>1</sup>	30%
Area Not Subject to Ordinance	120.93± acres <sup>2</sup>	Unlimited	120.93± acres	N/A	N/A
<b>TOTAL</b>	<b>386.87± acres</b>	<b>----</b>	<b>266.54± acres</b>	<b>138.13± acres</b>	<b>----</b>

<sup>1</sup> – When developing on natural slopes over 30%, project design shall be enhanced to create a 2:1 ratio of non-constrained area being preserved as open space for every portion of area with slopes over 30% that is developed.

<sup>2</sup> – Consists of man-made topographic conditions resulting from previous aggregate mining operations.

Overall allowed site disturbance is 267 acres per the approved Development Agreement. The area of total disturbance proposed with the CUP is 259.06± acres (assumes all 120.93 acres within previous disturbance area + 138.13 acres outside of the previous disturbance area). As a result, the disturbance proposed is in compliance with both the Development Agreement and Section 20.04.011 standards. The total disturbed area is an aggregate calculation. Thus, it is possible to disturb more area within a given category as long as it is offset within another (excluding 30% slope areas which require open space provisions).

Section 20.04.011(c) requires that open space be provided in a 2:1 ratio for ant slopes over 30% that are disturbed. A total of 25.61± acres are proposed for disturbance, resulting in an open space requirement of 51.22 acres of open space. As proposed with the submitted tentative map, total open space/undeveloped area equals 227.67± acres. The Development Agreement requires that 100 acres of open space be provided which may include 30% slope penalty areas. Thus, the CUP proposal is well within compliance of the Development Agreement and code requirements, allowing for additional disturbance with future phases.

Additionally, staff has requested additional analysis on how the 5 Ridges project complies with Section 20.04.011(B). Specifically, additional analysis of Design Policies 1 and 4 have been requested as they relate to Villages 2 and 3. These policies are listed below and are addressed in **bold face** type:

1. The site of the proposed development shall be analyzed to identify the design constraints imposed by hydrological and geological conditions, soils, slopes and other natural topographic conditions. In order to secure a conditional use permit, the project shall respect the natural constraints in the design of the development.

**As noted in the submitted application, a comprehensive site analysis was completed with the entitlement review that accompanied the previous Development Agreement approval which also established the Comprehensive Plan designation and underlying zoning for the site. At that time, an overall slope analysis of the entire site was provided, and detailed analysis occurred to clearly identify the limits of the previous site disturbance. This established, as part of the Development Agreement, the allowed site disturbance and provided a system of checks and balances in terms of requiring that the provisions of Section 20.04.011 still be met.**

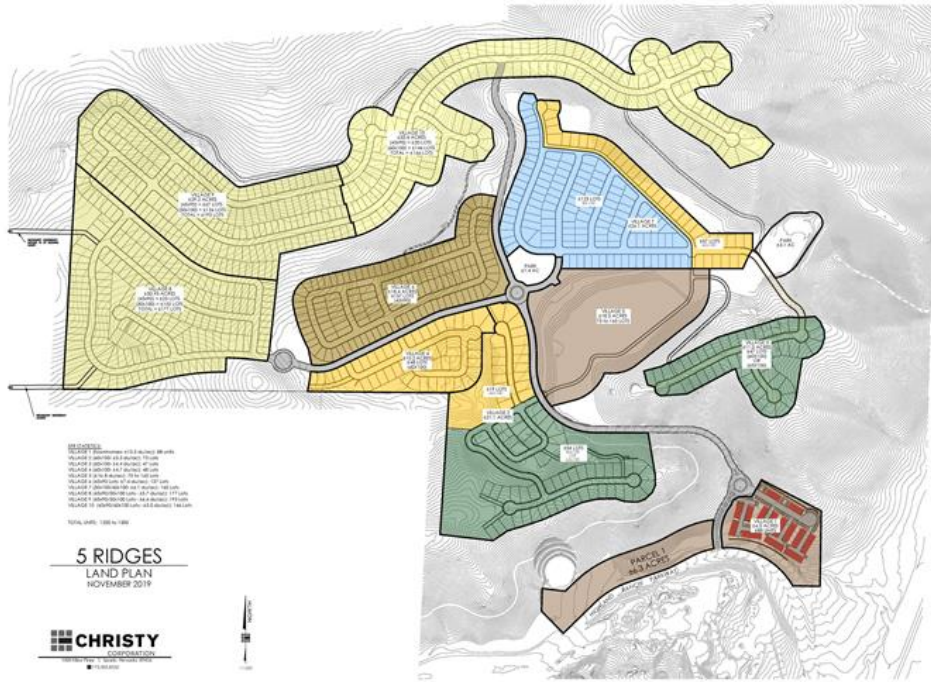
**As submitted and depicted in the previous table and analysis, the project plan fully complies with the requirements of 20.04.011 in terms of allowed disturbance, provided open space, etc. and also complies with the additional provisions of the adopted Development Agreement.**

**The City of Sparks required the inclusion of a preliminary development plan as part of the Development Agreement approval. This plan went through several iterations based on staff and agency input. Ultimately, the plan was memorialized as an exhibit in the Development Agreement. As proposed, the 5 Ridges Phase 1 Tentative Map is nearly identical to the conceptual plan included in the Development Agreement as it relates to the Villages 2 and 3. In fact, Village 2 has been refined to reduce grading while Village 3 remains unchanged. Thus, grading and disturbance above and beyond what was already contemplated is not proposed.**

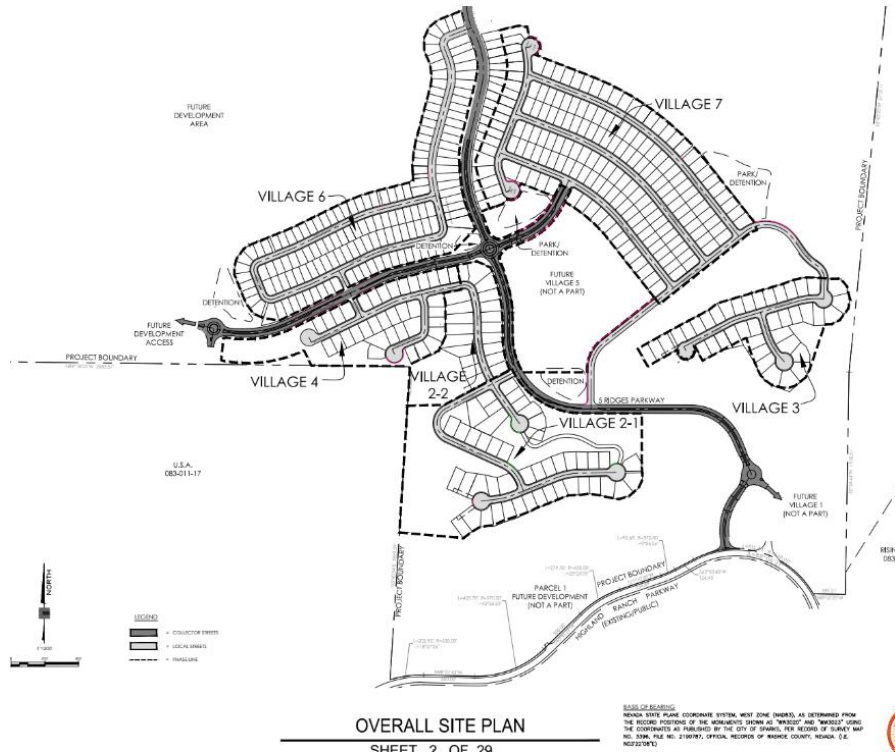
**To the extent possible, grading has been designed to result in the least amount of visual disturbance. However, the 5 Ridges site is quite unique in that significant disturbance has already occurred with past mining operations. This has resulted in awkward transitions from natural areas of the site to disturbed portions of the property. Many of the slopes currently have an unnatural appearance. The intent of the 5 Ridges plan is to recontour these areas in order to achieve a natural appearance. In areas where grading does occur on natural slopes/landforms, proper slope transitions and revegetation will be provided to ensure a natural appearance in the post development condition. In some instances, walls will be constructed to fully ensure this is achieved.**



A side by side of the tentative map plan and approved conceptual plan from the Development Agreement is depicted below. It is important to note that Village 2 only includes minor changes and Village 3 is identical.



Conceptual Plan from Development Agreement



Tentative Map Overall Site Plan

4. Buildings should be designed and placed on the site so as to visually complement each other and the natural landforms of the site. The placement of buildings on or near hilltops or ridges must show a high degree of sensitivity to the terrain and its visual impact. Definitive plans shall be prepared that clearly demonstrate this sensitivity for project approval.

**As noted previously, the 5 Ridges plan has been designed to locate new homes while respecting the natural landforms that occur onsite. The majority of the tentative map area has already been disturbed as a result of previous mining activity. As a result of this previous disturbance, slope transitions from disturbed to natural areas are often times steep and highly unnatural in appearance. An example of this is at the southern portion of Village 2. This area is essentially wedged between existing disturbance and the existing access road. Grading in this area will allow for a proper transition between the previously mined area and the proposed units within the northern portion of Village 2. It is proposed to disturb a portion of 30% slope in this area. However, the post development condition will provide for proper slope transitions, revegetation, and walls (as necessary) that will result in a natural appearance. This will allow homes to be located in order to blend with the natural terrain while maximizing views. Much of the proposed disturbance is actually hidden within the project itself and will not be visible from outside of the neighborhood, as shown on the submitted grading plans. The resulting condition will not be visually obtrusive to the surrounding area and will ultimately “flow” with the natural terrain of the site.**

**Similarly, Village 3 also lies directly adjacent to previously disturbed areas. Although the majority of Village 3 is relatively flat, it is proposed to disturb 30% slopes in order to access the proposed lots. Once again, the grading plan submitted with the tentative map requests illustrates that the majority of this grading is internal to the site and will not be visible from outside of the project boundaries. Regardless, proper slope transitions and contouring of the manmade slopes, in conjunction with revegetation and landscaping, will ensure that a natural post-development condition exists.**

**What Villages 2 and 3 clearly demonstrate is that additional grading is necessary at the “fringes” of the previously mined areas in order to provide for proper transitions to other areas of the site. Ironically, in some cases, additional grading and disturbance is required in order to meet the intent and provisions of Section 20.04.011.**

Thank you for your ongoing assistance with the 5 Ridges project. Please feel free to contact me at [mike@christynv.com](mailto:mike@christynv.com) or (775) 250-3455 with any further questions or concerns.

## Request Findings

- Tentative Map

The City of Sparks Municipal Code includes findings that the Planning Commission and City Council must make in order to approve a tentative subdivision map. These findings are listed below and addressed in **bold face** type.

FINDING TM1: The request conforms to the Master Plan and zoning ordinances.

**The tentative map, as designed, is in direct compliance with the existing Intermediate Density Residential land use designation in the City of Sparks Comprehensive Plan. The existing SF-6 zoning allows for the lot sizes proposed (with small lot standards applied) and the proposed plan conforms to the provisions and requirements of the adopted Development Agreement.**

FINDING TM2: General conformity with the City's master plan of streets and highways has been considered.

**Roadways within the project boundary conform with the standards adopted in the Five Ridges Development Agreement. Additionally, the project plan conforms with the applicable traffic mitigation requirements adopted with the Development Agreement based on the comprehensive study completed by Solaegui Engineers.**

FINDING TM3: Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal were considered.

**The tentative map, as proposed, complies with all regulations and standards specified in the Development Agreement and Sparks Municipal Code, as well as applicable State and County regulations/requirements.**

FINDING TM4: The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision has been considered.

**Water will be provided through the Truckee Meadows Water Authority. All necessary water rights needed to serve the project are in place or will be dedicated with final map.**

FINDING TM5: The availability and accessibility of utilities has been considered.

**All necessary utilities needed to serve the project will be extended to serve the proposed units. The attached engineering plans provide detail on utility extensions, etc.**

FINDING TM6: The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks has been considered.

**As part of the Development Agreement process, all public service considerations were accounted for. The tentative map includes provisions for pedestrian access, open space, future parks, etc. as well as for access to municipal facilities.**

FINDING TM7: The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision has been considered.

**The proposed tentative map conforms with the traffic mitigation requirements of the Development Agreement which were developed based on a comprehensive traffic impact analysis completed for the Five Ridges project as a whole.**

FINDING TM8: The physical characteristics of the land such as flood plain, slope and soil has been considered.

**The project site is well suited to the type and intensity of development proposed. Proposed grading is consistent with the Development Agreement, City of Sparks standards, and onsite soil conditions. Lost are located in areas most suitable for development and disturbed areas will be revegetated per City standards.**

FINDING TM9: The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 to 278.348, inclusive, have been considered.

**Comments and conditions from reviewing agencies can be added as final conditions to this tentative map and incorporated into final design of the project.**

FINDING TM10: The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands has been considered.

**The tentative map meets the requirements of the Development Agreement by providing emergency “bump outs” along Five Ridges Parkway, as well as secondary emergency access to the west. Additionally, fire hydrants will be located per City of Sparks standards and new homes will include fire sprinklers per the adopted Development Agreement.**

FINDING TM11: The application, as submitted and conditioned, will address identified impacts.

**The project meets or exceeds all standards and requirements of the adopted Five Ridges Development Agreement. As part of the Development Agreement process, a comprehensive impact analysis was completed. Mitigation measures for project impacts were adopted within the agreement and have been incorporated into the project design.**

FINDING TM12: Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code and Nevada Revised Statutes.

**This tentative map will be reviewed at a public hearing(s), ensuring compliance with this finding.**

- **Conditional Use Permit**

Like the previous Tentative Map findings, Conditional Use Permit findings taken from Section 20.05.008(E) of the Sparks Municipal Code are listed below and addressed in **bold face** type.

1. The approving agency must make findings that the proposed conditional use will be in compliance with the Comprehensive Plan;

**The project, including densities proposed are in direct compliance with the existing IDR Comprehensive Plan designation as well as the SF-6 zoning. Furthermore, the proposed units, open space, and overall project disturbance complies with the provisions outlined in the adopted Development Agreement.**

2. The conditional use will be compatible with the existing or permitted uses of adjacent properties;

**The CUP requested ensures compliance with Section 20.04.011. Through the preservation of open space, revegetation of disturbed areas, and new landscaping, proper transitions between developed areas and surrounding uses will occur.**

3. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment;

**This proposed project plan will not result in the impairment of natural resources that are beneficial to the population. Areas of disturbance on slopes greater than 30% have been offset with the provision of open space per Code and Development Agreement standards.**

4. The Conditional Use Permits impacts have been conditioned to address identified impacts; and

**The purpose of Section 20.04.011 is to ensure that impacts related to grading in areas of steeper slopes are properly mitigated. As proposed, 5 Ridges is in full compliance with City code and policies, as well as the adopted Development Agreement.**

5. Public notice has been given and a public hearing held per the requirements of the Sparks Municipal Code and the Nevada Revised Statutes.

**As part of this Conditional Use Permit review, a noticed public hearing before the Sparks Planning Commission will occur, ensuring compliance with this finding.**

# APPENDICES

**DEVELOPMENT APPLICATION**

**ACTION REQUESTED:**

- Administrative Review
- Administrative Review MME
- Annexation
- Conditional Use Permit
- Comprehensive Plan Amendment
- Major Deviation
- Minor Deviation
- Planned Development
- Rezoning



- Tentative Subdivision Map
- Variance

<b>CASE NUMBER:</b>	<b>FEE:</b>
_____	\$ _____
Noticing Fee	\$ _____
District Health Fee	\$ _____
<b>TOTAL FEES</b>	\$ _____
Rec'd by: _____	Date: _____
<b>(For Planning Department Use Only)</b>	

**DATE:** December 23, 2019

**PROJECT NAME:** Five Ridges

**PROJECT DESCRIPTION:** A tentative subdivision map to create 465 single family lots within 5 Villages.

*(Mark one box to indicate responsible party and mailing address)*

**PROPERTY OWNER\***

Name: QK, LLC

Address: 4785 Caughlin Pkwy.

City Reno State NV ZipCode 89519

Phone: (775) 323-1405 Fax: \_\_\_\_\_

Contact Person: Blake Smith

E-mail Address: blake@s3devco.com

**APPLICANT\***

Name: 5 Ridges Development Co., Inc.

Address: 1 E. Liberty St., Suite 444

City Reno State NV ZipCode 89501

Phone: (775) 323-1405 Fax: \_\_\_\_\_

Contact Person: Blake Smith

E-mail Address: blake@s3devco.com

**PERSON / FIRM PREPARING PLANS**

Name: Christy Corporation, Ltd.

Address: 1000 Kiley Parkway

City Sparks State NV ZipCode 89436

Phone: (775) 502-8552 Fax: \_\_\_\_\_

Contact Person: Doug Buck, P.E./Mike Railey

E-mail Address: doug@christynv.com/mike@christynv.com

**PROJECT ADDRESS:**

555 Highland Ranch Parkway

**PARCEL NO. (APN):** 083-011-15

**PROPERTY SIZE:** 386.87 acres

**EXISTING ZONING:** SF-6 and C-2

**PROPOSED ZONING:** SF-6 and C-2

**MASTER PLANNED LAND USE:** Intermediate Density Residential

**EXISTING USE:** Vacant (with exception of a TMWA water tank)

**SURROUNDING USES:**

North Single Family

East Kiley Ranch North Planned Development (currently vacant)

South Vacant

West Single Family

**\* If a corporation please attach a list of corporate officers.**

**\* If a partnership please list all general partners.**

**NOTE: Affidavits must be signed by both the property owner and the developer/lessee and notarized before the application is submitted.**



# TENTATIVE MAP APPLICATION CHECKLIST

## City of Sparks, Nevada

The following items shall be submitted as a part of the Tentative Map application:

- 1. **Health Department, Division of Water Resources, and Division of Environmental Protection Application Fees:** Additional fees are assessed by the District Health Department, Division of Water Resources, and Division of Environmental Protection for review of your application. Please include separate checks and/or money orders payable to each of the separate entities with your application. See **FEE SCHEDULE** for correct amount. Please note that District Health fees are payable to the "City of Sparks" and can be added to the application fees and paid by one check.
- 2. **Application Fee:** A check or money order payable to the "City of Sparks" for the application fee. The application fee is due at the time of the application submittal. See **FEE SCHEDULE** for correct amount.
- 4. **Proof of Ownership:** If the person signing the owner's affidavit is not listed as the property owner in the most recent records of the Washoe County Assessor, proof of ownership acceptable to the administrator must be submitted with the application. If the signer is an agent of the owner, written documentation of that fact acceptable to the administrator must be submitted. If in Corporate ownership, a list of all Corporate Officers must be provided.
- N/A  5. **Traffic Study:** Four (4) copies of a complete traffic study as required by the City Engineer.
- 6. **Review Packets:** Fifteen (15), each containing the following:
  - a. Completed Development Application form
  - b. Completed Residential or Non-Residential Project Data Sheet
  - c. A Tentative Subdivision Map prepared to the attached specifications
  - d. **If drawings larger than 8½" x 11" are included with the application, one 8½" x 11" or 11" x 17" MUST be provided.**
  - e. Vicinity Map depicting the respective site and including surrounding roadways.
  - f. A letter of approval from the Regional Street Naming Committee listing all street names shown on the Tentative Map
  - g. A copy of a preliminary Title Report, prepared within 30 days of application submittal, which includes the names and addresses of all property owners; a legal description of the property, and a description of all liens, easements, and deed restrictions.
  - h. A preliminary hydrology and drainage report prepared by a Nevada registered Civil Engineer, addressing the 5-year and 100-year return frequency storms and the 5-year and 100-year flows entering and leaving the site.
  - i. A preliminary sewer report prepared by a Nevada registered Civil Engineer.
  - j. Demonstrate that city services can be provided at an acceptable service level.
  - k. Is the project site 20 or more acres in size?
    - No
    - Yes, all 20 or more acre development projects must demonstrate the project is fiscally positive to the city for a period of at least 20 years. Previously provided and accepted,
  - l. Proof of property tax payment.
  - m. One packet containing the original signed owners affidavit shall be provided and shall be clearly labeled "Community Services Department Original"

NOTE:     o The Community Services Department may request that additional application materials be submitted depending on the specific project request. The application materials required above shall serve as the minimum requirements necessary to make application submittal to the Community Services Department.

DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF NEVADA )
) SS.
COUNTY OF WASHOE )

I, G. Blake Smith being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize Christy Coporation to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: G. Blake Smith
Title: Manager
Signed: [Signature]

Subscribed and sworn to before me this 14th Day of November, 2019.

Crystal M. Grayot
Notary Public in and for said County and State

My commission expires: January 14, 2023



APPLICANT AFFIDAVIT

STATE OF NEVADA )
) SS.
COUNTY OF WASHOE )

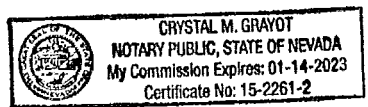
I, G. Blake Smith being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: G. Blake Smith
Title: Manager
Signed: [Signature]

Subscribed and sworn to before me this 14th Day of November, 2019.

Crystal M. Grayot
Notary Public in and for said County and State

My commission expires: January 14, 2023



DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

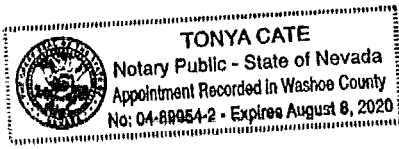
STATE OF NEVADA )
) SS.
COUNTY OF WASHOE )

I, Scott Christy being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize Christy Corporation to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: Scott Christy
Title: Manager
Signed: [Signature]

Subscribed and sworn to before me this 23 Day of Dec, 2019.

[Signature]
Notary Public in and for said County and State
My commission expires Aug 8, 2020



APPLICANT AFFIDAVIT

STATE OF NEVADA )
) SS.
COUNTY OF WASHOE )

I, \_\_\_\_\_ being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: \_\_\_\_\_
Title: \_\_\_\_\_
Signed: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for said County and State
My commission expires: \_\_\_\_\_

**ENTITY INFORMATION****ENTITY INFORMATION****Entity Name:**

QK, LLC

**Entity Number:**

E0262562016-4

**Entity Type:**

Domestic Limited-Liability Company (86)

**Entity Status:**

Active

**Formation Date:**

06/10/2016

**NV Business ID:**

NV20161342550

**Termination Date:**

Perpetual

**Annual Report Due Date:**

6/30/2020

**Series LLC:****Restricted LLC:****REGISTERED AGENT INFORMATION**

**Name of Individual or Legal Entity:**

SIERRA CORPORATE SERVICES - RENO

**Status:**

Active

**CRA Agent Entity Type:**

**Registered Agent Type:**

Commercial Registered Agent

**NV Business ID:**

**Office or Position:**

**Jurisdiction:**

NEVADA

**Street Address:**

100 WEST LIBERTY STREET 10TH FLOOR, Reno, NV, 89501, USA

**Email Address:**

smelendez@mcdonaldcarano.com

**Mailing Address:**

**Individual with Authority to Act:**

**Contact Phone Number:**

**Fictitious Website or Domain Name:**

**PRINCIPAL OFFICE ADDRESS**

**Address:**

**Mailing Address:**

**OFFICER INFORMATION**

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	SCOTT CHRISTY	5760 NORDEND WAY, RENO, NV, 89511, USA	06/18/2019	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)   [Name History](#)   [Mergers/Conversions](#)

[Return to Search](#)   [Return to Results](#)

**TENTATIVE MAP  
RESIDENTIAL PROJECT DATA SHEET  
City of Sparks, Nevada**

**1. Number of Dwelling Units**

Single Family Detached 460  
 Duplexes \_\_\_\_\_  
 Multi-Family Attached \_\_\_\_\_

**2. Site Area Breakdown**

Lots or Buildings 64.77 Ac. 17 %  
 Public Right-of-Way 25.87 Ac. 6.7 %  
 Common Area TBD\* Ac. TBD\* %  
 TOTAL 386.87 Ac. 100 %

\*To be determined with future Villages. Must comply with Development Agreement and Sparks Municipal Code requirements.

**3. Gross Density**

460 / 386.87 = 1.19 (excludes future Villages)  
 Total # of Dwellings      Total Area      Gross Density  
 in Acres (DU/AC)

**4. Schools Serving Project**

Elementary School Sepulveda  
 Middle School Shaw  
 High School Spanish Springs

**5. Estimated Sewage to be Generated**

414,000 GPD  
 (Attach Calculations)

**6. Traffic**

Average Daily Trips 4,379 Trips  
 Peak Hour Trips 345/460 Trips  
 (Attach Calculations)

**7. Flood Hazard**

Portion of site subject to inundation  
 By 100 year flood:  
0 Ac. 0 %

**8. Estimated Water Demand (Attach Calculations)**

Domestic 149.1 AFY  
 Irrigation 6.48 AFY  
 TOTAL 155.58 AFY  
 Source of water supply: SVGID

**9. Lot Sizes**

4,050 Sq. Ft. minimum (corner)  
4,000 Sq. Ft. minimum (interior)  
15,016 Sq. Ft. maximum  
6,092 Sq. Ft. average

**10. Minimum Building Setbacks**

15 Feet (Front Property Line to Dwelling)  
20 Feet (Front Property Line to Garage)  
10 Feet (Exterior Side Property Line to Dwelling)  
5 Feet (Interior Side Property Line to Dwelling)  
20 Feet (Rear Property Line to Dwelling)

**11. Portion of Site within the Following Slope Categories:**

0% - 10% 80.84 Ac. 21 %  
 10% + 306 Ac. 79 %

**12. Unit Sizes** To be determined.

\_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms  
 \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms

**13. Maximum Building Height**

35 Feet 2 Stories

**14. Coverage of Lot by Structure**

Maximum 50 %

**15. Single Family & Two-Family Parking**

SF detached \_\_\_\_\_ x 1 per bedrm = \_\_\_\_\_  
 2 dwelling (duplex) \_\_\_\_\_ x 1 per bedrm = \_\_\_\_\_  
 To be determined.

**16. Multi-Family Parking** Not applicable.

Multi-Family \_\_\_\_\_ x 1 per dwelling unit = \_\_\_\_\_  
 Live/work \_\_\_\_\_ x 1 per dwelling unit = \_\_\_\_\_  
 Boarding/rooming house \_\_\_\_\_ x 0.5 per bdrm = \_\_\_\_\_  
 Group home \_\_\_\_\_ square footage / 400 sf = \_\_\_\_\_

**17. Life Care Housing**

\_\_\_\_\_ square footage / 400 sf = \_\_\_\_\_  
 Not applicable.

## Data Sheet Calculations

### Traffic:

ITE Trip Generation Manual (Land Use Code 210 – Single Family Homes)

ADT = 9.52 trips per unit x 460 units = 4,379 ADT

AM Peak = 0.75 trips per unit x 460 units = 345 trips

PM Peak = 1.00 trips per unit x 460 units = 460 trips.

### Water Demand:

422± lots x 0.32 AF/lot = 135.04 AF

38± lots x 0.37 AF/lot = 14.06 AF

Landscape/Common Area (estimated at 1.9 acres) = 6.48 AF

### Sewer Generation:

460 units x 300 gal/unit/day x 3 occupancy = 414,000 gpd = 0.4140414, peak flow (MGD)



Reserved Street Name Recipients:

These street name(s) have been accepted and reserved into the Washoe County Master Street Directory Reservation table:

City of Sparks: APN 083-011-15

**Reservations**

<b>Date Submitted</b>	<b>Fullname</b>	<b>Description</b>
12/4/2019	ADEN RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	ANNAMITE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	ANTELOPE RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	ARAKAN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	BALE MOUNTAIN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	BALKAN MOUNTAIN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	BEARTOOTH PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	BEN NEVIS	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	BIGHORN PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	BOBCAT RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	CAPITOL PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	CASCADE RANGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	DALTON PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	DRAKENSBERG	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	DURANGO RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	EAGLE POINT	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	ELK MOUNTAIN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	EQUINOX PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	FANSIPAN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	FIVE RIDGES	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	GOAT PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	GOLIS MOUNTAIN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	GORE POINT	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	GRAPEVINE PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	GRIZZLY PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	GYDAN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	HORSE RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	KILIMANJARO	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	KINSMAN PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	LOOKOUT POINT	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MAROON PEAK	5 Ridges (Christy Corporation - Steve Maynard )

### Reservations

Date Submitted	Fullname	Description
12/4/2019	MOUNT CAMEROON	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MOUNT CHURCHILL	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MOUNT HAGGIN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MOUNT HUBBARD	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MOUNT NIMBA	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MOUNT TAYLOR	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MOUNT THOR	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	MOUNT WILSON	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	PAMIR	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	PARKER PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	PILGRIM PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	PILOT PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	QUEEN PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	QUIGG PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	RAINY RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	REVEILLE PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	RONDANE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SALT RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SAWTOOTH PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SIERRA BLANCA	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SMILEY MOUNTAIN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SNAKE RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SNOWDON RAZOR	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SODA MOUNTAIN	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SPEARHEAD PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SPLIT RIDGE	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	SUNLIGHT PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	TROUT PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	TURRET PEAK	5 Ridges (Christy Corporation - Steve Maynard )
12/4/2019	VALHALLA RIDGE	5 Ridges (Christy Corporation - Steve Maynard )

\*\*Note: Washoe County GIS reserves the right to rescind any reserved street name before recordation, in accordance with public safety concerns.

\*\*Note: A street name reservation is valid for one year after it is ACCEPTED. If the name does not appear on a recorded document within one year of acceptance, then there is no obligation to honor the reservation. Notify GIS for renewal.

Attention: All future street name requests:

1. Download the form from: [https://www.washoecounty.us/csd/engineering\\_capitalprojects/files-engineering-capital-projects/mapping\\_streets\\_roads/New%20street\\_reservation.pdf](https://www.washoecounty.us/csd/engineering_capitalprojects/files-engineering-capital-projects/mapping_streets_roads/New%20street_reservation.pdf)
2. Fill out *Request to Reserve New Street Name(s)*. Do **NOT** include USPS suffix types (e.g. AVE, ST, RD, CT, DR, LN, WAY, CIR, PL, TRL, etc.); that comes later.
3. Do not embed a suffix into the root street name (e.g. CANYON TRAIL DR, KING COURT DR, RYAN ROAD ST, etc)
4. No more than 14 letters, 15 if there is an "i" in the name (spaces count as a character).
5. Special characters are **NOT** allowed (‘, “, ` , ~, /, \, -, \*, #, &, @, %, +).
6. Abbreviations for MOUNT (MT) and SAINT (ST) are **NOT** allowed.
7. E-mail form to: [StreetNames@Washoecounty.us](mailto:StreetNames@Washoecounty.us) Do **NOT** fax or e-mail a photo-copy.

For the purposes of Emergency Management, street names will **reject** if the street name already exists or sounds similar, phonetically, to an existing street name. For street names that already exist or reserved in the Washoe County Master Street Directory click:

[https://www.washoecounty.us/csd/engineering\\_capitalprojects/street\\_directory\\_naming.php](https://www.washoecounty.us/csd/engineering_capitalprojects/street_directory_naming.php)

1. Existing streets: Click 11X17 Regional Street Directory
2. Reserved streets: Click Reservation Street Name Listing



Bradley Kaneyuki

GIS | Tech Services

[bkaneyuki@washoecounty.us](mailto:bkaneyuki@washoecounty.us) | Office: 775.328.2344 | Fax: 775.328.6133

1001 E 9<sup>th</sup> St, Reno, NV 89512



Washoe County Treasurer  
Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

This item has been paid.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08301115	Active	12/23/2019 2:10:53 AM

**Current Owner:**  
QK LLC

1 E LIBERTY ST STE 444  
RENO, NV 89501

**SITUS:**  
555 HIGHLAND RANCH PKWY  
SPARKS NV

**Taxing District**  
2000

**Geo CD:**

Legal Description

Township 20 Section 9 Lot Block Range 20 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$12,733.90	\$6,490.39	\$0.00	\$0.00	\$6,366.88
2018	\$379.14	\$379.14	\$0.00	\$0.00	\$0.00
2018	\$11,771.69	\$11,771.69	\$0.00	\$0.00	\$0.00
2017	\$9,652.54	\$9,652.54	\$0.00	\$0.00	\$0.00
2016	\$9,652.40	\$9,652.40	\$0.00	\$0.00	\$0.00
2015	\$9,652.25	\$9,652.25	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$6,366.88</b>

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845





Washoe County Treasurer  
 Tammi Davis

Washoe County Treasurer  
 P.O. Box 30039, Reno, NV 89520-3039  
 ph: (775) 328-2513 fax: (775) 328-2500  
 Email: tax@washoecounty.us

[TREASURER HOME PAGE](#)    [WASHOE COUNTY HOME PAGE](#)

[Tax Search](#)    [Checkout](#)

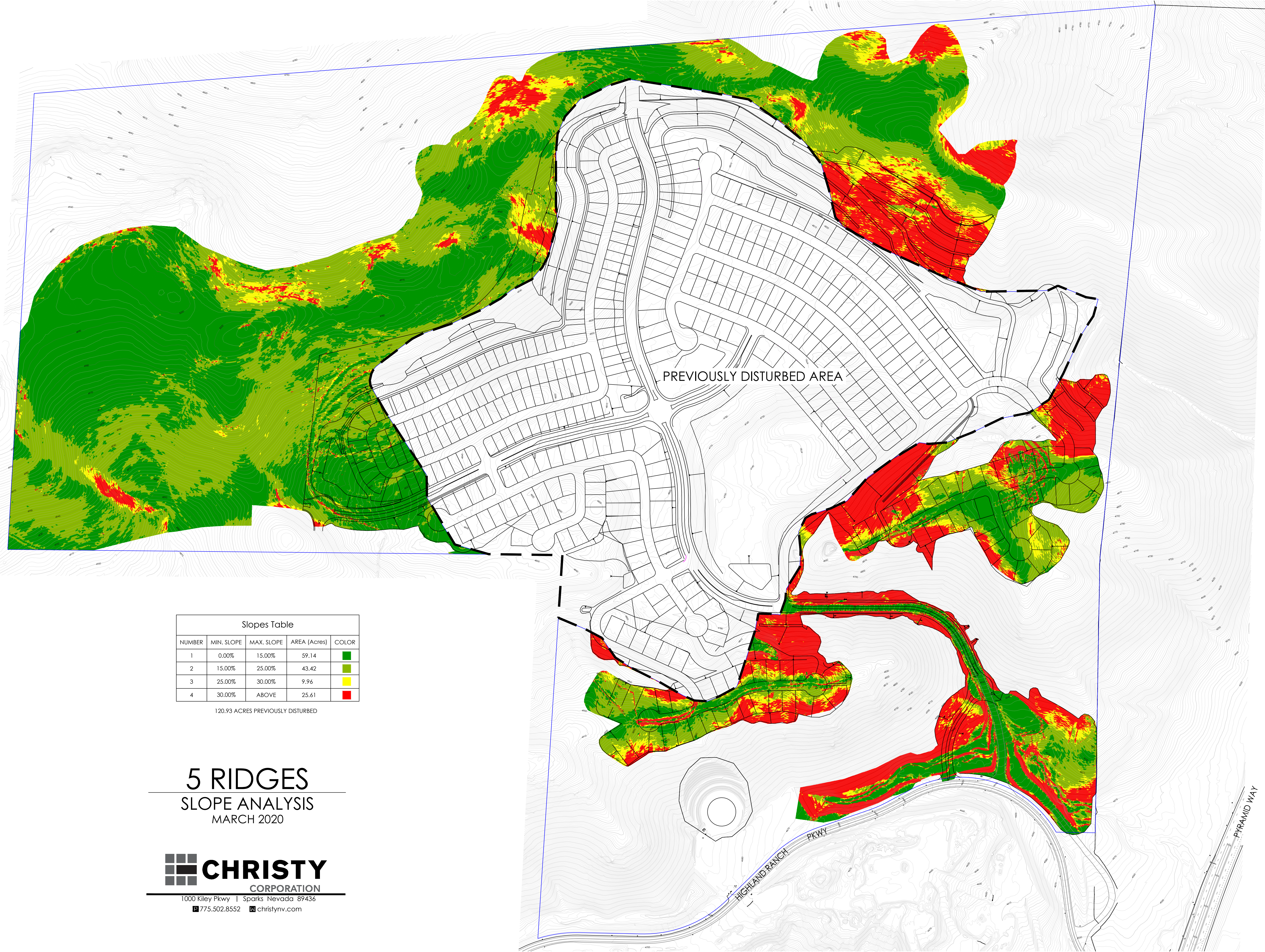
## Collection Receipt

### Checkout Receipt

Date: 12/23/2019 10:16:54 AM  
 Approval: 28307374  
 Account: \*\*\*\*5271  
 Payment Type: eCheck  
 Description: Tax Payment - 08301115  
 Amount Paid: \$6,366.88

Service Fee	\$6,366.88
Total Paid	\$0.00
	\$6,366.88

NOTE: To print a copy of this receipt, please right-click anywhere on this webpage and select Print from the pull-down menu.



Slopes Table				
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (Acres)	COLOR
1	0.00%	15.00%	59.14	Green
2	15.00%	25.00%	43.42	Light Green
3	25.00%	30.00%	9.96	Yellow
4	30.00%	ABOVE	25.61	Red

120.93 ACRES PREVIOUSLY DISTURBED

**5 RIDGES**  
SLOPE ANALYSIS  
MARCH 2020