

# STAFF REPORT

## RH-12-03

1. **SUBJECT:**

A zone change request submitted by Desert Mountain Surveying as agent for Echeverria Construction to rezone property from RR-13 MH (Rural Ranchette 13,000 square foot minimum lot size with a mobile home overlay) to R-3 (Multiple-Family Residential).

2. **LOCATION:**

The parcel is located at 4370 Sunny Drive (southwest corner of Sunny Drive and Bonnefield Street), in Winnemucca, Nevada. Assessor's parcel #10-391-23.

3. **BACKGROUND INFORMATION:**

**Previous Applications:**

Parcel Action History		PL0100D	
Seq	Case#	App Date	Last Action Date
01	RH 12 03	3/21/2012	RPC REZONE RR-12MH TO R-3
02	PH 76 51	10/00/1976	FILED 11/10/1976 FILE # 175394
03	RH 76 63	1/00/1976	HCC A 5/06/1976 HUMBOLDT COUNTY/ORD 5-6-76A A1 > E1TR

**Current Zoning:** RR-13 MH (Rural Ranchette 13,000 s.f. minimum lot size with a mobile home overlay)

**Proposed Zoning:** R-3 (Multiple-Family Residential)

**Master Plan:** HDR (High Density Residential)

**Lot Area:** .350 acres (15,246 sf) ±

**Access:** Access would be obtained from Sunny Drive and/or Bonnefield Street

**Utilities:**

NV Energy currently supplies electricity to this area  
City of Winnemucca services this property for water and sewer  
Southwest Gas provides natural gas to the area

**Response From Referrals:**

No comments have been received from referrals as of April 5, 2012.

### **Applicable Regulations:**

The RR-13 zoning district allows single-family residences; Manufactured homes 1976 or older on runners or foundation; Manufactured homes meeting criteria per Chapter 17.54; day care family facilities; raising & growing (for personal use) field crops, livestock, poultry and rabbits; sale of homegrown seasonal excess crops and livestock. Uses allowed with a conditional use permit are home based businesses; guest house without kitchen facilities; temporary sales offices; child care facilities for more than 3 but no more than 10 children; country, tennis clubs, golf courses, driving ranges for commercial purposes; public and semipublic buildings such as, but not limited to churches and schools; public use events; boarding kennels, no to exceed ten animals; sale & display of products grown or raised on the premises, commercial small scale farming or ranching. The minimum lot size is 13,000 square feet with a lot width of 80 feet and depth of 120 feet. The set-backs for this zoning district are 20 feet front, 8 feet sides and 10 feet rear.

The R-3 zoning district allows one-family and two-family residential structures; apartment houses; condominiums; licensed rest homes with no more than 5 patients; day care family facilities. Uses allowed with a conditional use permit are day care centers for more than 3 children or the elderly; rest homes which house more than 5 patients; public use events; home based business. The minimum lot size is 7,500 square feet with water & sewer; a minimum width of 60 feet and depth of 110 feet. The setbacks for this zoning district are 10 feet front, 10 feet sides and 10 feet rear. The maximum density of residential units will be one dwelling unit per each 1,500 square feet of net lot area. The maximum density may be reduced to 1,000 square feet for efficiency units of which there may be one in each apartment house.

#### **4. ANALYSIS & FINDINGS:**

- A. The applicant is requesting a zoning district that will be consistent with the Master Plan designation for this area which is HDR (High Density Residential). The property owner wishes to divided the property into 2 parcels and build a duplex on each parcel which requires the zone change. This zone change would meet the criteria of the Master Plan of HDR and gives the applicant the ability to parcel and develop these lots.
- B. This area has been developed for residential use. There are multi-family dwellings to the northeast on Sunny Drive and north on Minor Street; 100 feet to the west is a mobile home park and the property across the street is zoned MHP/R-3 (City of Winnemucca). The Master Plan for this property is HDR, which allows 4 units per acre. This zone change to R-3 would not impact the uses on properties adjacent to this property. There is no information to indicate this action will be detrimental to properties surrounding or adjacent to the area requested for the zone change.
- C. This zone change does conform to the Master Plan designation of HDR for this area.
- D. There will be no significant change as to the allowed uses on subject property. The current zoning designation allows, in addition to single family residences, uses you would find in residential areas. The property is serviced by the City of Winnemucca for water and sewer. Therefore, this zone change will not adversely affect the public health, safety and general welfare of the area.

- E. This zone change will not alter the development pattern or the types of uses allowed in the area. This zoning will not be out of place with the zoning surrounding it. Therefore, the newly proposed zone will have no effect on the existing developed land use pattern in the immediate area.
- F. If the applicant utilizes the property as proposed, there would be no significant increase in traffic.

5. **STAFF RECOMMENDATION:**

After careful consideration, staff recommends **approval** of this zone change application to rezone this property from RR-13 MH to R-3.

6. **SUPPORT MATERIAL:**

- A. Application
- B. Assessor's parcel map

Betty Lawrence/*BL*  
Senior Planning Technician

APPLICATION FOR REZONING

**Note:** The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, please put N/A (not applicable) on the line. Include the parcel number and/or the address of the property. Please provide a clear, legible, location map and a copy of the Assessor's Parcel map of the property with this application, if available. **PLEASE USE BLACK INK.**

City of Winnemucca       Humboldt County

Applicant/Agent Desert Mountain Surveying / Echeverria Construction as Agent

Location/Address of Property The southwest corner of Sunny Drive and Bonnefield St.

Assessor's Parcel # 010-391-23

Rezone said property from RR-13MH to R-3

**Note:** If more than one zone change is being requested, describe each parcel separately and indicate the zone requested for each.

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner Alma Gutierrez

Mailing Address 106 McCoy Lane

Battle Mountain, NV 89820 Phone \_\_\_\_\_

FOR DEPARTMENT USE

Received By BETHY Date Received 3-21-12

Application No. RH-12-03 Name DMS/Echeverria Const/Gutierrez

RPC 4/12

REQUIRED INFORMATION

The following information is required for this application. If the material is missing, Staff is authorized to return the application and take no further action until a complete application has been filed. (Enter N/A next to any item that does not apply - Use additional pages as necessary)

1. Reason for request: (Include any changes that have occurred in the area that would warrant granting this request.) See Attachment

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2. Will the newly proposed zone change have any affect upon the existing developed land use pattern in the immediate area, specifically, will the zone change affect land use compatibility?

Yes       No

If yes, please state how it will. \_\_\_\_\_

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3. Will the proposed zone change adversely affect the public health, safety and general welfare?

Yes       No

If yes, state how it will. \_\_\_\_\_

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4. Will the proposed zone change conflict with the adopted General Plan for the area?

Yes       No

If yes, please explain how it will. \_\_\_\_\_

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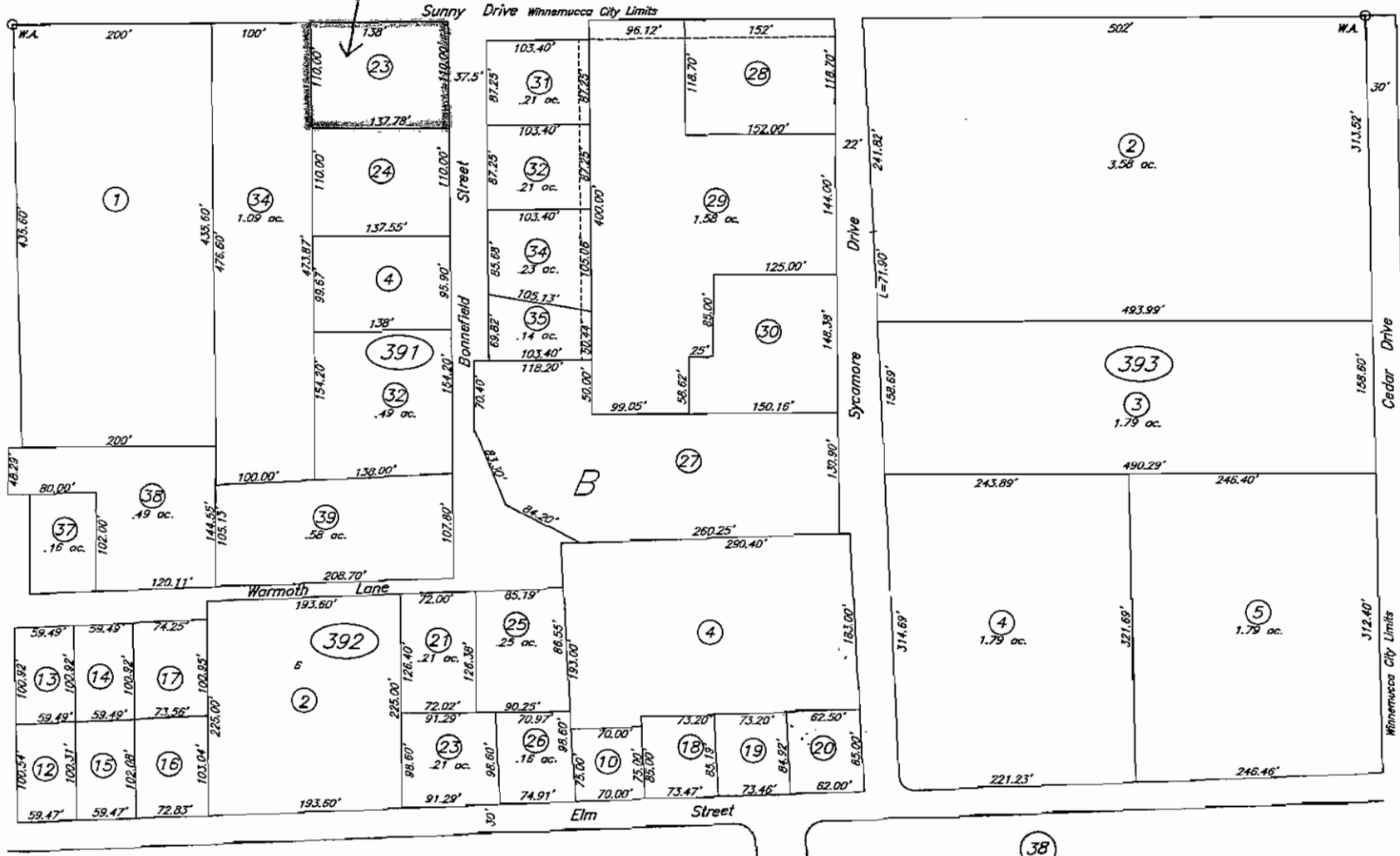
Rezone Application  
Alma Gutierrez  
Attachment

The potential owner of the property wishes to divide the property into 2 parcels and build a duplex on each parcel which will require a zone change to R-3. The general plan designation for this area is high density residential which this zone change is compatible with. There are multi-family dwellings to the northeast on Sunny Drive and north on Minor Street; 100 feet to the west is a mobile home park and the property across the street is zoned MHP / R-3 (City of Winnemucca)

Portion of the Warmouth Addition  
 Within NE1/4 NW1/4 Section 32

BK. 16

10-39



T.36N.  
 R.38E.



BK. 16

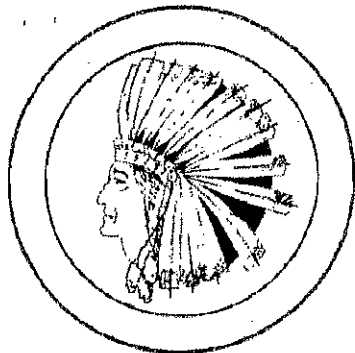
HUMBOLDT COUNTY

NOTE: This plat is for assessment purpose only and does not represent a survey of the lands on this plat.

Warmouth Addition W.A.  
 (File No. 69454 / Feb. 17, 1942 / R.O.S. F.L.R.)  
 (File No. 144907 / Dec. 2, 1970 / R.O.S. J.R.C.)  
 (File No. 162487 / Nov. 7, 1973 / R.O.S. J.R.C.)  
 (File No. 175394 / Nov. 10, 1976 / R.O.S. R.N.C.)  
 (File No. 193251 / Jan. 25, 1979 / P.M. C.J.C.)  
 (File No. 201536 / Jan. 17, 1980 / R.L.S. C.J.C.)

(File No. 210501 / Feb. 2, 1981 / R.L.S. C.J.C.)  
 (File No. 265953 / Jan. 20, 1987 / R.L.S. J.H.M. II)  
 (File No. 313045 / Dec. 29, 1989 / R.L.S. J.H.M. III / ANNEX)  
 (File No. 318325 / July 25, 1990 / P.L.S. R.N.C.)  
 (File No. 320466 / Oct. 17, 1990 / P.L.S. R.N.C.)  
 (File No. 327483 / Sept. 4, 1991 / P.L.S. R.N.C.)

(File No. 339968 / Feb. 11, 1993 / R.O.S. R.N.C.)  
 (File No. 1997-4392 / April 17, 1997 / R.O.S. R.D.G. Jr.)  
 (File No. 1998-1943 / April 24, 1998 / P.M. J.H.M. III)  
 (File No. 2000-1579 / April 18, 2000 / P.M. J.H.M. III)  
 (File No. 2002-10 / Jan. 3, 2002 / Amended P.M. J.H.M. III)  
 (File No. 2002-930 / Feb. 20, 2002 / R.O.S. J.H.M. III)



# REGIONAL PLANNING DEPARTMENT

HUMBOLDT COUNTY COURTHOUSE  
OFFICE (775) 623-6392

WINNEMUCCA, NV 89445  
FAX (775) 623-6395

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, APRIL 12, 2012** at 5:30 P.M. the **Humboldt County Regional Planning Commission** will hold a public hearing in the Meeting Room, Humboldt County Courthouse, Second Floor, Winnemucca, Nevada to consider the following:

**RH-12-03** A rezone application submitted by Desert Mountain Surveying on behalf of Echeverria Construction to change the zoning from RR-13 MH (Rural Ranchette minimum lot size of 13,000 sq ft with a mobile home overlay) to R-3 (Multiple-family residential with a minimum lot size of 7,500 sq ft). The subject property is located at the southwest corner of Sunny Drive and Bonfield St; assessor's parcel # 010-391-23.

**"SUBJECT TO CHANGE"**

**NOTE:** If you plan to attend this meeting, please contact the Planning Department office before the meeting to verify this agenda item has not been withdrawn or rescheduled.

**NOTICE TO PERSONS WITH DISABILITIES:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the **COUNTY ADMINISTRATOR** in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 at least one (1) day in advance of the meeting.