



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

**RESOLUTION**

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, WARM SPRINGS AREA PLAN AND THE WARM SPRINGS SPECIFIC PLAN MASTER PLAN MAP (WMPA22-0002) TO RECONFIGURE AND ADJUST THE MASTER PLAN CATEGORY ON SEVERAL PARCELS FROM ±890.35 ACRES OF SUBURBAN RESIDENTIAL, ±235.41 ACRES OF RURAL AND ±18.82 ACRES OF COMMERCIAL TO ±889.08 ACRES OF SUBURBAN RESIDENTIAL, ±240.61 ACRES OF RURAL AND ±18.78 ACRES OF COMMERCIAL, WHICH WILL CONCENTRATE ALL AREAS OF COMMERCIAL MASTER PLAN DESIGNATIONS NEAR THE INTERSECTION OF PYRAMID HIGHWAY AND WHISKEY SPRINGS ROAD. (APNS 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, 077-340-45 ).**

WHEREAS, Palomino Farms applied to the Washoe County Planning Commission to reconfigure and adjust the master plan category on several parcels of land from ±890.35 acres of Suburban Residential, ±235.41 acres of Rural and ±18.82 acres of Commercial to ±889.08 acres of Suburban Residential, ±240.61 acres of Rural and ±18.78 acres of Commercial, which will concentrate all areas of commercial master plan designations near the intersection of Pyramid Highway and Whiskey Springs Road.;

WHEREAS, On June 7, 2022, the Washoe County Planning Commission held a public hearing on the proposal, adopted Master Plan Amendment Case No. WMPA22-0002 by Resolution Number 22-11, and recommended that the Board of County Commissioners also adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on August 16, 2022, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(d):

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 Changed Conditions. The proposed amendment identifies and 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 Master Plan designation.
5. 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.  
And;

WHEREAS, under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners does hereby ADOPT the amendment to the Warm Springs Area Plan and the Warm Springs Specific Plan Maps (Case No. WMPA22-0002), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 16th day of August 2022, to be effective only as stated above.

WASHOE COUNTY COMMISSION

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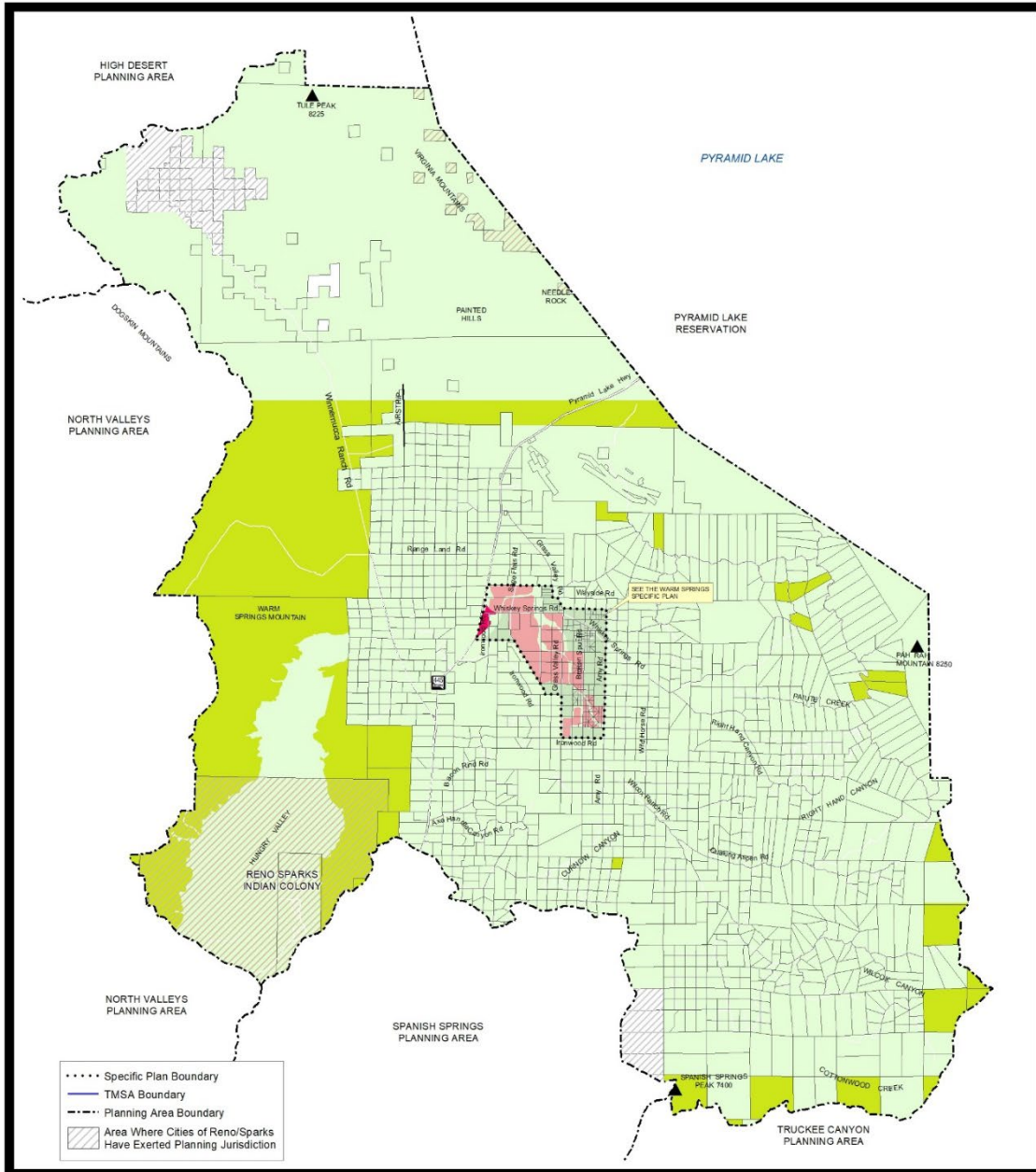
Vaughn Hartung, Chair

ATTEST:

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Jan Galassini, County Clerk

Exhibit A-1



### WARM SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

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**CERTIFICATION:**  
 THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.  
 DATE: \_\_\_\_\_ DIRECTOR

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

WCPD ADOPTION DATE: June 7, 2022  
 BCC ADOPTION DATE: August 16, 2022  
 BPC CONFORMANCE DATE: \_\_\_\_\_

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