



**WASHOE COUNTY COMMISSION**

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

**RESOLUTION**

**ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY AREA PLAN, MASTER PLAN MAP (WMPA22-0003) TO REDESIGNATE ONE PARCEL TOTALING 45.51 ACRES FROM SUBURBAN RESIDENTIAL (SR) TO 40.64 ACRES OF URBAN RESIDENTIAL (UR) AND 4.87 ACRES OF OPEN SPACE (OS) (APN:502-250-09)**

WHEREAS, Pedcor Investments, LLC applied to the Washoe County Planning Commission on behalf of Chocolate Group, LLC (owner) to redesignate one parcel (APN 502-250-09) totaling 45.51 acres from the Suburban Residential (SR) master plan category to 40.64 acres of Urban Residential (UR) and 4.87 acres of Open Space (OS) in the Sun Valley Area Plan;

WHEREAS, on April 5, 2022, the Washoe County Planning Commission held a public hearing on the proposed amendment. Commissioner Peyton made a motion to approve Master Plan Amendment Case No. WMPA22-0003. The motion failed with a vote of 1 in favor and 6 opposed, with all members present, which resulted in a denial of WMPA22-0003;

WHEREAS, upon appeal of the Planning Commission's denial and upon holding a public hearing on June 28, 2022, this Board voted to grant the appeal thereby reversing the Planning Commission's decision, and to adopt the proposed amendment, having made the following findings 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;

The Board was also able to make the required Sun Valley Area Plan Finding Goal Thirteen:

**SUN13.1.**

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

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 does hereby ADOPT the amendment to the Sun Valley Area Master Plan Map (Case No. WMPA22-0003), 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 28th day of June 2022, to be effective only as stated above.

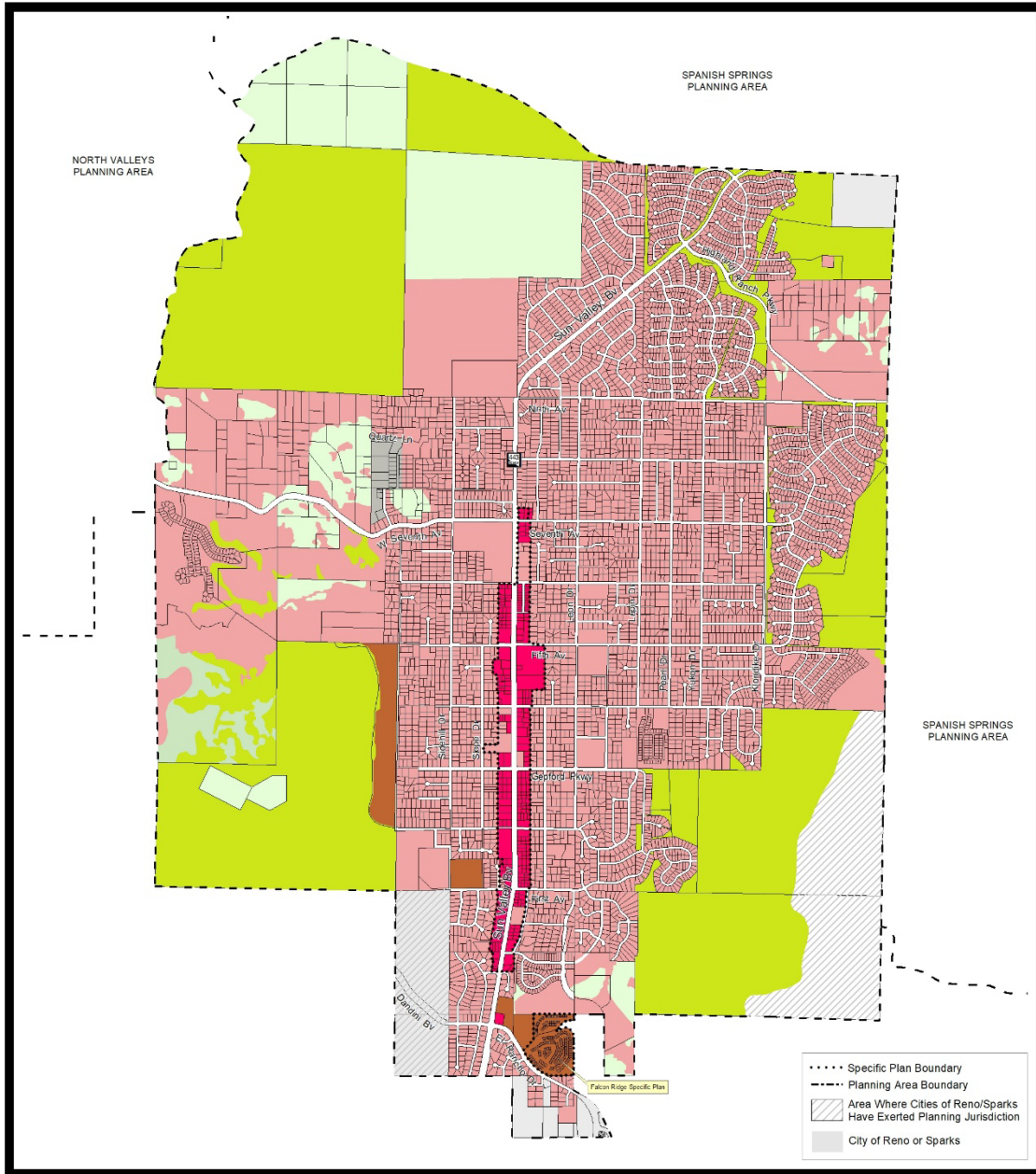
WASHOE COUNTY COMMISSION

\_\_\_\_\_  
Vaughn Hartung, Chair

ATTEST:

\_\_\_\_\_  
Janis Galassini, County Clerk

Exhibit A-1



<h3>SUN VALLEY MASTER PLAN MAP</h3>		<p><b>NOTE:</b> THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.</p> <p>0 500 1,000 2,000 Feet</p> <p>Plan ID: WMPA22-0003 (Chocolate Drive) WMPA22-0003 (08/2022)</p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> RURAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px;"></span> RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> SUBURBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e06666; border: 1px solid black; margin-right: 5px;"></span> URBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cc0000; border: 1px solid black; margin-right: 5px;"></span> COMMERCIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #92d050; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 2px dashed black; margin-right: 5px;"></span> DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)</li> </ul>	<p><b>CERTIFICATION:</b>                  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 BUILDING DIVISION.</p> <p>DATE: _____ DIRECTOR: _____</p>	
<p>Source: Planning and Building Division</p> <p>PG Date: April 6, 2022                  DOC Date: June 28, 2022                  IMRPA Conformance Date: _____</p>		<p style="text-align: center;"><b>Community Services Department</b></p> <p style="text-align: center;"><b>WASHOE COUNTY NEVADA</b></p> <p>1001 E Ninth St                  Reno, Nevada 89512 (775) 328-3600</p>