



WASHOE COUNTY COMMISSION

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

**RESOLUTION
ADOPTING AN AMENDMENT TO THE SPANISH SPRINGS
REGULATORY ZONE MAP TO AMEND THE SPANISH SPRINGS REGULATORY
ZONE MAP TO CHANGE THE REGULATORY ZONE FROM GENERAL RURAL
(GR) TO LOW DENSITY SUBURBAN (LDS) ON FOUR PARCELS TOTTALLING 144.83
ACRES (APNs 534-591-01, -02, -03, & -05)**

WHEREAS, Christy Corporation, LTD applied to the Washoe County Planning Commission on behalf of Donovan Land, LLC (owner) to redesignate four parcels totaling 144.83 acres (APNs 534-591-01, -02, -03, & -05) from general rural (GR) to low density suburban (LDS) in the Spanish Springs Area Plan;

WHEREAS, on May 3, 2022, the Washoe County Planning Commission held a public hearing on the proposed amendment. Commissioner Chesney moved to deny WRZA22-0001, which was seconded by Commissioner Donshick. The motion passed with a vote of three in favor of the motion and 2 opposed, which resulted in a denial of WRZA22-0001;

WHEREAS, upon appeal of the Planning Commission's denial and upon holding a public hearing on July 12, 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 110.821.15(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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. 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 amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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 impairment and the efficient expenditure of funds for public services. And;

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA22-0001 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Spanish Springs Regulatory Zone Map (Case No. WRZA22-0001), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County adopts WMPA22-0001 and has received a final determination that the amendment in WMPA22-0001 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 12th day of July 2022, to be effective only as stated above.

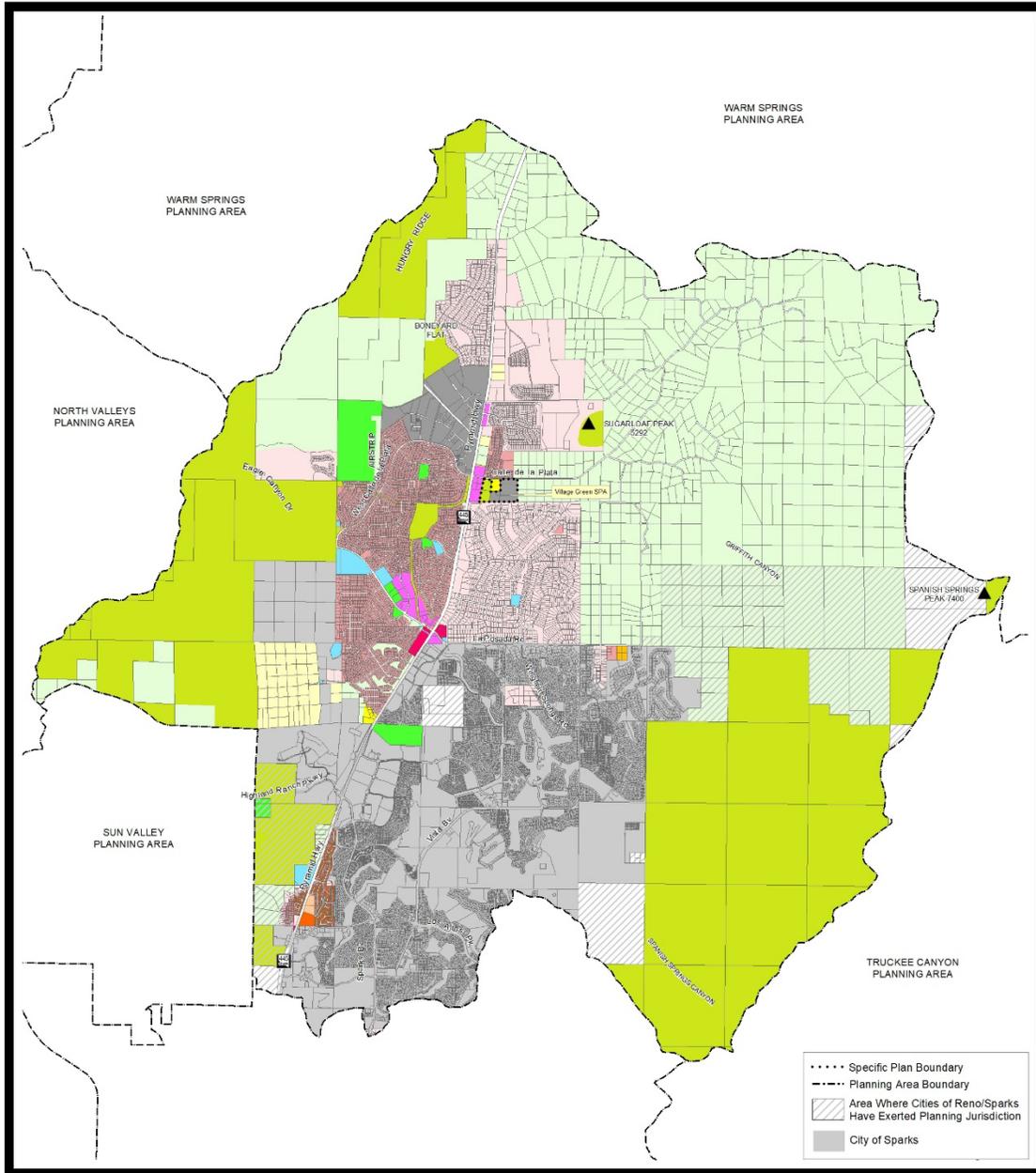
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit B-1



SPANISH SPRINGS REGULATORY ZONE MAP					
	LOW DENSITY RURAL		HIGH DENSITY SUBURBAN		INDUSTRIAL
	MEDIUM DENSITY RURAL		LOW DENSITY URBAN		PUBLIC AND SEMI-PUBLIC FACILITIES
	HIGH DENSITY RURAL		MEDIUM DENSITY URBAN		PARKS AND RECREATION
	LOW DENSITY SUBURBAN		HIGH DENSITY URBAN		OPEN SPACE
	LOW DENSITY SUBURBAN 2		GENERAL COMMERCIAL		GENERAL RURAL
	MEDIUM DENSITY SUBURBAN		NEIGHBORHOOD COMMERCIAL/OFFICE		GENERAL RURAL AGRICULTURAL
	MEDIUM DENSITY SUBURBAN 4		TOURIST COMMERCIAL		DRY LAKE/WATER BODY

Source: Planning and Building Division

PC Date: May 3, 2022
 BCC Adoption Date: July 12, 2022

NOTE: 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.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DIRECTOR

Community Services Department

WASHOE COUNTY NEVADA

1001 E Ninth St
 Reno, Nevada 89512 (775) 328-3600