

**WASHOE COUNTY COMMISSION**

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

**RESOLUTION
ADOPTING AN AMENDMENT TO THE TAHOE
REGULATORY ZONE MAP (WRZA18-0003)**

WHEREAS, Coches, LLC, and Tower, LLC applied to the Washoe County Planning Commission to amend the regulatory zone of two parcels (APN: 130-312-25 and 130-312-30) from Medium Density Suburban (MDS-3 units per acre) to Low Density Suburban (LDS- 1 unit per acre) as set forth in Exhibit A attached hereto;

WHEREAS, On April 3, 2018, the Washoe County Planning Commission held a duly noticed public hearing, determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment (Case No. WRZA18-0003), approved the request for adoption; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15:

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 Change Conditions; more desirable use. The proposed amendment 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 effect 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.

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the Tahoe Regulatory Zone Map (Case No. WRZA18-0003), as provided in the map and documents attached hereto.

ADOPTED this 8th Day of May, 2018, to be effective only as stated above.

WASHOE COUNTY COMMISSION

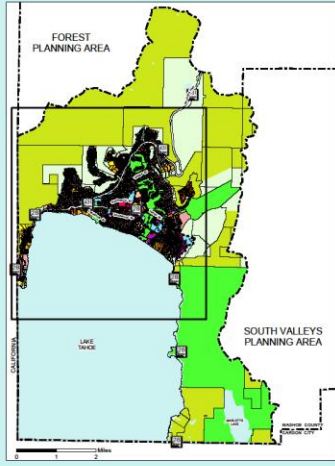
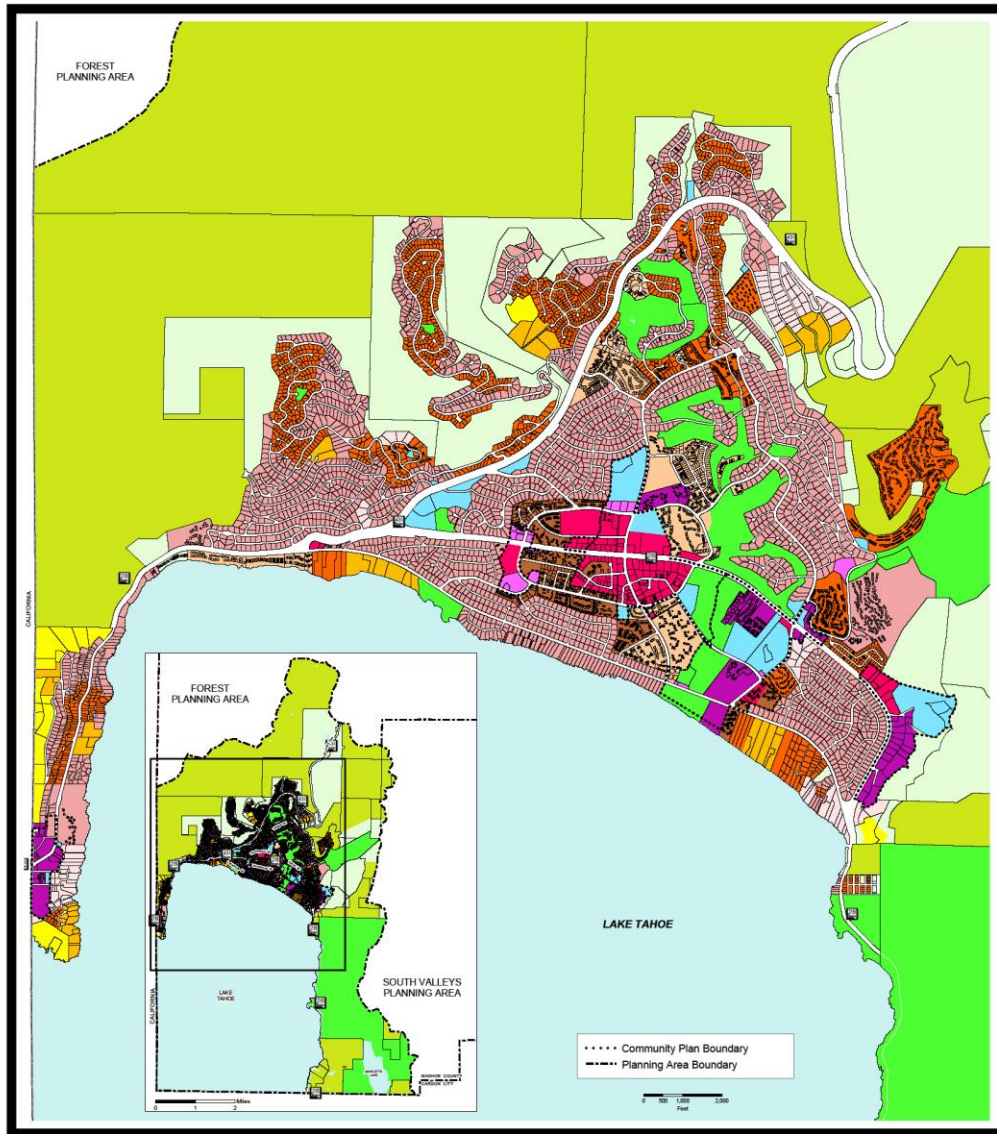
Marsha Berkgigler, Chair

ATTEST:

Nancy Parent, County Clerk

EXHIBIT A – WRZA18-0003, TAHOE REGULATORY ZONE MAP

EXHIBIT A
 WRZA18-0003
 TAHOE REGULATORY ZONE MAP



TAHOE
 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

Planning and Building Division

PC Date: April 3, 2018
 BCC Date:

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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 DEVELOPMENT DIVISION.
 DATE: _____ DIRECTOR: _____

**Community Services
 Department**

**WASHOE COUNTY
 NEVADA**

Post Office Box 11130
 Reno, Nevada 89520

(775) 328-3500