

R19-059



## WASHOE COUNTY COMMISSION

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2005

### RESOLUTION ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS MASTER PLAN MAP (WMPA19-0001)

WHEREAS, Lumos & Associates applied to the Washoe County Planning Commission on behalf of Alan and Debra Squalia (owner) to change the Master Plan Designation on one parcel (APN: 552-190-03) of 1 acre from Suburban Residential to Commercial.

WHEREAS, on May 7, 2019, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA19-0001, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on November 5, 2019, as required by NRS 278.02786 and NRS 278.02786, 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:

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 does hereby ADOPT the amendment to the North Valleys Master Plan Map (Case No. WMPA19-0001), as well as amending the Reno-Stead Corridor Joint Plan, as set forth

Master Plan Amendment  
WMPA19-0001 Buck Drive  
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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 5th day of November 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

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Vaughn Hartung, Chair

ATTEST:

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Nancy Parent, County Clerk

