



**WASHOE COUNTY COMMISSION**

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

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE COLD SPRINGS  
REGULATORY ZONE MAP (WRZA19-0006)**

WHEREAS, Lifestyle Homes TND LLC is requesting approval of Regulatory Zone Amendment Case No. WRZA19-0006 to change the regulatory zone on two (2) parcels (APNs 566-041-01 & 02) totaling ±14.05 acres, from Low Density Suburban (LDS) to Medium Density Suburban in the Cold Springs Area Plan; and

WHEREAS, On December 3, 2019, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Regulatory Zone Amendment Case No. WRZA19-0006, authorized the Planning Commission Chair to sign Resolution Number 19-24 to that effect, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment; and

WHEREAS, upon holding a subsequent public hearing on January 28, 2020, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.35:

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 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.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

AND

Findings for the Cold Springs Area Plan:

1. The amendment will further implement and preserve the Vision and Character Statement.
2. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
3. The amendment will not conflict with the public's health, safety or welfare.

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the Cold Springs Regulatory Zone Map (Case No. WRZA19-0006), as set forth in Exhibit A-1 attached hereto.

ADOPTED this 28th day of January 2020, to be effective only as stated above.

WASHOE COUNTY COMMISSION

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Chair

ATTEST:

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Nancy Parent, County Clerk

Exhibit A-1: WRZA19-0006

