



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, HIGH DESERT MASTER PLAN LAND USE MAP (WMPA24-0004), TO CHANGE THE MASTER PLAN LAND USE DESIGNATION ON AN ±11.55-ACRE PARCEL (APN 071-120-11) FROM SUBURBAN RESIDENTIAL (SR) TO COMMERCIAL (C), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 24-19

Whereas, Master Plan Amendment Case Number WMPA24-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on December 3, 2024; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA24-0004, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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. 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 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 impairment and the efficient expenditure of funds for public services.

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA24-0004, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on December 3, 2024

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



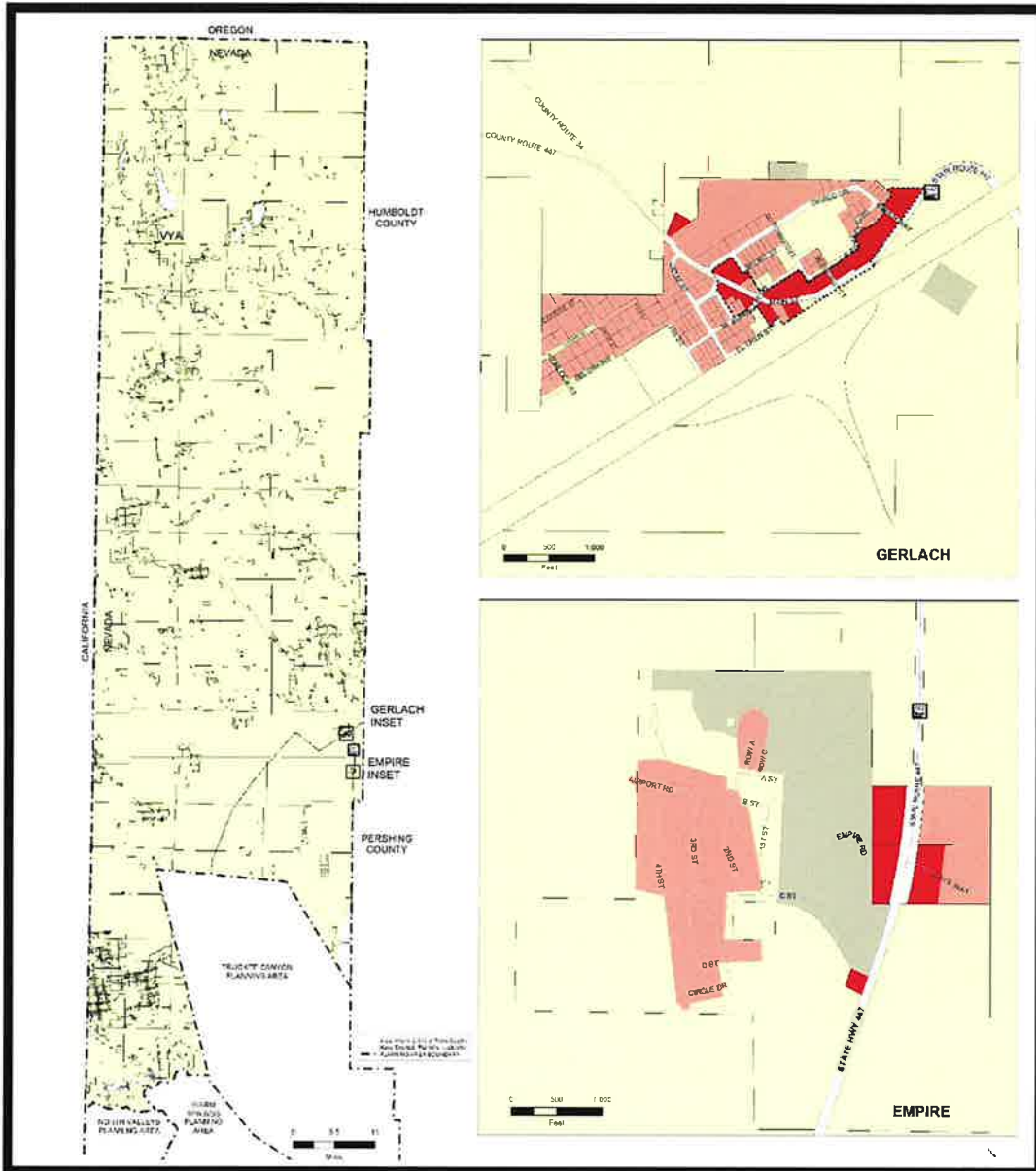
Trevor Lloyd, Secretary



Rob Pierce, Chair

Attachment: Exhibit A – High Desert Master Plan Land Use Map

Exhibit A, WMPA24-0004



HIGH DESERT MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- DOWNTOWN GERLACH OVERLAY DISTRICT

PLANNING AND DEVELOPMENT DIVISION

PG 04 of 04 (Rev. 5/2024)
 5/2024 Date
 WMPA24-0004 Title

NOTES: THIS MAP IS A PRELIMINARY DRAFT AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIVISION. THE PLANNING AND DEVELOPMENT DIVISION IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS MAP.

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