



WASHOE COUNTY COMMISSION

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

RESOLUTION

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,
TRUCKEE CANYON AREA PLAN, MASTER PLAN MAP TO CHANGE THE MASTER
PLAN LAND USE DESIGNATION FOR FIVE PARCELS (APNS: 079-230-01, 03, 04, 07
& 11) FROM RURAL (R) TO COMMERCIAL (C) AND TO ASSIGN A MASTER PLAN
LAND USE DESIGNATION OF COMMERCIAL (C) TO TWO PARCELS WITHOUT A
CURRENT MASTER PLAN LAND USE DESIGNATION (APNS: 079-230-02 & 06)
(WMPA23-0003)**

WHEREAS, Washoe County applied to the Washoe County Planning Commission on behalf of Shawn Murphy, Pyramid Arrowhead RV LLC, Pyramid Lake Paiute Tribe and JGFP Group LLC (owners) to change the Master Plan land use designation for five parcels (APNs: 079-230-01, 03, 04, 07 & 11); and on behalf of Dillon Brown and Pyramid Arrowhead RV LLC (owners) to assign a Master Plan land use designation of Commercial (C) to two parcels without a current Master Plan land use designation (APNs: 079-230-02 & 06);

WHEREAS, on January 2, 2024, the Washoe County Planning Commission held a public hearing on the proposed amendments, adopted Master Plan Amendment Case No. WMPA23-0003, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendments;

WHEREAS, upon holding a subsequent public hearing on April 16, 2024, this Board voted to adopt the proposed amendments, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(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 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.

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit these proposed amendments to the Regional Planning Commission and receive a final determination that the proposed amendments conform with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendments to the Truckee Canyon Area Plan, Master Plan Map (Case No. WMPA23-0003), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendments conform to the Truckee Meadows Regional Plan.

ADOPTED this 16th day of April 2024, to be effective only as stated above.

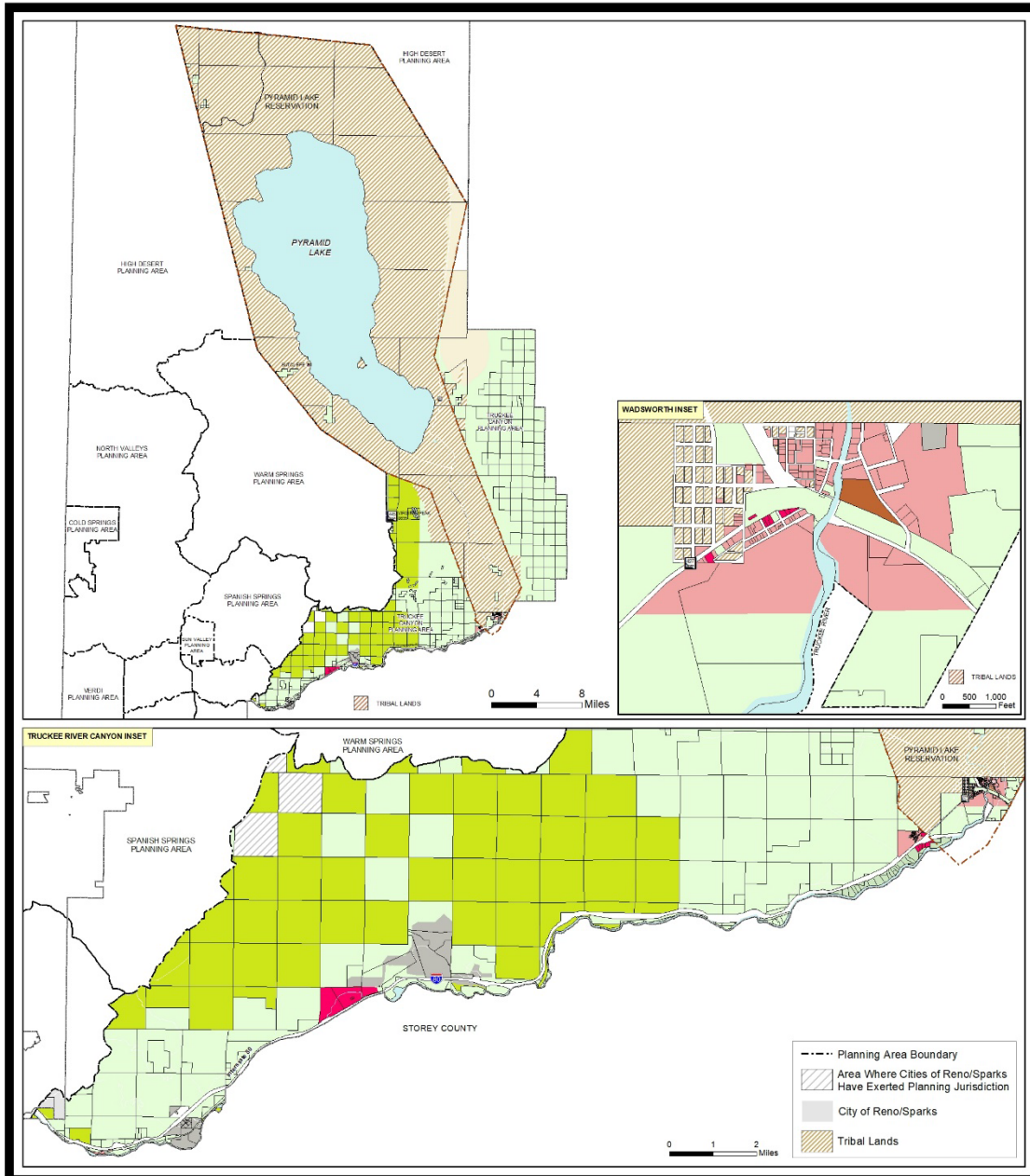
WASHOE COUNTY COMMISSION

Alexis Hill, Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit A-1 - Truckee Canyon Area Plan Master Plan Map



TRUCKEE CANYON MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT TO BE USED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.
Path: G:\arcgis\workspace\complan\apn\WMPA23-0003\WMPA23-0003.mxd

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

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

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

PC Date: January 2, 2024
 ISC Date: April 15, 2024
 TMRPA Conformance: Uste