



**Development Agreement for Tentative
Parcel Map Case Numbers WTMP17-0015,
WTMP17-0017, WTMP17-0018, WTMP17-
0019 and WTMP17-0020 (Palomino
Ranch Estates #1, #2, #3, #4 & #5)**

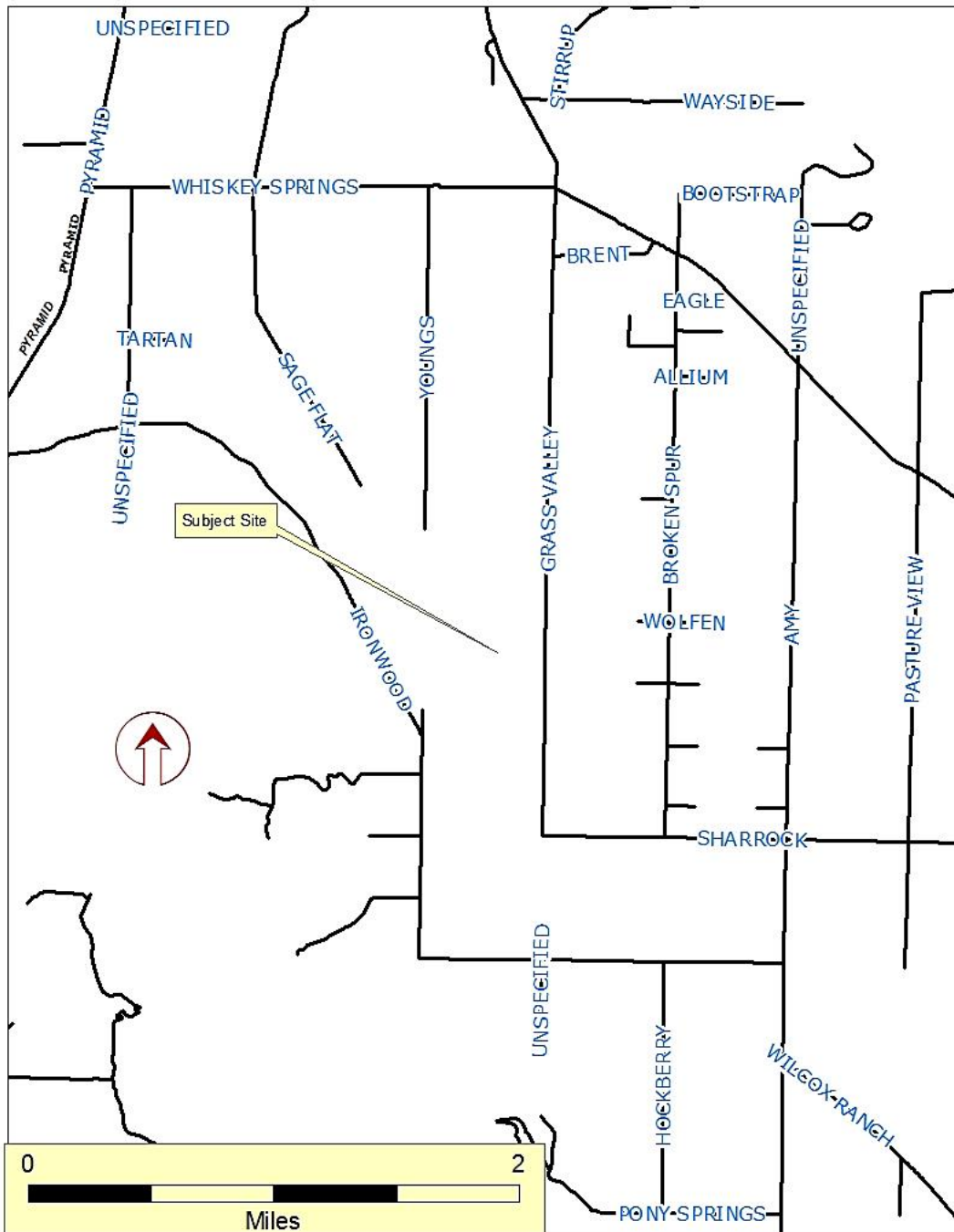
**Washoe County Commission
April 23, 2019**



Request

Introduction and first reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving a Development Agreement as required by the Warm Springs Specific Plan (WSSP) at WSSP.8.1 to utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan

Vicinity Map





Overview

Palomino Ranch Estates #1, #2, #3, #4 & #5 is a series of approved tentative parcel maps which approved the division of a 67.60 acre parcel into fifteen total lots ranging from 2.5 acres to 5 acres in size



Overview

On February 12, 2019, the BCC held a hearing on this development agreement. The BCC chose not to introduce and conduct a first reading, but rather, instructed staff to take this item to the Warm Springs / Rural Citizen Advisory Board (WS/R CAB) and bring the comments from that board back to the BCC.



Overview

The WS/R CAB took action to recommend approval of the requested development agreement, with the understanding that conditions of approval, appropriate for a subdivision, have been placed on the development by the Parcel Map Review Committee, and that compliance with those conditions would be required by County staff. Draft minutes are attached to your staff report.



Requirement for Development Agreement

PLAN ADMINISTRATION POLICIES AND ACTION PROGRAMS

WSSP.8.1 REQUIRE A DEVELOPMENT AGREEMENT BETWEEN ANY PROPERTY OWNER AND THE COUNTY AS A CONDITION OF PROJECT APPROVAL IN ORDER TO UTILIZE THE LAND USE DESIGNATION(S) SPECIFIED ON THE WARM SPRINGS SPECIFIC PLAN - LAND USE PLAN

WSSP.8.1.1 The Washoe County Department of Development Review shall verify that a development agreement has been recorded for all projects requiring discretionary approvals prior to the issuance of any building permits. The development agreement shall be the legal instrument necessary to effectuate the increased land use development potential identified on the Warm Springs Specific Plan - Land Use Plan.



Requirement for Development Agreement

- WSSP.8.1.2 The development agreement shall include, but is not limited to the following items:
- a. Provision for the collection of any fees necessary to pay for the construction of community infrastructure that benefits the Specific Plan area, provision for the construction of community infrastructure, and options for the crediting of any fees paid for infrastructure which is ultimately not constructed;
 - b. Covenant, Conditions and Restrictions (CC&Rs) that implement the standards identified in the Warm Springs Specific Plan - Development Standards Handbook Framework and/or specific development standards adopted with the project approval;
 - c. Provision for the participation of any future property owner in any assessment district that provides services, facilities and/or maintenance for the mutual benefit of the Specific Plan area residents and property owners; and
 - d. Provision for credit against the construction of capital improvements, or related dedication of land for capital improvements listed in the financing plan when required to serve the new development.



Possible Motion

“Move to introduce Bill Number (insert bill number as provided by the County Clerk) and conduct a first reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving a Development Agreement as required by the Warm Springs Specific Plan at WSSP.8.1 to utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan for Palomino Ranch Estates, and require the applicant to submit amended and corrected documents addressing each of the bulleted items on pages 4 and 5 of the attached staff report, prior to the second reading of the ordinance, and to set the public hearing and second reading of the Ordinance for possible adoption during the County Commission meeting of May 28, 2019.”