

## CALL IT BY ITS REAL NAME

If it looks like a Duck

If it walks like a Duck

If it quacks like a Duck

Most likely it is a Duck

This is not just changing a date on a piece of paper, it is the precursor to allowing

**STORAGE OF OPERABLE VEHICLES** at the site near Pyramid and Los Posada

# Bad Idea Then and Bad Idea now

- 1) April 4, 2017: Planning Commission Unanimously denied allowing “operable vehicle storage” in land designated as NC/Office.
- 2) May 23, 2017: County commissioners voted to Reverse the Planning Commissioners and sent it back to them for further review.
- 3) July 5, 2017: the Planning Commission Again denied allowing “operable vehicle storage” in land designated as NC/Office.
- 4) August 8, 2017 The County Commissioners agreed by denying “operable vehicle storage” in land designated as NC/Office because it was a change to the master plan and to change the master plan 3 of the 5 finding in section 110.820.15 must be met. The Commissioners found NONE of these 5 conditions were met

# Comments on changing the master plan to accommodate this developer

- 1) The “character” of the community will change
- 2) You have already “denied” Operable Vehicle Storage at this location, why is it now being pursued again?
- 3) This change benefits ONE developer in ONE location
- 4) Can money change the Master Plan to a developer’s desires rather than the community’s as defined in the Master Plan?
- 5) This is not a simple change, many conditions are being put on this change, special permits, approval by commissions, etc.

Washoe County Master Plan SPANISH SPRINGS AREA PLAN

Table C-3: Allowed Uses (Commercial Use Types) Commercial Use Types  
(Section 110.304.15)

Storage of Operable Vehicles ----- ONLY ALLOWED IN “I” INDUSTRIAL ZONE  
PARCELS

(7) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.

We have ALL agreed that “operable Vehicles storage”  
in NC/Office zoned land is not allowed in the  
Master Plan

So there are 2 choices:

- 1) Accept what you knew when you bought the land and build an allowed Personal Storage Facility.
- 2) Change the master plan to conform to what you want to build in that location.

# Option #1

**A Personal Storage Facility as allowed in NC/Office zone area**





## Option #2



Built to current Spanish Springs standards.  
This is what you will allow with “Operable vehicle Storage”