



**Development Agreement for Tentative  
Parcel Map Case Numbers WTPM17-0015,  
WTPM17-0017, WTPM17-0018, WTPM17-  
0019 and WTPM17-0020**

**(Palomino Ranch Estates #1, #2, #3, #4 & #5)**

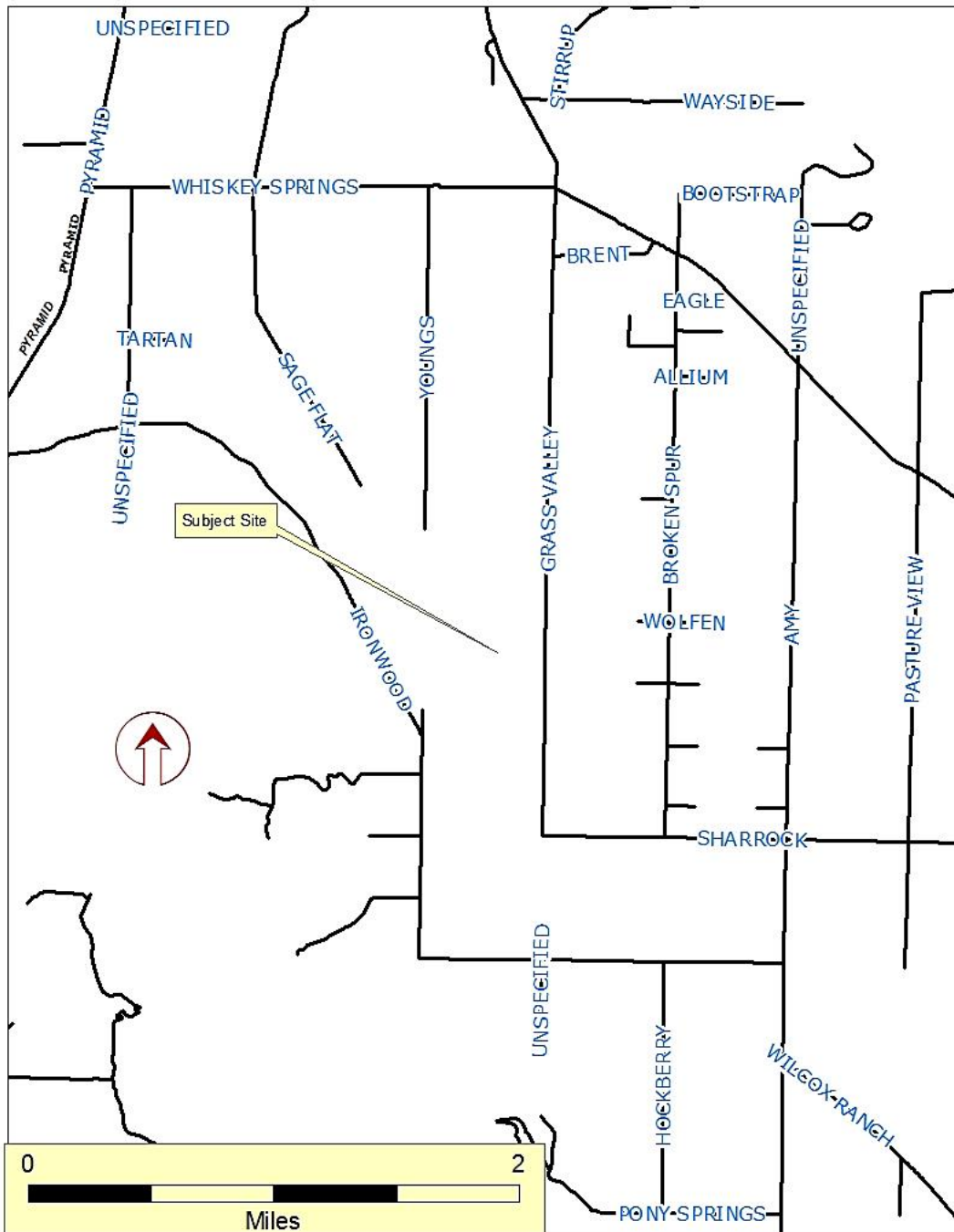
**Washoe County Commission  
May 28, 2019**



# Request

Second reading and adoption of an ordinance pursuant to NRS 278.0201 through 278.0207 approving a Development Agreement as required by the Warm Springs Specific Plan (WSSSP) at WSSSP.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 April 23, 2019, the BCC held a hearing on this development agreement. The BCC introduced and conducted a first reading, and set the second reading and possible adoption for May 28**



# 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: page 5 of staff report

**“I move to adopt Ordinance Number (*insert ordinance number as provided by the County Clerk*) based on the following findings:**

- 1. That the 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 is in the best interests of the County in order to promote the health, safety and general welfare of the County’s residents, by helping to provide some public services, uses and infrastructure, for which the Owner of the land voluntarily offers to pay.**
- 2. The Development Agreement would promote the public interest and welfare of the County by helping to provide some public services, uses and infrastructure within the Warm Springs Specific Plan Area.**
- 3. The Development Agreement sufficiently addresses the terms and conditions intended to protect the interests of the public, residents, and owners of the land subject to the Development Agreement and maintain the integrity of the Warm Springs Specific Plan.”**