



**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)**

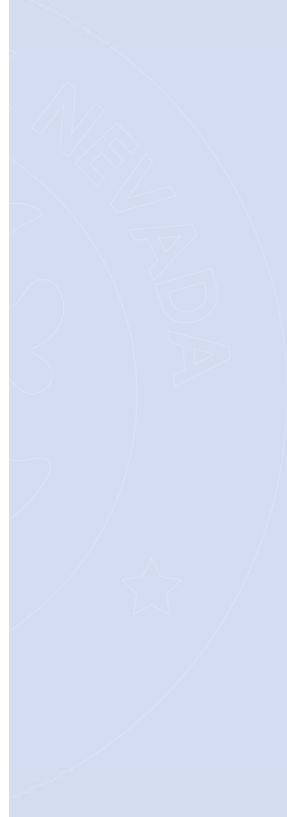
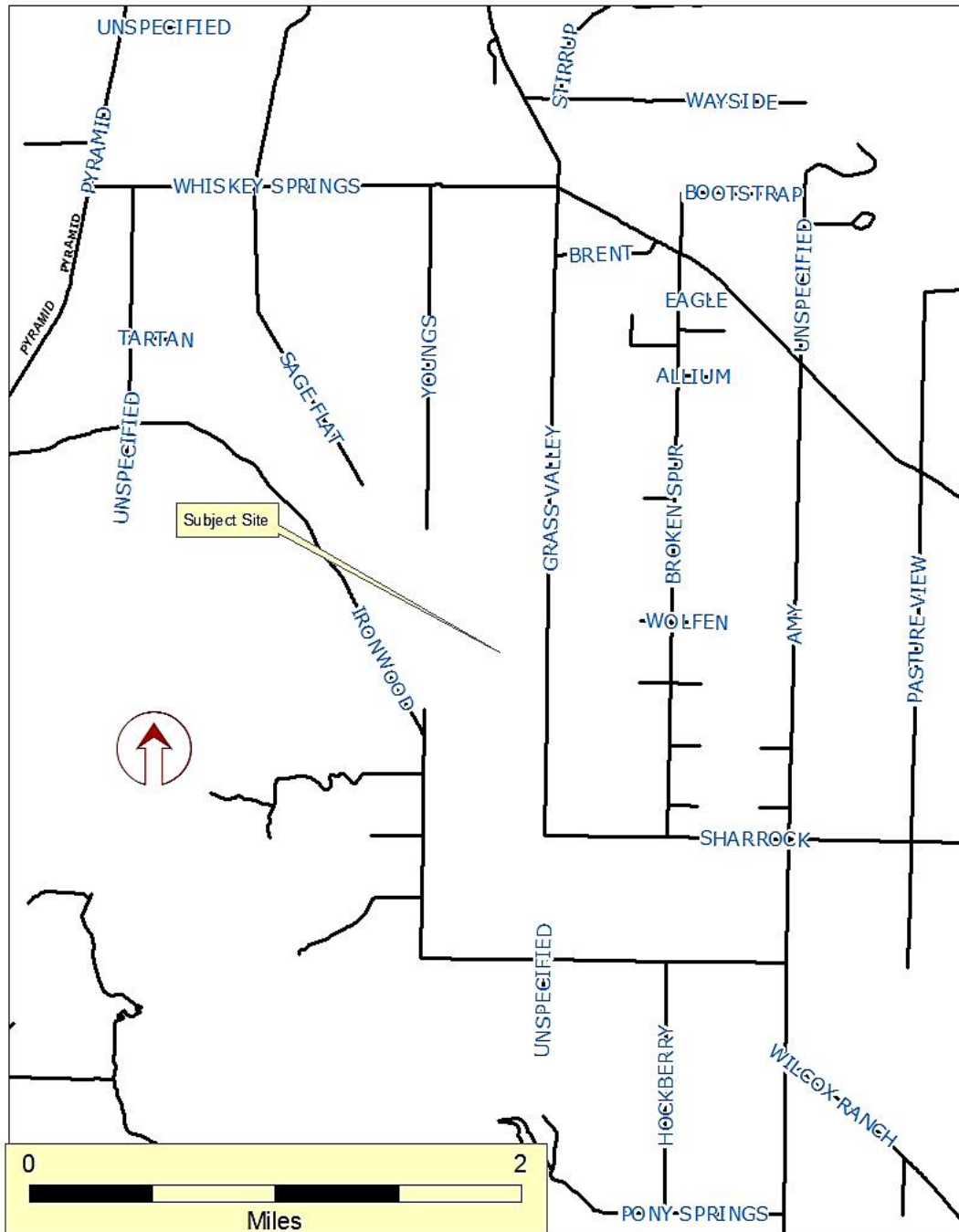
**Washoe County Commission  
February 12, 2019**



# 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.**

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# 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.

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# 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.



# Evaluation of Development Agreement Submitted

**On Pages 4-5 of your staff report comments and corrections were received from:**

- **Planning and Building**
- **Parks and Open Space**
- **Engineering and Capital Project**
- **PVGID**

**Applicant and Staff will ensure that all corrections are made to documents included with the second reading of this item.**



# Possible Motion

**“I 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 this 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 March 12, 2019.”**