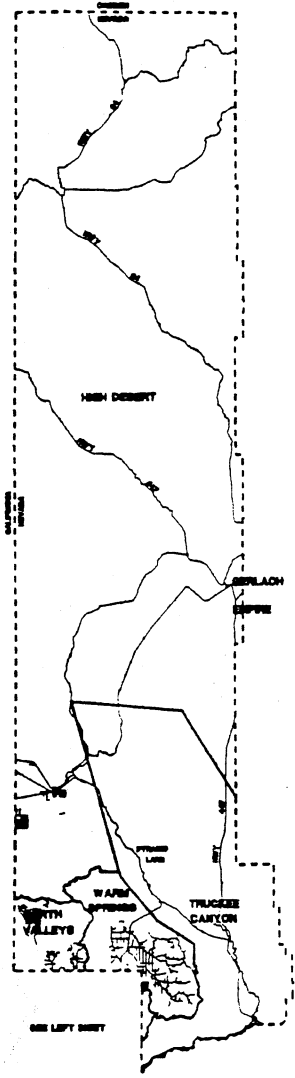
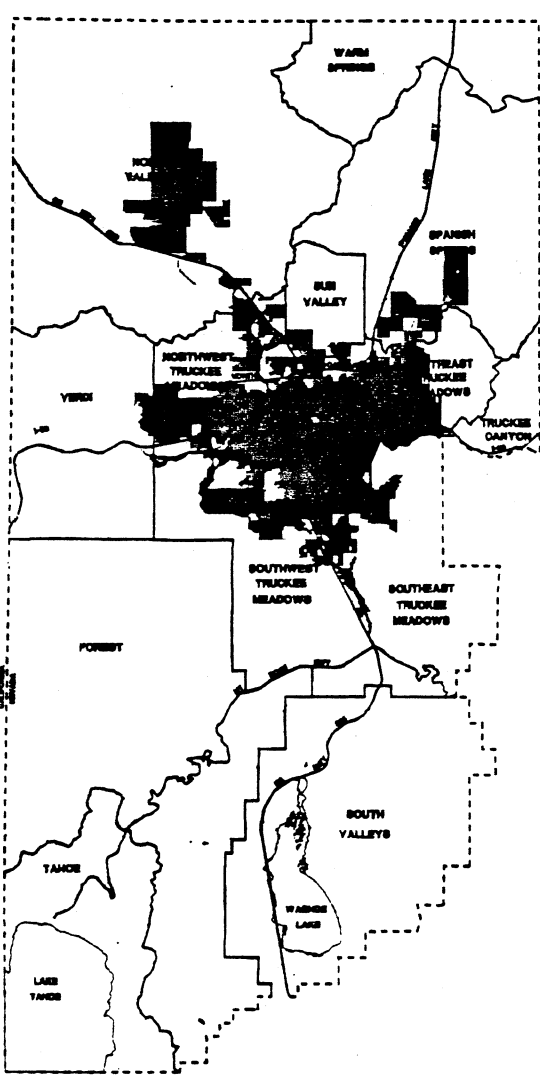


Plan Amendment Application

WASHOE COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING

POST OFFICE BOX 11130
RENO, NEVADA 89520
(702) 328-3600





WASHOE COUNTY PLANNING AREAS

- PLANNING AREA BOUNDARY
- OLD PLANNING AREA BOUNDARY
- INCORPORATED CITIES

NOTE: PLANNING AREAS EXCLUDE INCORPORATED CITIES

NOTE: THIS MAP IS A REPRESENTATION OF ALL INCORPORATED CITIES AND PLANNING AREAS. IT IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN GENERAL INFORMATION AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN GENERAL INFORMATION AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN GENERAL INFORMATION.



**WASHOE COUNTY
DEPARTMENT OF
COMPREHENSIVE
PLANNING**

FOOT OFFICE BOX 1000
HENDERSON, NEVADA
704-444-4444



COMMUNITY RESOURCE CONSIDERATIONS:

LAND USE:

Planning Area: West Wadsworth Interchange

Property Size: 29.1 acres

Property Location:

The real property situate in the County of Washoe; State of Nevada; described as follows:

Being all that portion of Section 8, Township 20 North, Range 24 East, M.D.B. & M., described as follows:

Parcel(s) 1; 2; 3; 4; as shown of Parcel Map #479, filed in the office of the County Recorder of Washoe County, Nevada, on September 29, 1977, File No. 490011.

Assessors Parcel No(s): 08429213; 08429214; 08429215; 08429216

Currently Adopted Land Use Designation(s): Medium Density Rural Zone

Proposed Land Use Designation(s): C2

Adjacent Adopted Land Use Designations:

North: Ranch -- (A5) First rural conservation

East: Paiute Tribal land -- Twenty year projection shows a commercial development.

South: Paiute Tribal land -- Formerly a part of the Depaoli Ranch

West: West Wadsworth Interchange --- beyond that the Stampmill Estates & Tribal land.

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AMENDMENT INFORMATION: BACKGROUND ON REQUEST:

1. Why is the plan amendment being requested at this time?

I have been notified that parcel numbers 08429213; 08429214; 08429215; 08429216 located in the Truckee Canyon Planning Area do not match the land use designation (from the plans) and zoning (from the zoning ordinance) assigned to it. Since it is in the interest of Washoe County to have sound land use designations not only within the City limits of Reno but through out the County, I am making this request to conform under the time limit allotted me according to County regulations.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Comprehensive Plan that support the need for the amendment request?

The facts concerning these parcels of land have never been adequately expressed to the Washoe County Comprehensive Planning Department. I was told that a schedule of community forums were conducted at different locations within the County. I am sorry to say that these forums did not address our parcels to its fullest extent. My partner, Mr. Tom Spiteri, a local resident in the City of Wadsworth and I feel that we had already spent several years in a negotiating process with Washoe County on the topic of zoning.

Therefore you ask what conditions have changed and/or new studies have occurred since the adoption of the Comprehensive Plan. I have to answer that question with a statement saying all the facts were not devolved to the Committee concerning the above parcels at the time of the adoption of the Comprehensive Plan. Let me use this forum to briefly explain our firms position in regards to these parcels.

On August 7, 1975 a letter from Mr. Eldredge T. Porch, Chief Right of Way Agent, was submitted to our agent concerning a highway map showing the right of way for Interstate Route 80 in the area of Section 8, T.20N., R.24E., M.D.B.& M. (Appendix)

On January 17, 1978, a letter written on behalf of Richard J. Allen; Director of Planning for the Board of Adjustment and signed by D. N. Whitmore, Senior City Planner, concerning Special Use Permit Case No: SP-29-78W for a KOA Campground and store location reads in part. *The Board of Adjustment recommended the issuance of this special use permit for the following reason: This type of use is allowed in this M3 (Open Use) zone classification with a Special Use Permit. (Appendix)*

On May 5, 1978, a letter from Mr. David J. Minedew, Director of the District Health Department and signed by Mr. Gerald Brownfield, Public Health Engineer addressed to Mr. Waligora reads in part: *We have reviewed the tentative plans for the Wadsworth KOA and give concept approval. (Appendix)*