

**WASHOE COUNTY COMMISSION**

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

**ADOPTING AMENDMENTS TO THE TRUCKEE CANYON REGULATORY ZONE
MAP TO CHANGE THE REGULATORY ZONE ON A 5.65-ACRE PARCEL (APN 084-
080-15) FROM GENERAL RURAL (GR) TO 3.45 ACRES INDUSTRIAL (I) AND 2.20
ACRES OPEN SPACE (OS) (WRZA24-0002)**

WHEREAS, the Lockwood Development Group, LLC, applied to the Washoe County Planning Commission to amend the Truckee Canyon Regulatory Zone Map to change the regulatory zone on a 5.65-acre parcel (APN 084-080-15) from General Rural (GR) to 3.45 acres Industrial (I) and 2.20 acres Open Space (OS);

WHEREAS, on August 6, 2024, the Washoe County Planning Commission held a public hearing on the proposal and denied WRZA24-0002;

WHEREAS, Lockwood Development Group, LLC, appealed the Planning Commission's decision to the Board of County Commissioners on August 6, 2024;

WHEREAS, upon holding a public hearing on October 22, 2024, this Board voted to adopt the proposed amendment, having made the required findings pursuant to Washoe County Code Section 110.821.15(d).

WCC 110.821.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

WHEREAS, this action will become effective only after the adoption of Master Plan Amendment Case No. WMPA24-0002 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan by the regional planning authorities;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Truckee Canyon Regulatory Zone Map (Case No. WRZA24-0002), as set forth in Exhibit A-1 attached hereto.

ADOPTED this 22nd day of October 2024, to be effective only as stated above.

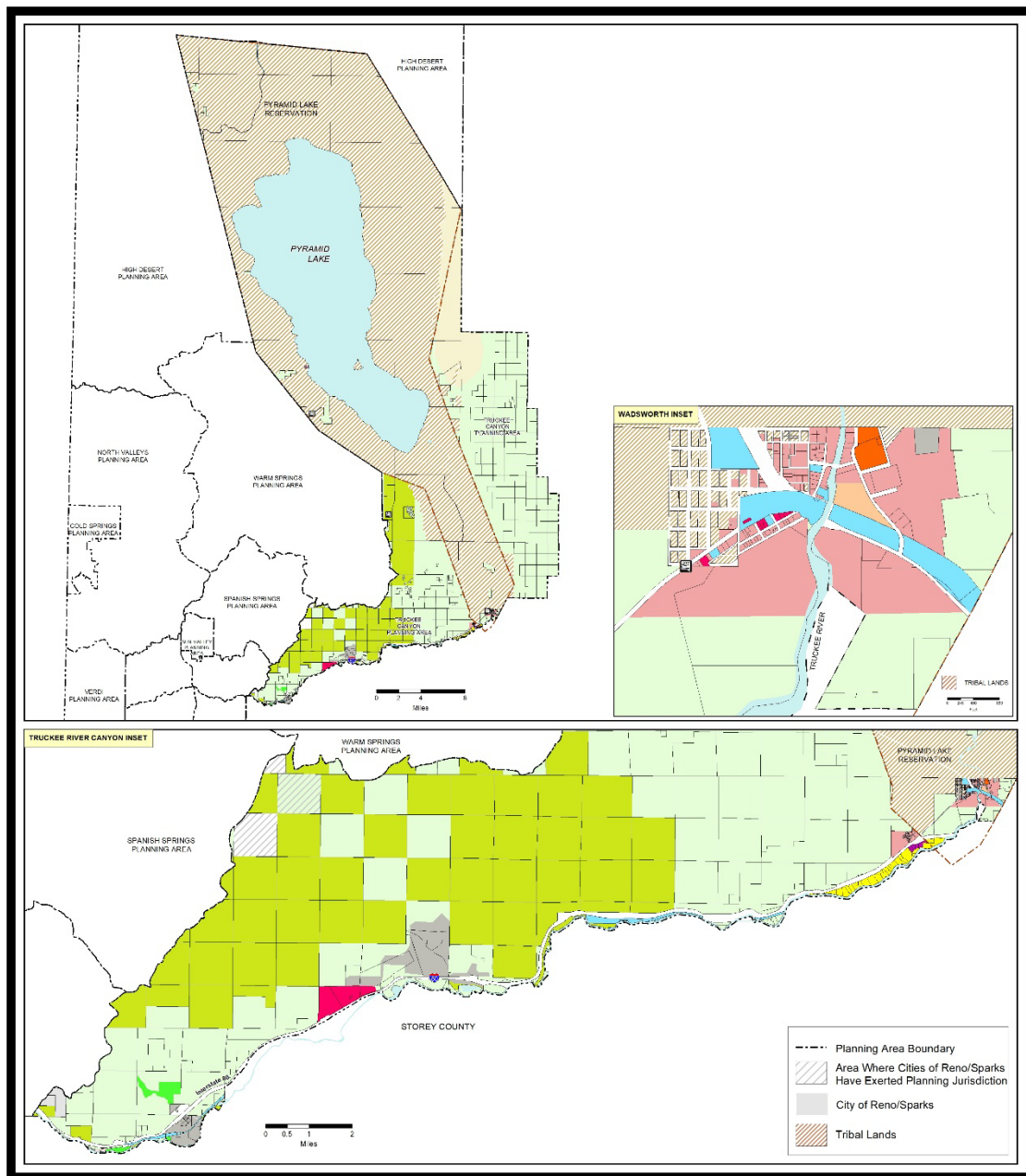
WASHOE COUNTY COMMISSION

Alexis Hill, Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit A-1



TRUCKEE CANYON REGULATORY ZONE MAP

LEGEND:

- LOW DENSITY RURAL
- MEDIUM DENSITY RURAL
- HIGH DENSITY RURAL
- LOW DENSITY SUBURBAN
- LOW DENSITY SUBURBAN 2
- MEDIUM DENSITY SUBURBAN
- MEDIUM DENSITY SUBURBAN 4
- HIGH DENSITY SUBURBAN
- LOW DENSITY URBAN
- MEDIUM DENSITY URBAN
- HIGH DENSITY URBAN
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL/OFFICE
- TOURIST COMMERCIAL
- INDUSTRIAL
- PUBLIC AND SEMI-PUBLIC FACILITIES
- PARKS AND RECREATION
- OPEN SPACE
- GENERAL RURAL
- GENERAL RURAL AGRICULTURAL
- DRY LAKE/WATER BODY

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CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Planning and Building Division PC Date: August 6, 2024
BCC Date: October 22, 2024