



WASHOE COUNTY COMMISSION

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

RESOLUTION

**ADOPTING AN AMENDMENT TO THE FOREST REGULATORY ZONE MAP
TO CHANGE THE REGULATORY ZONE FOR A 1-ACRE PARCEL
(APN: 045-472-28) FROM LOW DENSITY SUBURBAN (LDS- 1 DU/ACRE) TO
PARKS/RECREATION (PR) (WRZA24-0007)**

WHEREAS, Washoe County applied to the Washoe County Planning Commission to amend the regulatory zoning on a 1-acre parcel (APN: 045-472-28) from Low Density Suburban (LDS- 1 du/acre) to Parks/Recreation (PR);

WHEREAS, on January 7, 2025, the Washoe County Planning Commission held a public hearing on the proposed amendment and recommended that the Washoe County Board of County Commissioners adopt Regulatory Zone Amendment Case No. WRZA24-0007;

WHEREAS, upon holding a subsequent public hearing on February 25, 2025, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 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. And;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Forest Regulatory Zone Map (Case No. WRZA24-0007), as set forth in Exhibit A-1 attached hereto.

ADOPTED this 25th day of February 2025, to be effective only as stated above.

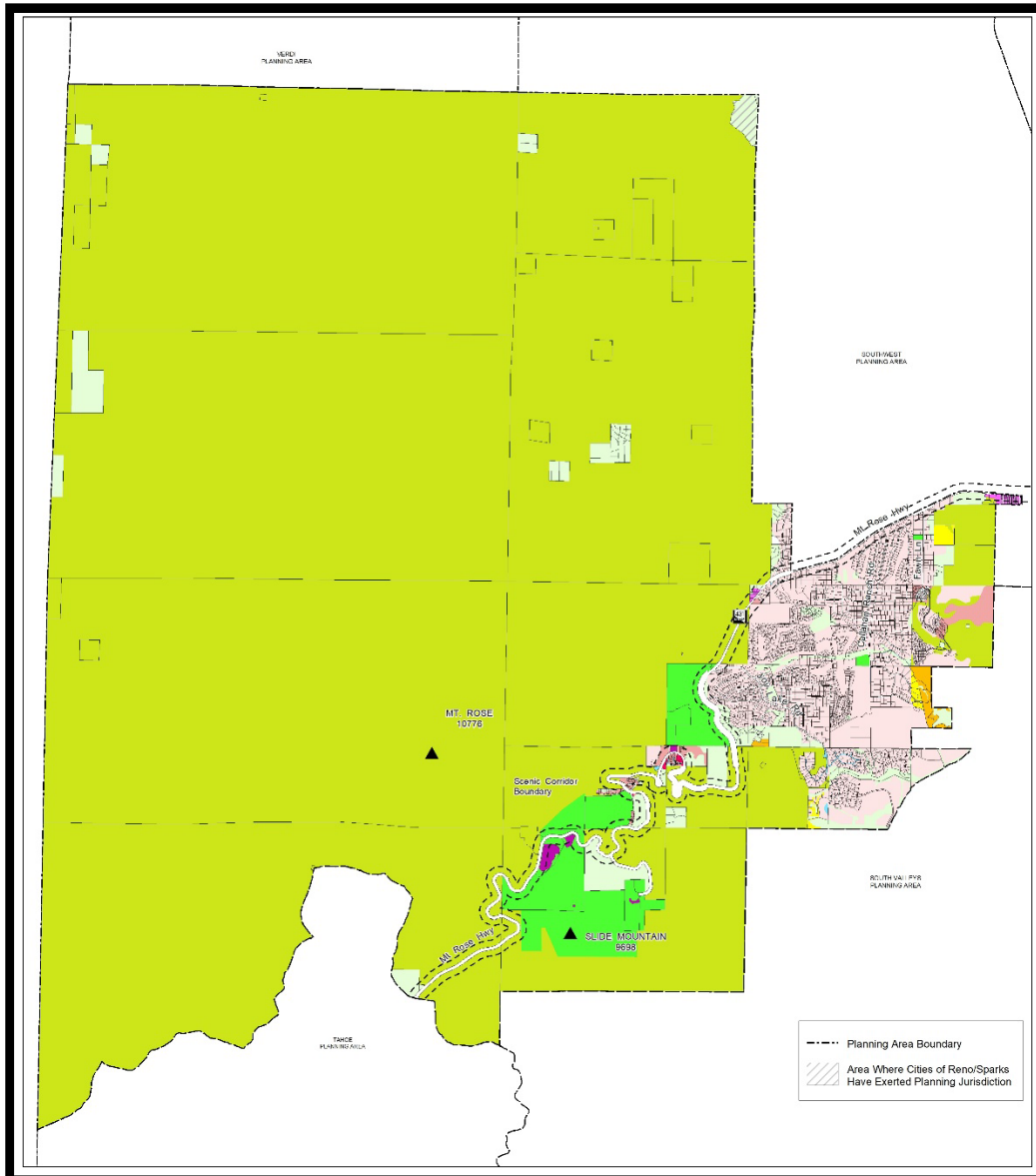
WASHOE COUNTY COMMISSION

Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit A-1



FOREST REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/ OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE/ WATER BODY
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SOURCE: Planning and Building Division

PC DATE: January 7, 2025
 ECC DATE: February 25, 2025

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DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

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