

Washoe County Board of County Commissioners



COMMUNITY
SERVICES DEPARTMENT

WRZA26-0001
(Mustang RZA)

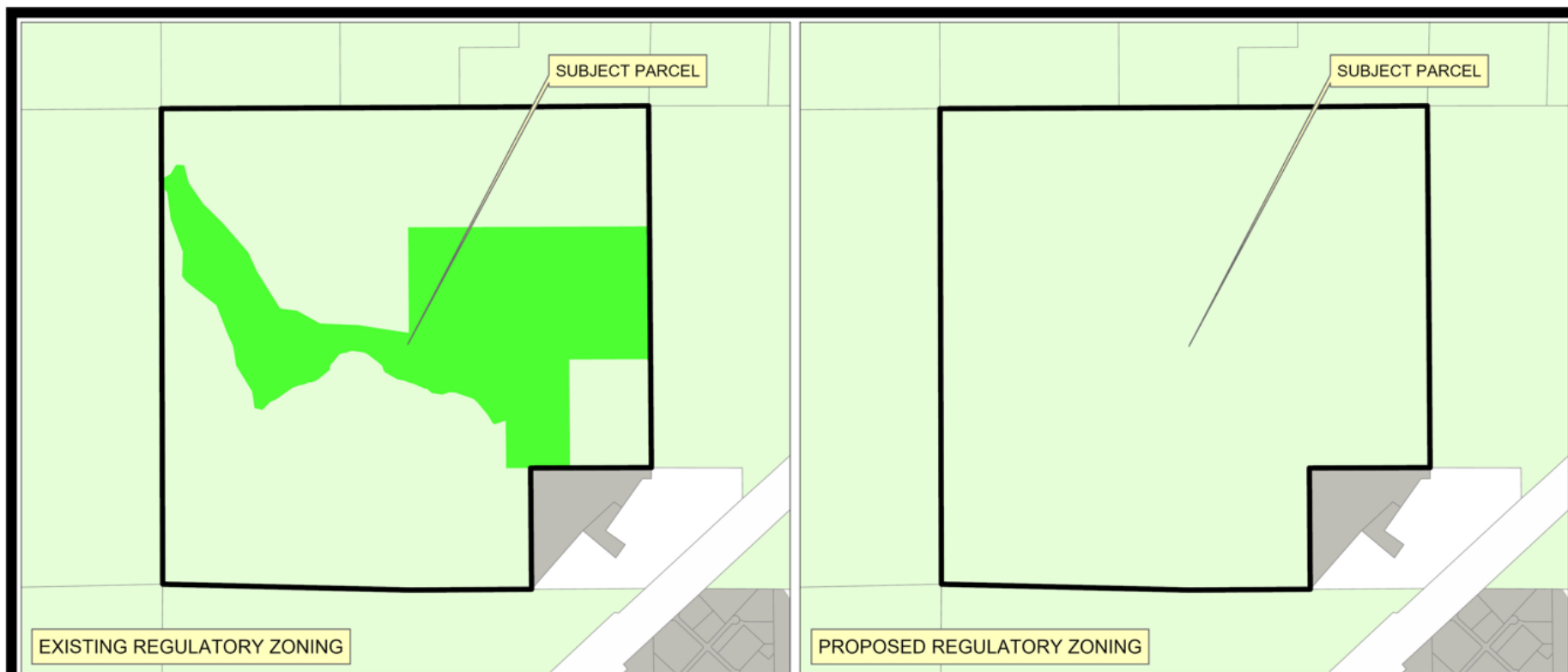
April 28, 2026

Amend the Truckee Canyon Regulatory Zone map to change the zoning on a 624- acre parcel **from 27% Parks and Recreation & 73% General Rural to 100% General Rural.**

Location



RZA Request



Truckee Canyon Planning Area WRZA26-0001

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |

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Scale in Feet

Community Services
Department

WASHOE COUNTY
NEVADA

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

SOURCE: Planning and Building Division

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PC Date: March 3, 2026

- The proposed GR zoning is consistent with the surrounding GR on the parcel and adjacent parcels zoning.
- Expanded ag pit operations or other development will comply with requirements at such time the applicant chooses to do so.
- No change to the existing access, traffic, or circulation of the site is anticipated.
- Applicable agencies reviewed the application, their comments are included in the staff report

- A neighborhood meeting was held virtually on December 9, 2025.
 - No members of the public attended
- Staff received no comments or calls on the request

Planning Commission Recommendation



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- Planning Commission made all required Findings and unanimously recommended approval of the request.
- Possible motions can be found on page 12 of the staff report.

Thank you

Courtney Weiche, Senior Planner
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