



## WASHOE COUNTY COMMISSION

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

## RESOLUTION

**ADOPTING AN AMENDMENT TO THE COLD SPRINGS, NORTH VALLEYS, SOUTHWEST TRUCKEE MEADOWS AND VERDI REGULATORY ZONE MAPS AND INCLUDING PARCELS THAT ARE LOCATED OUTSIDE OF THE ADOPTED WASHOE COUNTY REGULATORY ZONE MAP AREAS IN ORDER TO APPLY THE OPEN SPACE REGULATORY ZONE TO THE FOLLOWING 20 PARCELS: 082-361-04, 003-020-10, 082-361-20, 082-361-23, 038-150-14, 038-150-21, 038-530-29, 038-530-42, 082-180-63, 082-180-64, 087-350-11, 087-350-26, 090-030-03, 082-180-76, 082-180-75, 082-180-74, 049-450-10, 049-450-06, 049-450-07, AND 234-021-05 (WRZA25-0004)**

WHEREAS, Washoe County seeks to apply the Open space regulatory zone to twenty (20) parcels released from the City of Reno sphere of Influence;

WHEREAS, on April 7, 2026, 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. WRZA25-0004;

WHEREAS, upon holding a subsequent public hearing on May 26, 2026, 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;

WHEREAS, this action will become effective after the adoption of Master Plan Amendment Case No. WMPA25-0003 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the South Valleys Regulatory Zone Map (Case No. WRZA25-0004), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA25-0003 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 26<sup>th</sup> day of May 2026, to be effective only as stated above.

WASHOE COUNTY COMMISSION

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Alexis Hill, Chair

ATTEST:

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Janis Galassini  
Washoe County Clerk

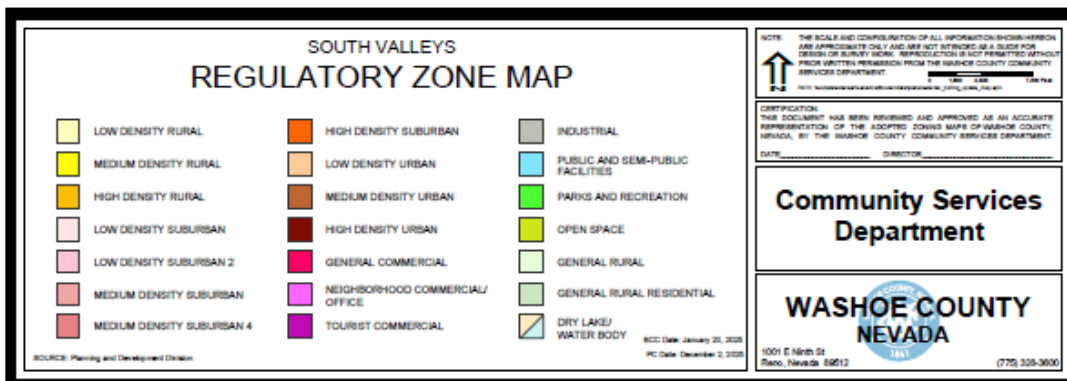
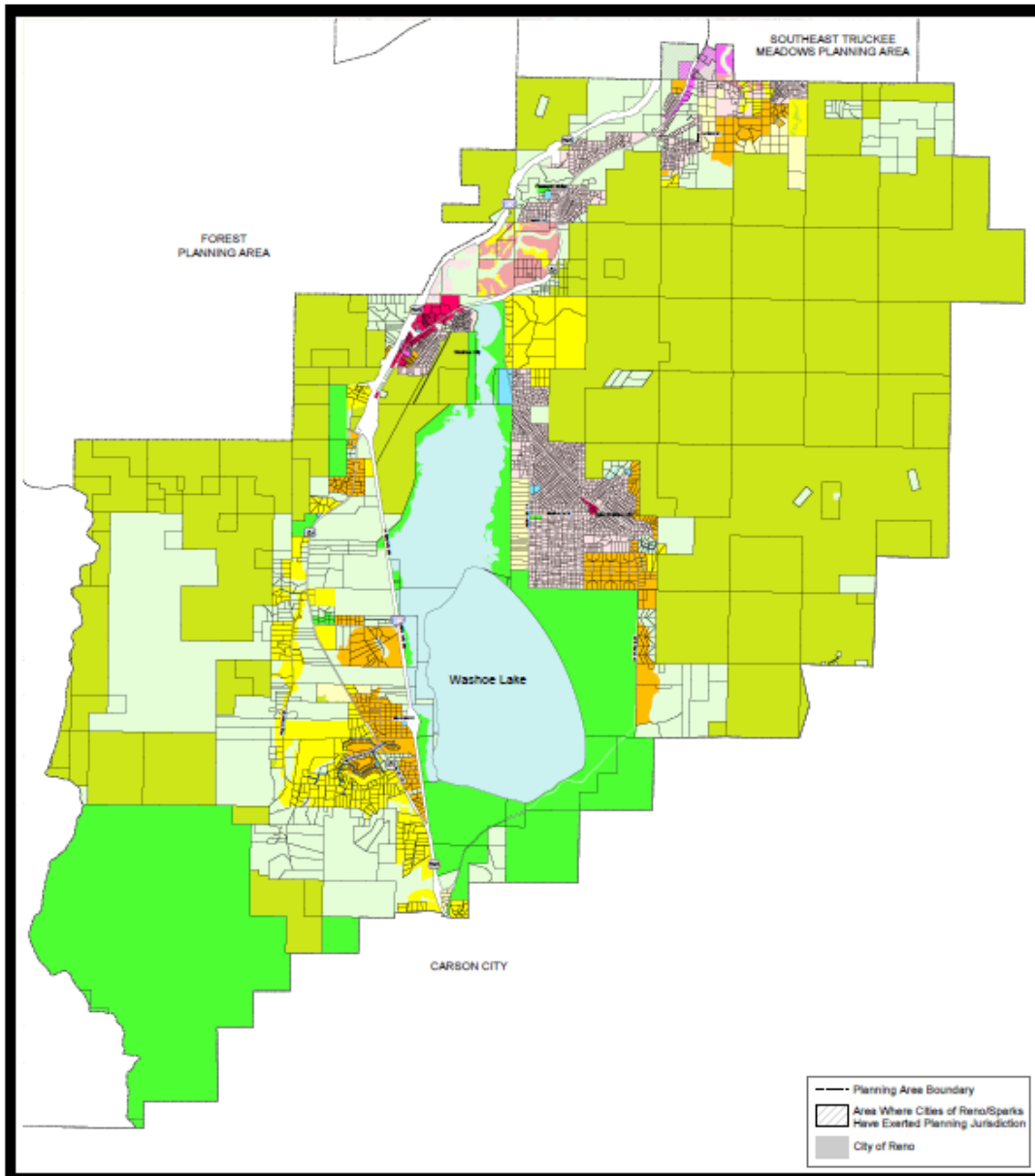


Exhibit B-1 WRZA25-0005

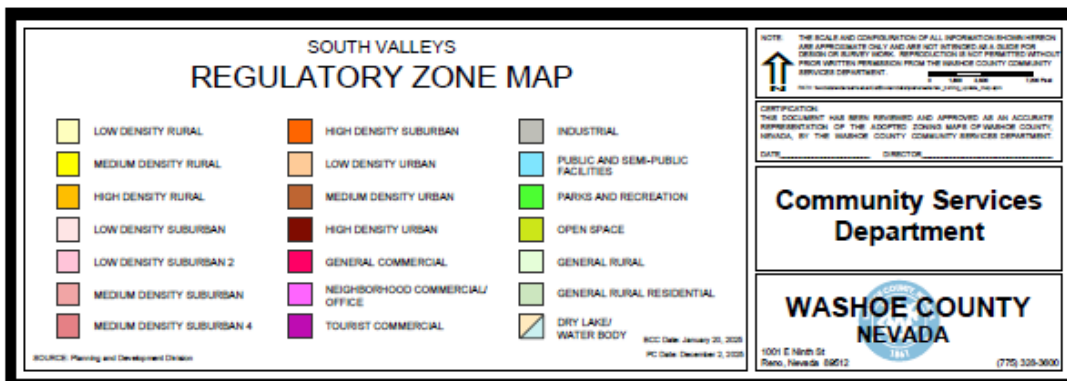
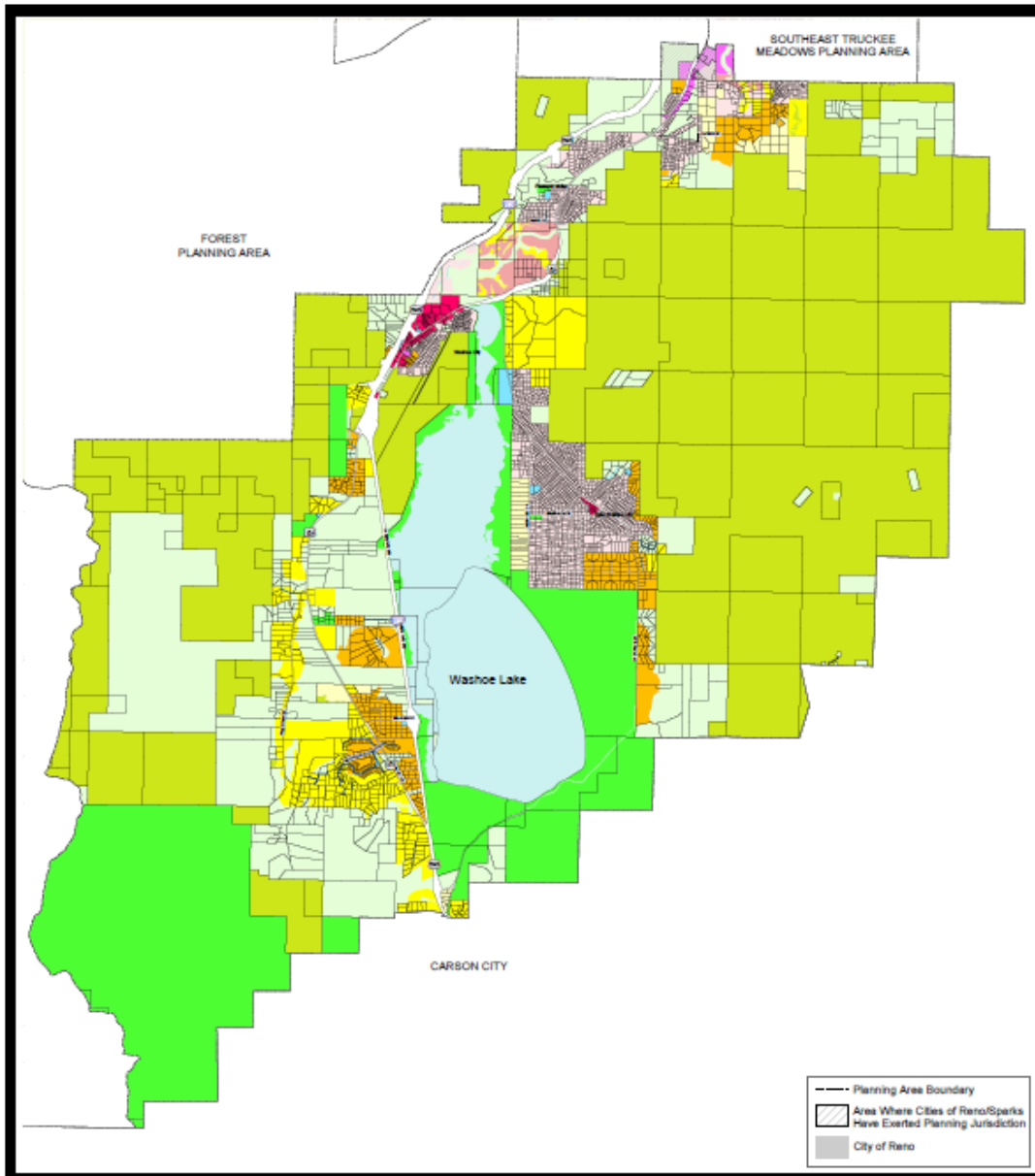
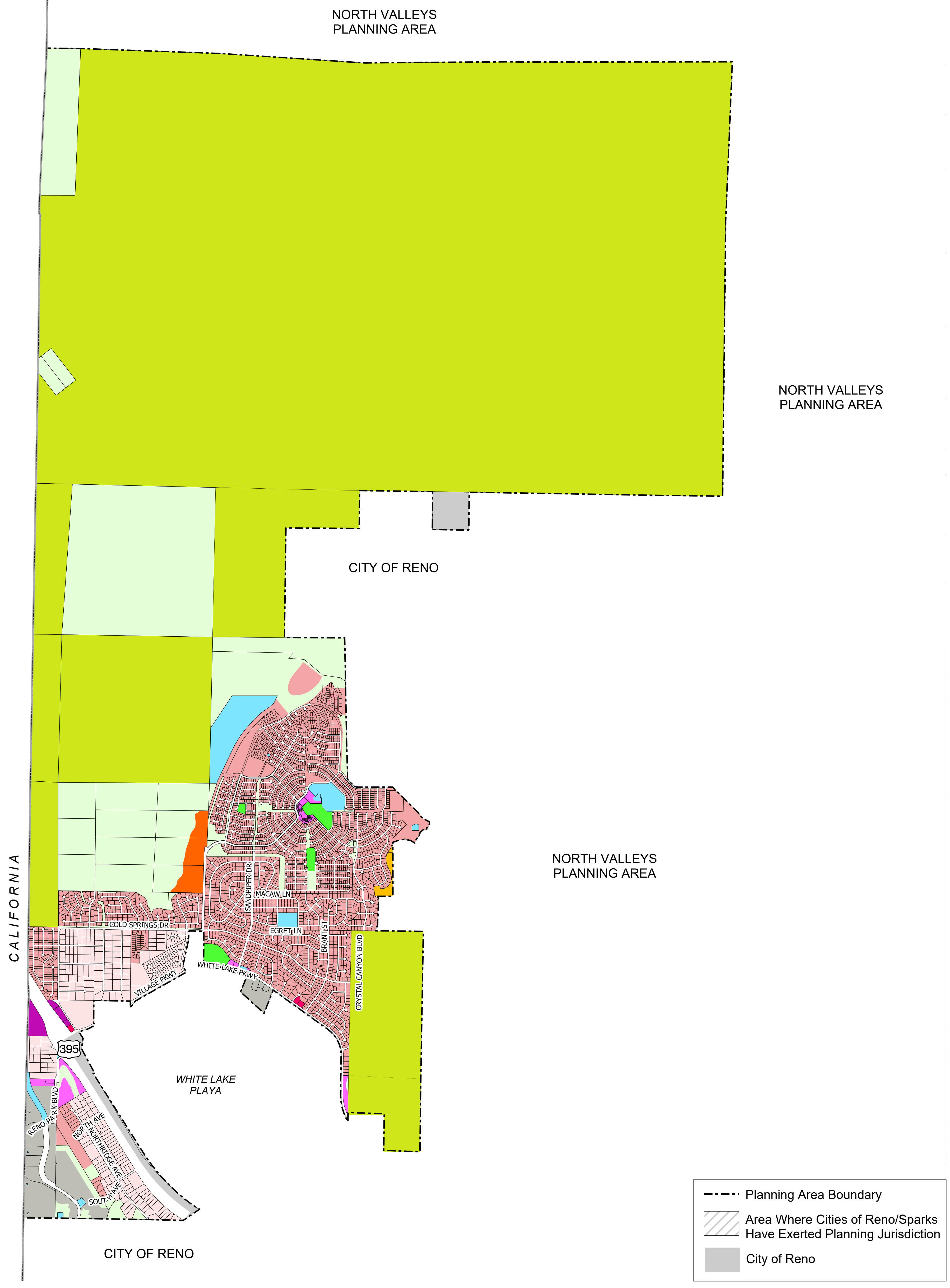


Exhibit B-1 WRZA25-0005



### COLD SPRINGS REGULATORY ZONE MAP

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

SOURCE: Planning and Development Division

PC Date: September 10, 2025

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

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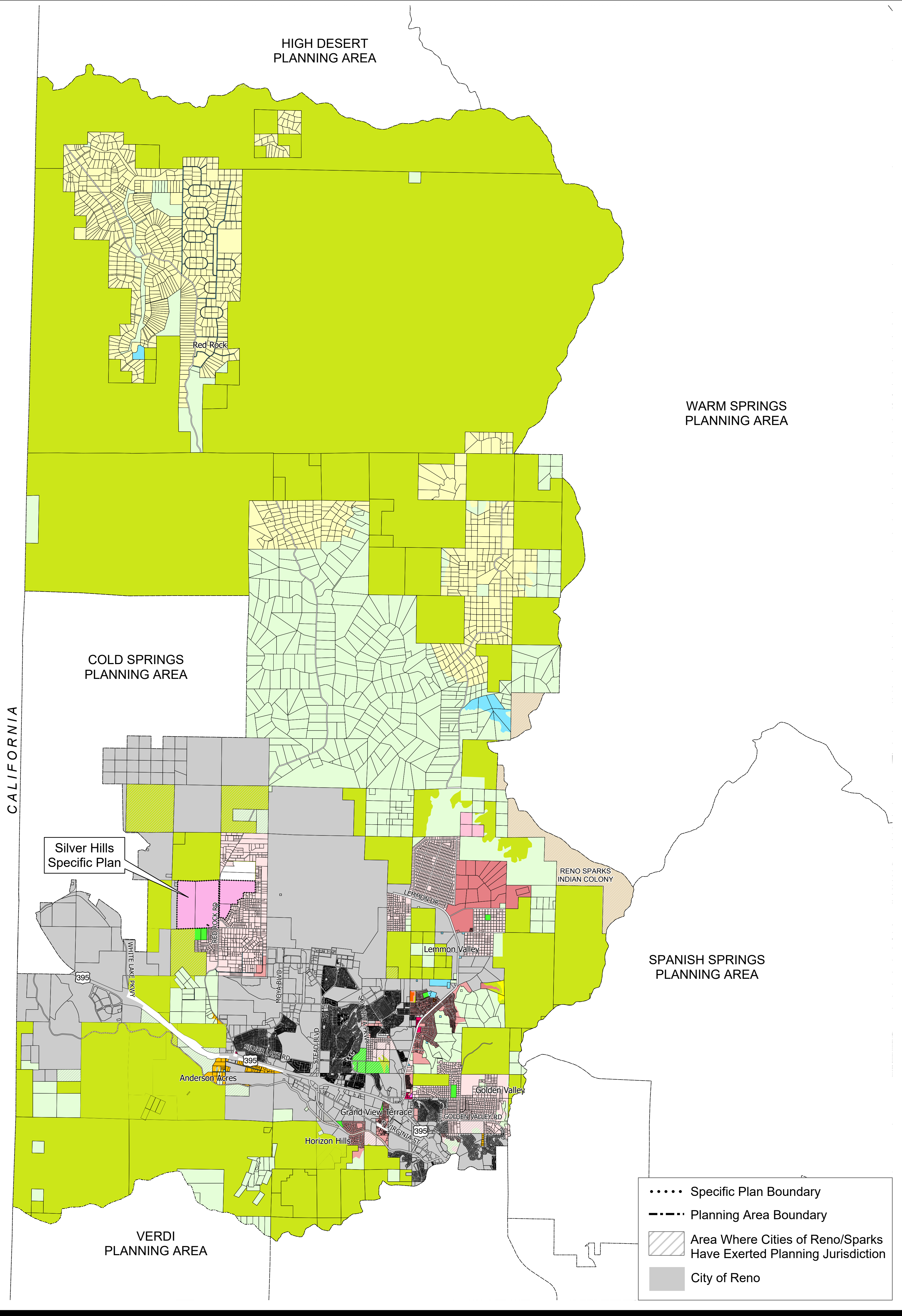
CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

**Community Services Department**

**WASHOE COUNTY NEVADA**

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



## NORTH VALLEYS REGULATORY ZONE MAP

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

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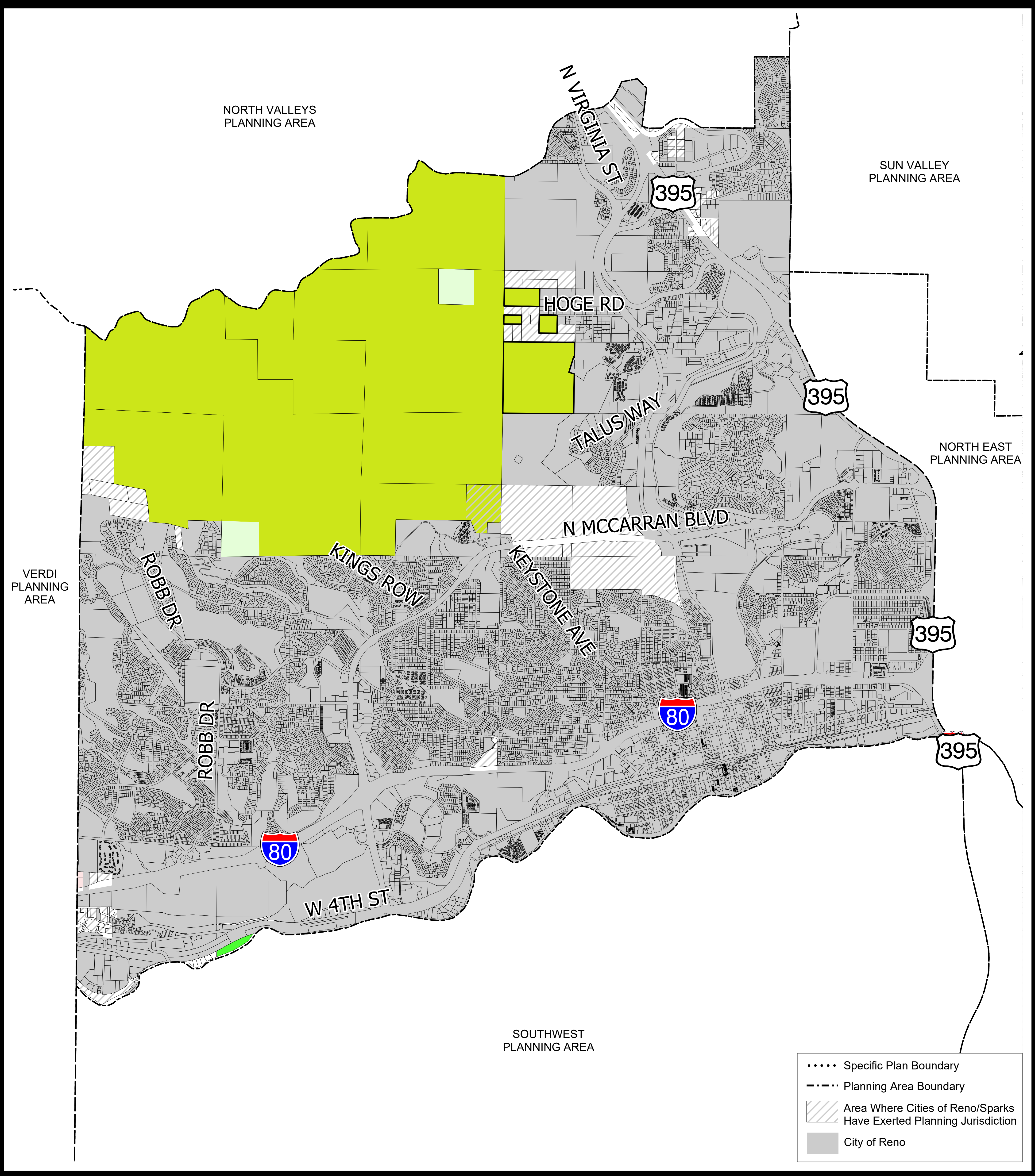
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- ..... Specific Plan Boundary
- - - - - Planning Area Boundary
- Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction
- City of Reno

## NORTHWEST REGULATORY ZONE MAP

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

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PC Date: September 10, 2025

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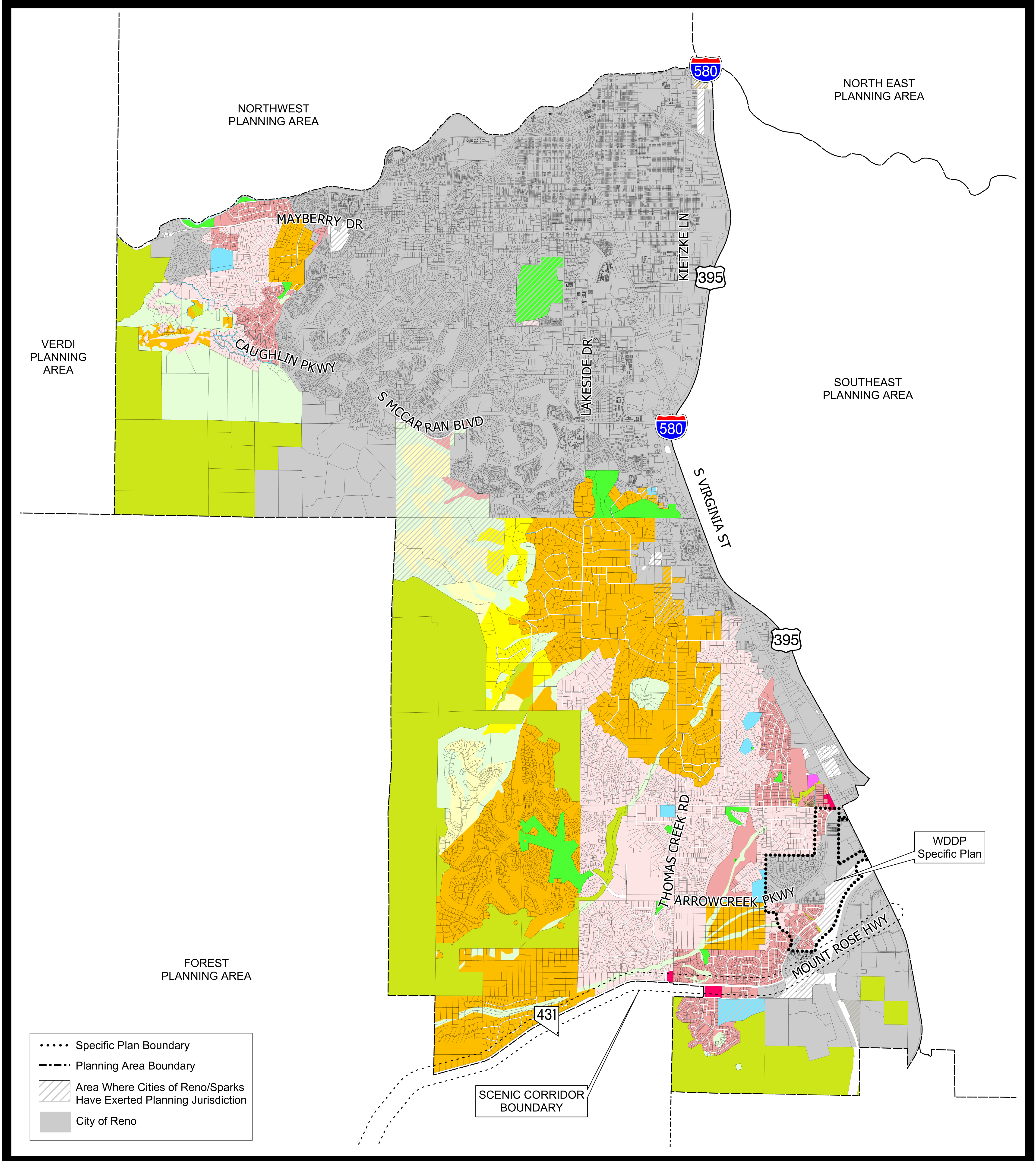
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..... Specific Plan Boundary  
 - - - - - Planning Area Boundary  
 [Hatched Box] Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction  
 [Grey Box] City of Reno

## SOUTHWEST REGULATORY ZONE MAP

[Light Yellow Box] LOW DENSITY RURAL	[Orange Box] HIGH DENSITY SUBURBAN	[Grey Box] INDUSTRIAL
[Yellow Box] MEDIUM DENSITY RURAL	[Light Orange Box] LOW DENSITY URBAN	[Light Blue Box] PUBLIC AND SEMI-PUBLIC FACILITIES
[Dark Yellow Box] HIGH DENSITY RURAL	[Brown Box] MEDIUM DENSITY URBAN	[Green Box] PARKS AND RECREATION
[Light Pink Box] LOW DENSITY SUBURBAN	[Dark Brown Box] HIGH DENSITY URBAN	[Light Green Box] OPEN SPACE
[Pink Box] LOW DENSITY SUBURBAN 2	[Red Box] GENERAL COMMERCIAL	[Light Green Box] GENERAL RURAL
[Red-Orange Box] MEDIUM DENSITY SUBURBAN	[Magenta Box] NEIGHBORHOOD COMMERCIAL/OFFICE	[Light Green Box] GENERAL RURAL RESIDENTIAL
[Red Box] MEDIUM DENSITY SUBURBAN 4	[Purple Box] TOURIST COMMERCIAL	[Light Blue Box] DRY LAKE/WATER BODY

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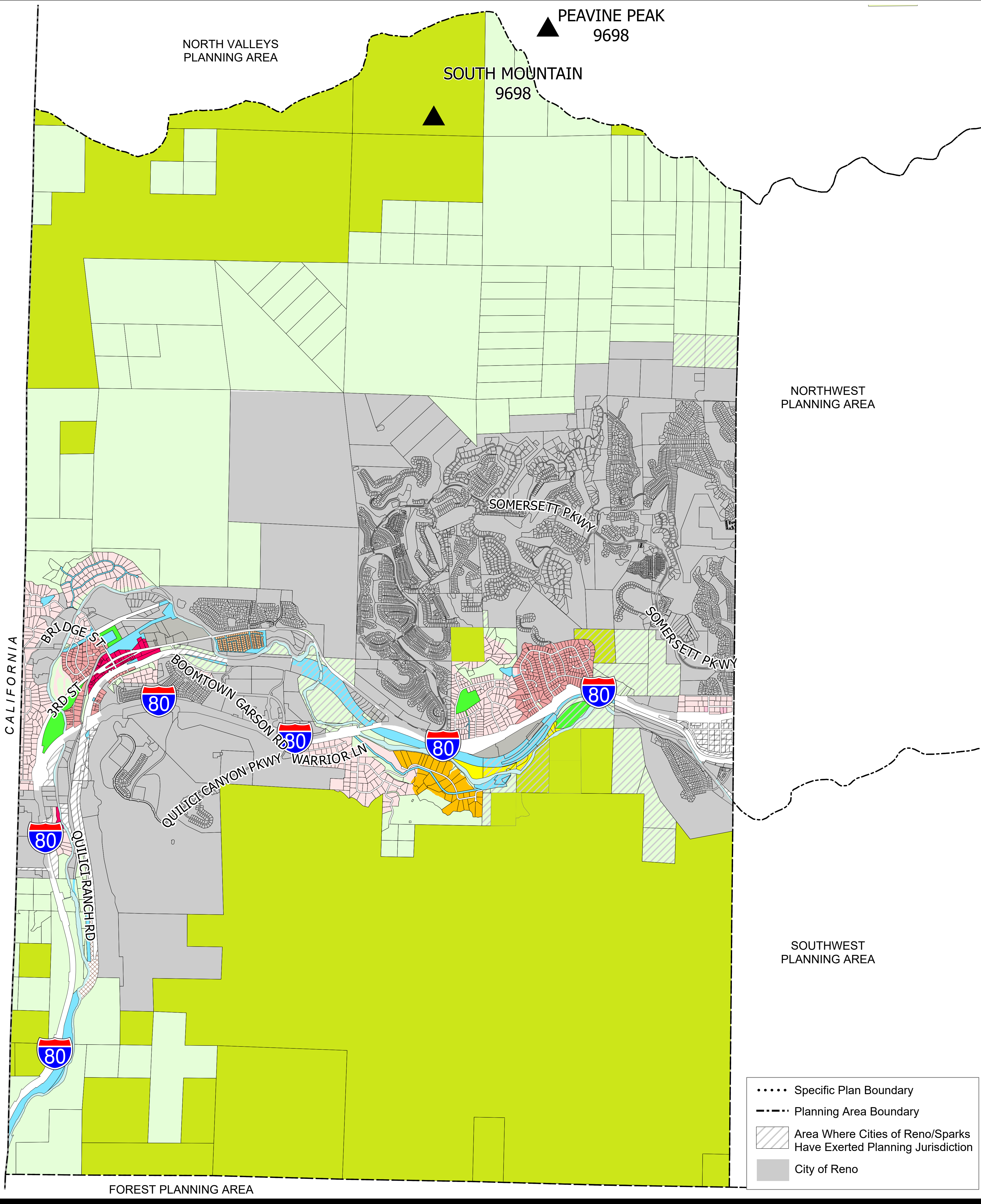
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- ..... Specific Plan Boundary
- - - - - Planning Area Boundary
- Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction
- City of Reno

## VERDI REGULATORY ZONE MAP

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

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