

Washoe County Board of County Commissioners



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**COMMUNITY  
SERVICES DEPARTMENT**

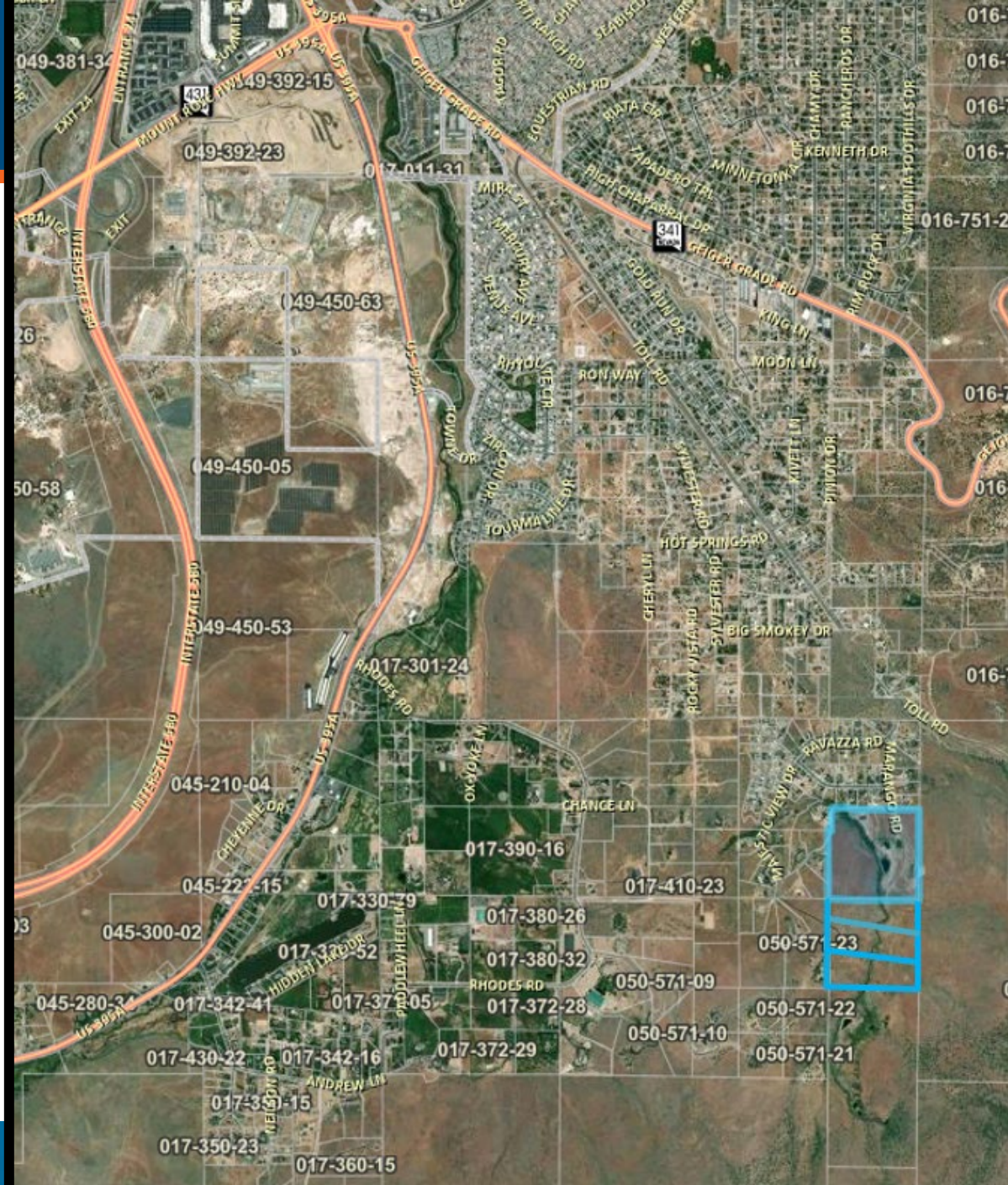
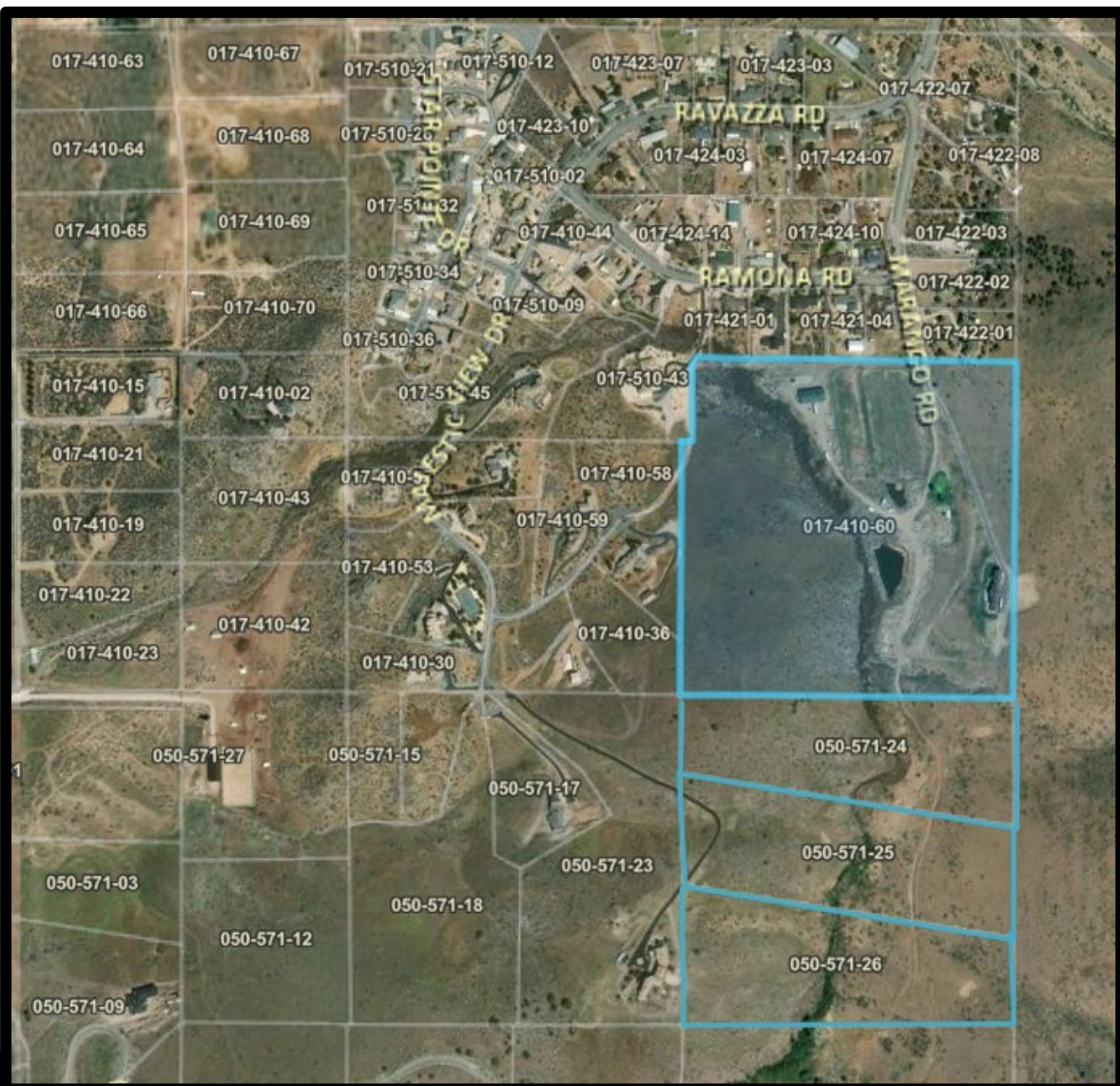
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**WRZA25-0003 (Marango Springs)**

October 28, 2025

- The request is to approve a regulatory zone amendment to the South Valleys Regulatory Zone Map.
- To change the zoning on 4 parcels totaling 80 acres:
  - One 35.5 acres parcel, from Low Density Rural (LDR-1 unit per 10 acres) to Medium Density Rural (MDR-1 unit per 5 acres); and
  - On four parcels totaling 9.7 acres from General Rural to Open Space.
- The existing MDR regulatory zoning located over 34.7 acres on three of the parcels will remain.

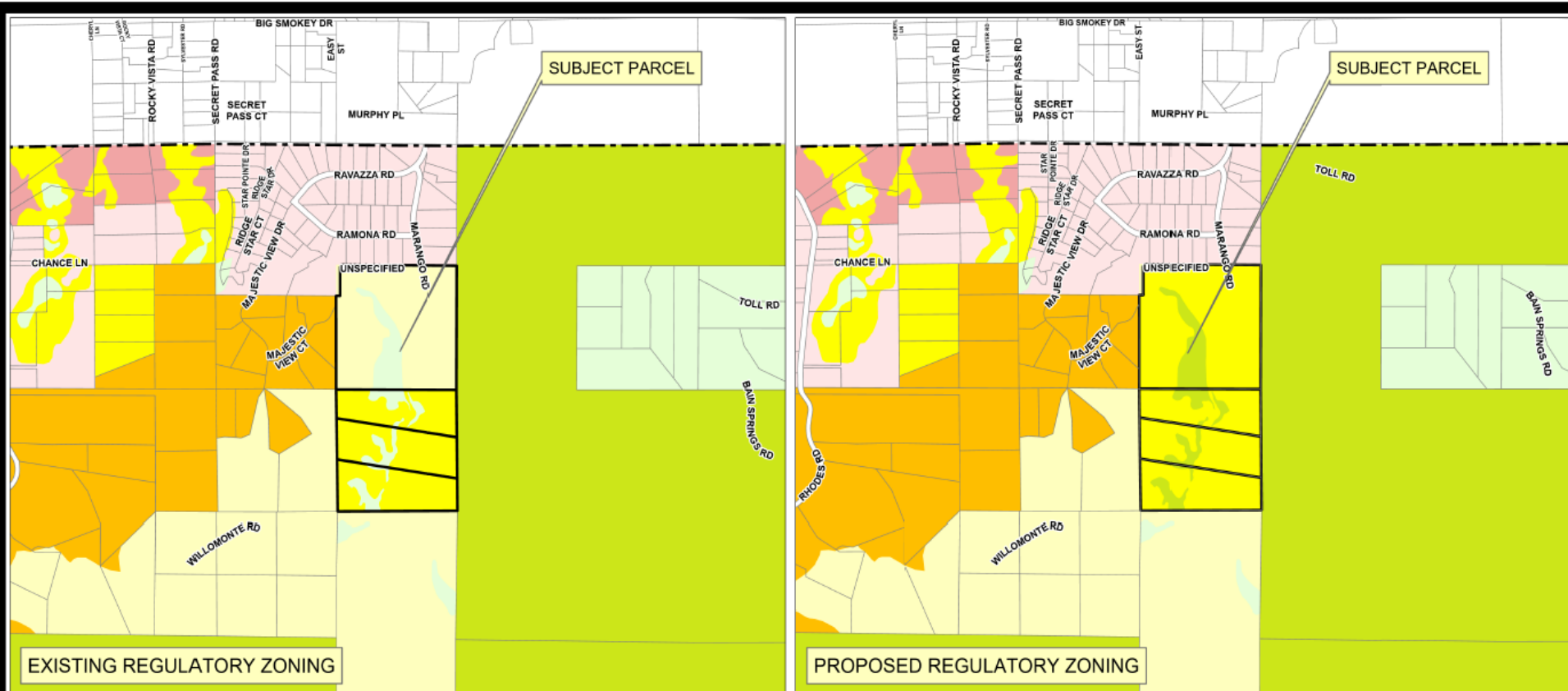
## Vicinity Map



# RZA Request



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## South Valleys Planning Area WRZA25-0003

APN'S 017-410-60, 050-571-24, 050-571-25, 050-571-26

|                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| 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        |

SOURCE: Planning and Building Division

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PC Date: September 2, 2025

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0 570 1,140 1,710  
Scale in Feet

Community Services  
Department

WASHOE COUNTY  
NEVADA

1001 E. Ninth St.  
Reno, Nevada 89512

(775) 328-3600

- The change to MDR regulatory zoning will increase the density to one dwelling unit per 5 acres vs one dwelling unit per 10 acres- increasing the allow dwelling units from 3 to 7 units.
- The change to OS on 9.7 acres will prevent the development of any residential structures.
- All parcels will rely on individual domestic wells and will need to develop individual onsite sewage disposal systems.



Looking south  
to north at all 4  
parcels.



# Neighborhood Meetings & Public Comment



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- A neighborhood meeting was held on June 26, 2025, with 13 attendees.
- Topics included:
  - Additional wells and septic;
  - Stormwater drainage;
  - Addition of more homes;
  - Traffic on Toll Road and impact to the roads;
  - Fire risk and other emergencies mitigation;
  - Prefer underground power lines.

# Recommendation



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- Planning Commission recommended approval and indicated that the findings could be made.

# Thank you

Julee Olander, Planner  
Washoe County CSD – Planning Division  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)  
775-328-3627



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