



**WASHOE COUNTY COMMISSION**

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

**RESOLUTION ADOPTING REGULATORY ZONE AMENDMENT CASE  
NUMBER WRZA24-0003 WHICH AMENDS THE NORTH VALLEYS  
REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONE ON  
TWO (2) PARCELS TOTALING 169.91 ACRES (APN 086-250-01 AND APN 086-  
250-81) FROM LOW DENSITY SUBURBAN (LDS- 1 DU/ACRE) TO 163.92  
ACRES MEDIUM DENSITY SUBURBAN (MDS-3 DU/ACRE) AND 5.99 ACRES  
OPEN SPACE (OS)**

WHEREAS, Silver Sky Ranch, LLC, applied to the Washoe County Planning Commission to amend the regulatory zoning on two (2) parcels totaling 169.91 acres (APN 086-250-01 and APN 086-250-81) from Low Density Suburban (LDS- 1 du/acre) to 163.92 acres Medium Density Suburban (MDS – 3 du/acre) and 5.99 acres Open Space OS);

WHEREAS, on December 3, 2024, 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. WRZA24-0003;

WHEREAS, on December 13, 2024, Washoe County received two appeals of the Planning Commission’s approval of Regulatory Zone Amendment Case No. WRZA24-0003;

WHEREAS, upon holding a subsequent public hearing on February 25, 2025, this Board voted to deny Russ Earle’s appeal and to adopt the proposed regulatory zone 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 North Valleys Regulatory Zone Map (Case No. WRZA24-0003), as set forth in Exhibit A-1 attached hereto.

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

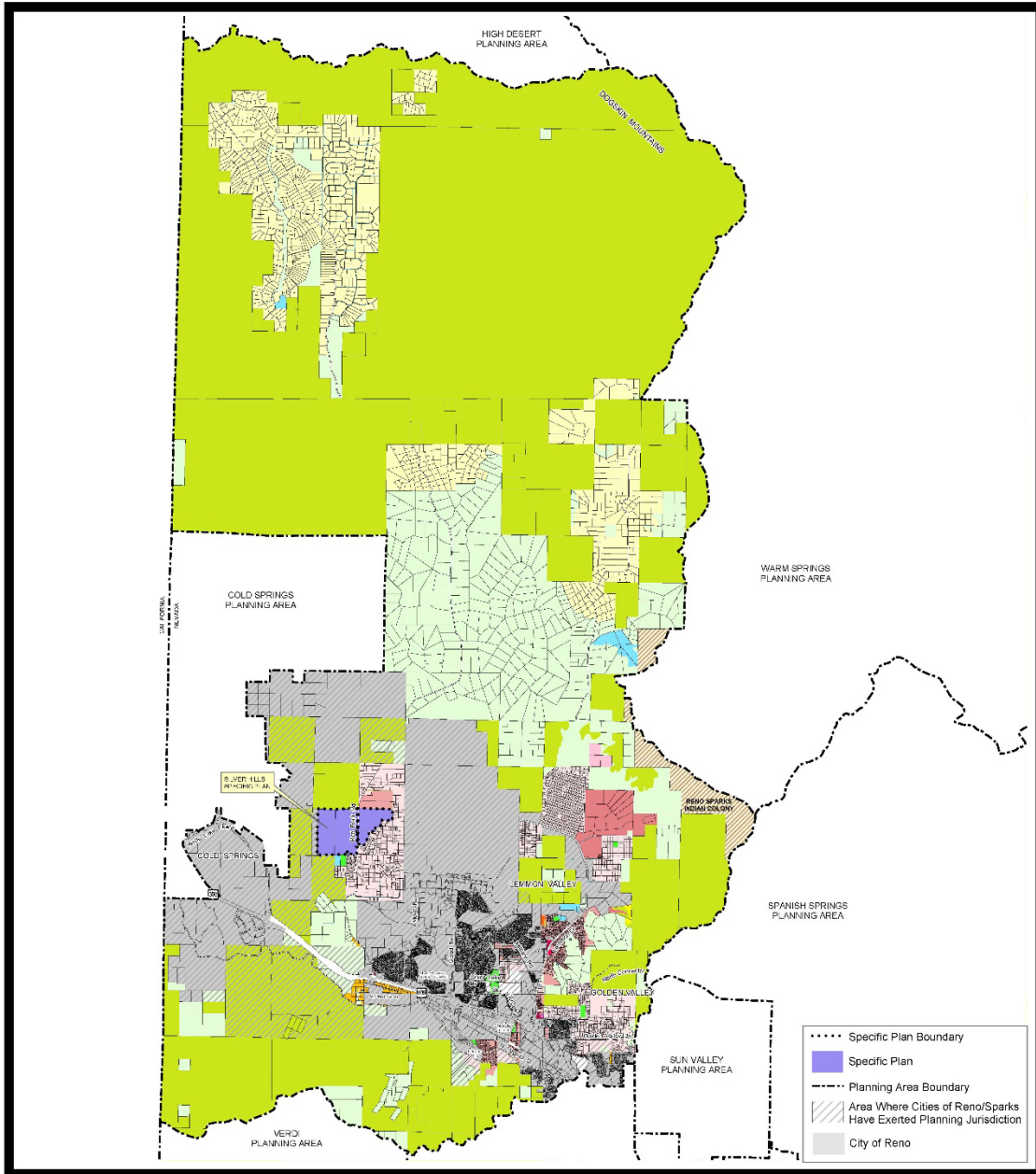
WASHOE COUNTY COMMISSION

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Janis Galassini, County Clerk

Exhibit A-1



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 AGRICULTURAL
	MEDIUM DENSITY SUBURBAN 4		TOURIST COMMERCIAL		DRY LAKE/WATER BODY

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

**Community Services Department**

**WASHOE COUNTY NEVADA**

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