



WASHOE COUNTY COMMISSION

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

RESOLUTION

ADOPTING AN AMENDMENT TO THE HIGH DESERT REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONE FOR AN ±11.55-ACRE PARCEL (APN: 071-120-11) FROM LOW DENSITY SUBURBAN (LDS) TO GENERAL COMMERCIAL (GC) (WRZA24-0006)

WHEREAS, Joseph Rutski applied to the Washoe County Planning Commission to amend the regulatory zone on a ±11.55-acre parcel (APN: 071-120-11) from Low Density Suburban (LDS) to General Commercial (GC);

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. WRZA24-0006;

WHEREAS, upon holding a subsequent public hearing on February 11, 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;

WHEREAS, this action will become effective after the adoption of Master Plan Amendment Case No. WMPA24-0004 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 High Desert Regulatory Zone Map (Case No. WRZA24-0006), 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. WMPA24-0004 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 11th day of February 2025, to be effective only as stated above.

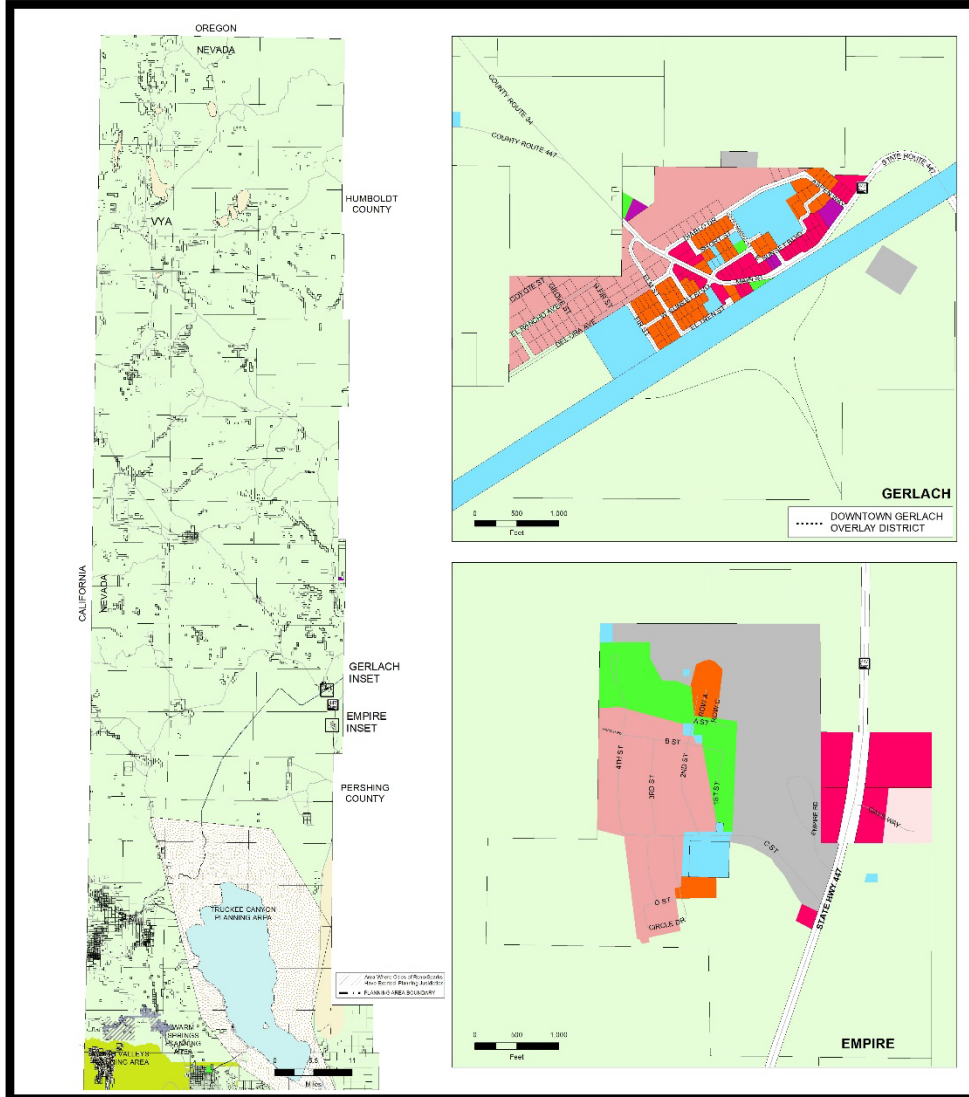
WASHOE COUNTY COMMISSION

Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit B-1



HIGH DESERT 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
FLANNING AND DEVELOPMENT DIVISION				DOWNTOWN GERLACH OVERLAY DISTRICT	

PC Adopted Date: December 5, 2024
 HCD Date: February 11, 2025

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CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE APPLICABLE ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: 11/11/2024 BY: J. WILSON

Community Services Department

WASHOE COUNTY NEVADA

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