



Planning Commission Action Order

Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA)

Decision: **Signed Resolution**
 Decision Date: March 3, 2026
 Mailing/Filing Date: March 6, 2025
 Property Owner: Lockwood Investment Co LTD
 Staff Planner: Courtney Weiche, Senior Planner
 Washoe County Community Services
 Planning and Building
 775-328-3608
 CWeiche@washoecounty.gov

A. Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA) – For hearing, discussion, and possible action to recommend adoption of a regulatory zone amendment to the Truckee Canyon Regulatory Zone map to change the zoning on one (1) parcel (APN: 084-060-13) totaling ±624 acres from 27% Parks and Recreation & 73% General Rural to 100% General Rural. And if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Q&D Construction
- Property Owner: Lockwood Investment Co LTD
- Location: 12005 Interstate 80 E
- APN: 084-060-13
- Parcel Size: 624 acres
- Master Plan: Rural
- Regulatory Zone: 27% Parks and Recreation & 73% General Rural
- Planning Area: Truckee Canyon
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Andriola
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: CWeiche@washoecounty.gov

Notice is hereby given that the Washoe County Planning Commission granted approval of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) **Article 821**, *Amendment of Regulatory*

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Zone. This decision is based on having made all the following findings in accordance with Washoe County Code Section Washoe County Code Article 110.821.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division

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Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/CW/BR

Enclosure: Signed Resolution



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

**WASHOE COUNTY
PLANNING COMMISSION RESOLUTION**

RECOMMENDING ADOPTION OF A REGULATORY ZONE AMENDMENT TO THE TRUCKEE CANYON PLANNING AREA REGULATORY ZONE MAP, CHANGING THE REGULATORY ZONE ON A ±624 ACRE PARCEL (APN: 084-060-13) FROM 27% PARKS AND RECREATION & 73% GENERAL RURAL TO 100% GENERAL RURAL. (WRZA26-0001)

Resolution Number 26-06

WHEREAS, Q&D Construction applied on behalf of Lockwood Co. LTD (owner) to the Washoe County Planning Commission to change the regulatory zone on ±170 acre portion of a ±624-acre parcel (APN: 084-060-13) from Parks and Recreation (PR) to General Rural (GR);

WHEREAS, on March 3, 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. WRZA26-0001;

WHEREAS, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed regulatory zone amendment:

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

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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 the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA26-0001 and the amended Truckee Canyon Planning Area Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on September 2, 2025

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



Trevor Lloyd, Secretary



Daniel Lazzareschi, Chair

Attachment: Exhibit A – Truckee Canyon Planning Area Regulatory Zone Map

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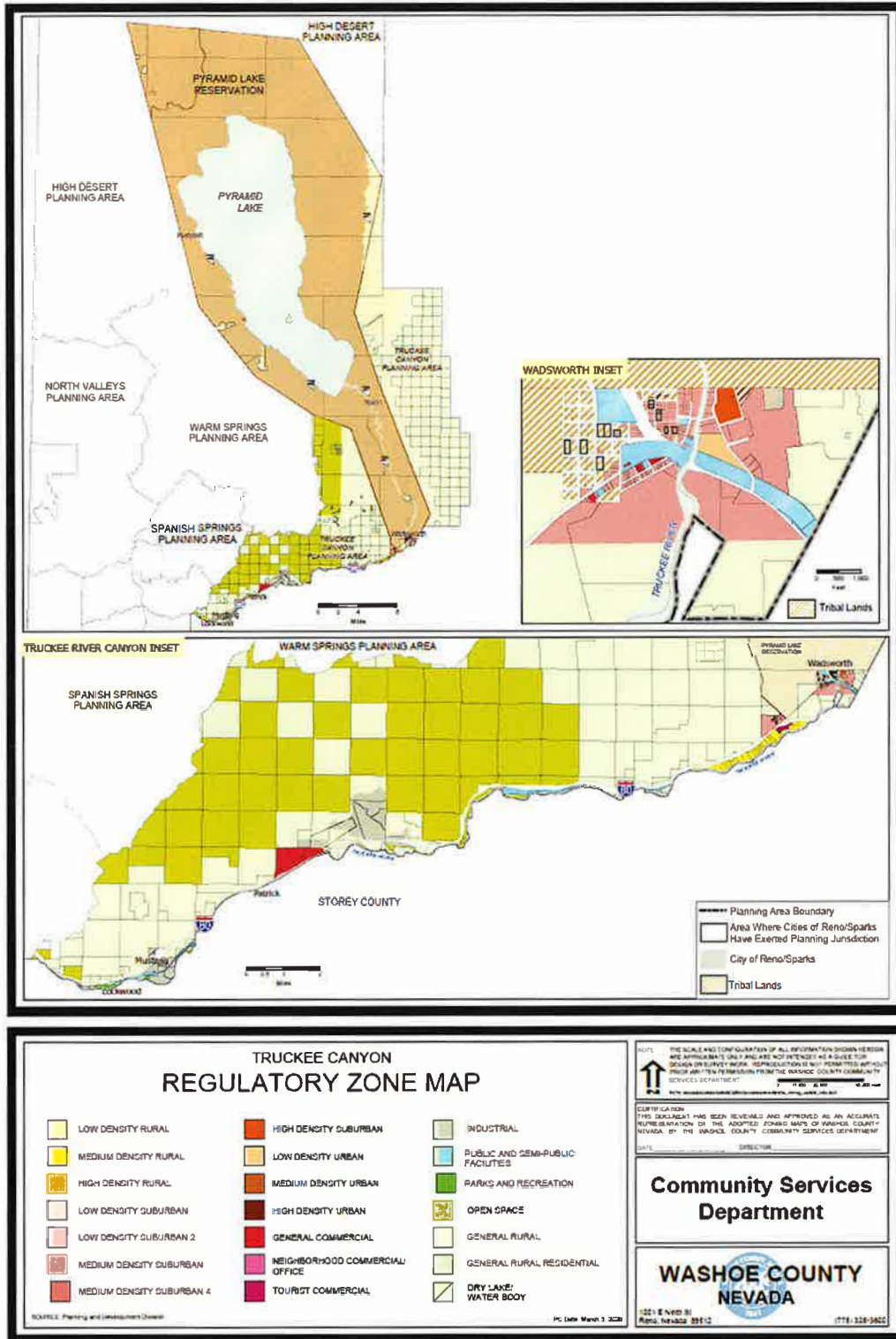


Exhibit A WRZA26-0001