

APN 084-060-13 - Regulatory Zone Amendment

Q&D Construction - Mustang

Submitted to Washoe County

January 8, 2026

ORIGINAL

Prepared for
Q&D Construction
1050 S. 21st Street
Sparks, NV 89431

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
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TABLE OF CONTENTS

Section 1

- ❖ Washoe County Development Application
 - Application Forms
 - Owner Affidavit
 - Proof of Property Tax Payment
 - RZA Supplemental Information

Section 2

- ❖ Project Description
 - Executive Summary
 - Background and Existing Conditions
 - Washoe County Master Plan and Zoning
 - Project Analysis
- ❖ Regulatory Zone Amendment Findings

Section 3

- ❖ Maps & Supporting Exhibits
 - Vicinity Map
 - Aerial Map
 - Master Plan
 - Existing Zoning Map
 - Proposed Zoning Map
 - APN Map

Section 1

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Q&D Construction RZA			
Project Description: The applicant is seeking a Regulatory Zone Amendment to amend the zoning on an approximately 170-acre portion of the 624-acre parcel from Parks and Recreation (PR) back to its original zoning of General Rural (GR).			
Project Address: 12005 Interstate 80 E			
Project Area (acres or square feet): 170-acre portion of the 624-acre parcel			
Project Location (with point of reference to major cross streets AND area locator): The square-shaped ±624 acre parcel is located in the unincorporated Washoe County, west of Sparks on Interstate 80 (I-80) across from the I-80 Mustang Exit, or exit 23, on the north side of I-80.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-060-13	624 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lockwood Investment Co LTD		Name: Wood Rodgers	
Address:		Address:	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: Ron Bath		Contact Person: Millisa Smith	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Q&D Construction		Name: Wood Rodgers	
Address:		Address:	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: Lance Semenko		Contact Person: Stacie Huggins	
For Office Use Only			
Date Received: _____		Initial: _____	
County Commission District: _____		Planning Area: _____	
CAB(s): _____		Master Plan Designation(s): _____	
		Regulatory Zoning(s): _____	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

12005 Interstate 80 E, west of Sparks on Interstate 80 (I-80) across from the I-80 Mustang Exit, or exit 23, on the north side of I-80

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
084-060-13	Rural	General Rural (GR)	approx 454 acres	NO CHANGE	
		Parks and Recreation (PR)	approx 170 acres	General Rural (GR)	approx 170 acres

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR	aggregate operation
South	GR	Vacant
East	GR	Vacant
West	GR	Vacant

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

The majority of the site is vacant. A portion of the site has an existing permitted aggregate processing facility and the applicant uses a portion of the site for aggregate storage, equipment storage, and stock piling. A 30 ft access easement runs through the site.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

The applicant is unaware of any sensitive or protected natural resources within the project area. There are no bodies of water. Vegetation is native ground brush. The site has steep slopes and varying terrain.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	24642	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	adjacent Q&D site (north)	acre-feet per year	120

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The water for the site comes from a well located on the property (permit #24642). Lockwood Investment (Owner) and its lessee Q&D Construction (Applicant) have an agreement with Granite Construction (other lessee on site) to use the first 125 gallons per minute out of the well. Q&D also has 120 acre feet on the adjacent property to the north available for use on site.

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input checked="" type="checkbox"/> Individual wells	well permit # 24642
<input type="checkbox"/> Private water	Provider:
<input type="checkbox"/> Public water	Provider:

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

NA

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic	None - Portable	
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

NA

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Interstate I-80, Frontage Road FRWA10

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	TMFPD Station 37 - 10 miles/ TMFPD Station 37 - 6 miles (complete in 2026)
b. Health Care Facility	Northern Nevada Medical Center - 3.76 miles
c. Elementary School	Moss Elementary - 3.98 miles
d. Middle School	Mendive Middle School - 4.46 miles
e. High School	Reed High School - 5.24 miles
f. Parks	Pagni Ranch Park - 3.95 miles
g. Library	Sparks Library - 7.06 miles
h. Citifare Bus Stop	E Greg Street and Deming Way - 4.9 miles

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Section 2

Project Description

Executive Summary

Applicant:	Q&D Construction
APN Number:	084-060-13
Gross Site Area:	±624 acres
Request:	This is a request for: 1) Regulatory Zone Amendment to amend the existing zoning designation of a 170-acre portion of the site from Parks and Recreation (PR) to General Rural (GR) .
Location:	The square-shaped ±624-acre parcel is located in the unincorporated Washoe County, west of Sparks on Interstate 80 (I-80) across from the I-80 Mustang Exit, or exit 23, on the north side of I-80.

Background & Existing Conditions

The site consists of one parcel totaling ±624 acres in unincorporated Washoe County identified with Assessor Parcel Number (APN) 084-060-13. The site is located on the north side of interstate I-80 in proximity to the I-80 Mustang Exit 23. The original zoning designation of this site was General Rural (GR). In 2013 a Regulatory Zone Amendment (RZA) was applied for and granted to change the zoning for a ±170-acre portion of the site from GR to Parks and Recreation (PR) in order to accommodate dirt track racing on the site.

The site is no longer being used for recreational purposes, and the applicant wishes to return the site to its original zoning in order to better align with the current existing uses on site and surrounding zoning.

It is worth noting that an aggregate facility operation was permitted on site in 2004 for an approximately 300-acre portion of the site (SW04-020/SPW1-5-94). This area has a long history of aggregate operations (Mustang Quarry, Lockwood Pit) and aggregate operations currently exist on the site and neighboring parcels to the southwest and north.

Washoe County Master Plan and Zoning

The project site is identified in the Washoe County Master Plan (Envision Washoe 2040) [Master Plan] with a land use designation of Rural for the entire ±624-acre site. The site has split zoning, with a portion of the site zoned General Rural (GR) (±454 acres [ac]) and a portion of the site zoned Parks and Recreation (PR) (±170 ac). The Rural Master Plan designation is intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for rural land uses such as commercial agriculture or extraction industries. Although Parks and Recreation is a supported zoning district within the Rural land use designation, sport track recreation facilities for public viewing do not generally meet the intent of the Rural land use designation. Returning the 170-acre PR-zoned portion of the site to General Rural zoning, as per the subject request, will bring the entire parcel into consistency with the intent of the underlying Maser Plan designation.

Project Request

This submittal packet includes an application and associated materials for the below request:

- 1) **Regulatory Zone Amendment.** This application requests to change the regulatory zoning of approximately 170-acres of the site from Parks and Recreation (PR) to **General Rural (GR)**. The proposed GR zoning will be in conformance with the existing Rural Master Plan land use designation. The proposed zone change will eliminate split zoning across the entire ±624-acre parcel, returning the site to its original zoning and supporting the existing uses on site.

By rezoning the 170-acre PR zoned portion of the site several benefits from a land use perspective shall be achieved:

- ✓ Return the site to the originally intended zoning for the site prior to 2013
- ✓ Eliminate split zoning across the site
- ✓ Eliminate spot zoning on site
- ✓ Make zoning consistent with existing uses on site
- ✓ Facilitate expansion of existing uses on site

In accordance with Washoe County Development Code (WCDC), if existing uses on site intend to expand or alter their operations on site, any necessary land use entitlements will be applied for at such time under a separate application. Although no specific development of the site is planned at this time, current site users, including the Applicant, may expand their operational use of the site in the future, which would likely require a Special Use Permit.

Project Analysis**Land Use Compatibility**

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation (Master Plan)	Zoning District (Development Code)	Current Use
North	Rural	General Rural (GR)	Aggregate operation
South	Industrial Rural	Industrial (I) GR	Fuel sales/reclamation Vacant
East	Rural	GR	Vacant
West	Rural	GR	Vacant

North: The adjacent site to the north is occupied by an aggregate extraction operation.

South: The site's southeast corner is bordered by a site with a Master Plan and Zoning designation of Industrial (I) that is occupied a fuel oil sales, reclamation, and recycling facility. The majority of the site's southern boundary is bordered directly by an approximately 181-acre vacant federally owned parcel.

West: Directly adjacent to the site's western boundary is an approximately 645-acre vacant federally owned parcel.

East: Directly adjacent to the site's eastern boundary is an approximately 332-acre vacant federally owned parcel.

Public Safety

The Site is within the Washoe County and is currently served by Washoe County Sheriff and Truckee Meadows Fire Protection District (TMFPD). Specifically, the site is served by TMFPD Station 37 located at 3255 W Hidden Valley Drive approximately 10 miles southwest of the site. It is worth noting that a new TMFPD fire station is under construction approximately six (6) miles northeast of the project site (Station 35) which is anticipated to open in mid 2026 and will serve the site once operational.

Public Infrastructure

Water Service: Water for the site is sourced from a well located on the property (permit #24642). Lockwood (property owner) and one of the site users, Q&D Construction (Applicant), have an agreement with Granite Construction (other site user) for use of the first 125 gallons per minute out of the permitted well on site. The applicant also owns 120 acre-feet of water rights on the adjacent property to the north which can be used on site as well.

Sewer Service: There is no existing municipal sewer infrastructure or private septic system serving the site currently.

Access, Circulation, and Traffic

The site is located north of the Mustang interchange (Exit 23) on Interstate I-80. Primary access for the site is via a private paved and gated roadway which extends west into the site from the I-80 frontage road. The site is served internally with an existing network of graded dirt roadways providing access for large equipment trucks to access the site and adjacent parcels to the north and southwest. No change to the existing access, traffic, or circulation of the site is anticipated as a result of the current request. Furthermore, under the existing PR zoning for the site uses could include recreation events for public viewing, having the potential for event related traffic impacts. The proposed zone change to GR aligns the site with its current uses and effectively avoids potential event-related traffic impacts.

Findings Required for Regulatory Zone Amendment (WCDC §110.821.15[d])

The Washoe County Development Code (WCDC) establishes findings for all entitlement applications as well as those specific to a Regulatory Zone Amendment (RZA). The required findings are outlined below followed by responses for each. Prior to approving an application for a Regulatory Zone Amendment, the Planning Commission (recommendation) and Board of Adjustment (decision) shall find that all of the following are true:

- (1) ***Consistency with the Master Plan.*** *The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

The site has an Envision Washoe 2040 Master Plan land use designation of Rural. This designation is intended for remote areas with minimal infrastructure, containing significant amounts of open space suitable for a variety of rural and industrial uses, including extraction industries like those existing on site. The Master Plan indicates the site is within the Truckee Canyon planning area, which is classified as a “rural” character planning area. The Master Plan identifies specific goals and policies pertinent to each planning area. Analysis of the goals and policies specific to the Truckee Canyon planning area found the majority of the goals and policies listed are not applicable to the site or the proposed RZA. The proposed project is not in conflict with any of the goals and policies for the planning area. Further, there is one goal and policy the project actively furthers:

RFC Principle 2: *Utilize land use and transportation decisions to support a healthy economic base.*

Policy 2.5 *Ensure that land use practices and regulations accommodate needs of rural communities, and changing trends regarding businesses, including home and accessory rural occupations.*

Response: The requested RZA is a direct response to both the needs of rural communities and the changing trends regarding business. Although in 2013 the zoning was changed for this 170-acre parcel in order to accommodate a specific and unique use on the site appropriate for PR zoning, this use no longer occurs on site. The proposed RZA to GR supports the existing uses on site, with aggregate facilities not allowed in PR zoning but allowed in GR with a Board of Adjustment Special Use Permit, like the one active for the parcel. The requested entitlement will ensure the existing site users operate under consistency with the WCDC, a necessary step if future expansion or amendment of site operations is to occur. This ultimately supports the economic viability of existing site users, including the applicant, and aggregate production/processing at the site. In that context, it is worth noting the imperative nature of aggregate material to the economic health of the region as it is a necessary component to many facets of development. The Lockwood aggregate site has a long history of providing aggregate material to the region and maintaining sustainable operation of the site will be imperative to accommodate the needs of both rural and suburban communities in Washoe County. Additionally, in terms of needs of rural communities this site does not have typical characteristics of one appropriate for parks and recreation use by the public. The proposed RZA in turn supports the needs of the rural communities by aligning the site with surrounding zoning and site characteristics and supporting continued aggregate production and processing to serve the region.

- (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.*

The site is bordered on all sides by land classified in the Master Plan as Rural and zoned General Rural (GR). The site is bordered to the north by another aggregate operation. Additionally, aggregate operations exist on site now and also extend to parcels southwest of the site. The site is bordered directly to the east, west, and south by large parcels of vacant land with steep terrain that are not particularly conducive to development, all three of which are federally owned land. The southeast corner of the site is bordered by a parcel zoned Industrial and occupied with a fuel sale and reclamation service facility, an industrial land use. When looking at existing adjacent uses, not only is GR zoning compatible with surrounding land uses, but it is also substantially more appropriate than an island of PR zoning surrounded by heavy industrial uses. Albeit the site is gated, it could be argued that given the industrial nature of the site and the heavy equipment movement throughout, having this lingering PR zoning *could* pose a risk to public health, safety, and welfare if the site were mistaken, due to mapping, as a public accessible park or recreation area. The proposed RZA to PR increases land use compatibility as compared to existing conditions.

- (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.*

As discussed above in *Finding (1)*, the conditions have changed on site. The ±170-acre portion of the site to be rezoned upon approval of the requested RZA was zoned PR in 2013 to accommodate dirt track racing, a use which no longer occurs on site. The change to PR zoning accommodated one specific and unique use on site but created a PR zoned island and a split zoned parcel. Now that dirt track racing no longer occurs on site, returning the site to the originally intended GR zoning responds to these changing conditions. In terms of aligning the site with a more desirable use, the County has established this site through previous entitlement processes and renewals as an aggregate facility, indicating aggregate operations are a long-standing desirable use of the site. Existing site uses, industrial land uses on adjacent parcels, and steep terrain make the site fairly inappropriate for typical PR land uses. The proposed RZA effectively removes an existing inconsistency between zoning, existing conditions, and land use, and the proposed amendment represents the existing and continued future use of the 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.*

Although a change from PR zoning to GR zoning is technically an intensification of zoning classification, no actual change in land use, density, or intensity are proposed and thus no impact to existing transportation, recreation, utility or other facilities are anticipated. The site was originally zoned GR, and because of this, the utility and transportation infrastructure serving the site has been planned and developed over time with GR zoning in mind. Returning the site to its original GR zoning ensures that adequate existing facilities are already in place to accommodate the uses and densities permitted. Removing the PR zoning from the site additionally removes the option of the site hosting the previously proposed public viewing race events and any potential impacts associated. Further, returning the PR zoned portion of the site to GR does not remove a recreation opportunity from the community, as the site is not open for public recreation in any way. Changes, expansions, or additions to the existing aggregate operations in the future will follow all

applicable Washoe County entitlement processes, including, if appropriate, a Special Use Permit, at which time any revised impacts to existing facilities would be analyzed.

- (5) **No Adverse Effects.** *The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.*

It could be argued that the existing PR zoned 170-acre portion of the parcel adversely effects the implementation of the policies and action programs of the Washoe County Master Plan. Although PR zoning is support by the Rural Master Plan designation, this is an island of PR zoning surrounded by either vacant federal land or other heavy industrial uses, generally incompatible with the land use patterns envisioned in the Master Plan. The proposed RZA eliminates both spot and split zoning, two practices generally frowned upon in land use planning. Analysis of the goals and policies of the Master Plan found the proposed project is not in conflict with any of the existing goals or policies.

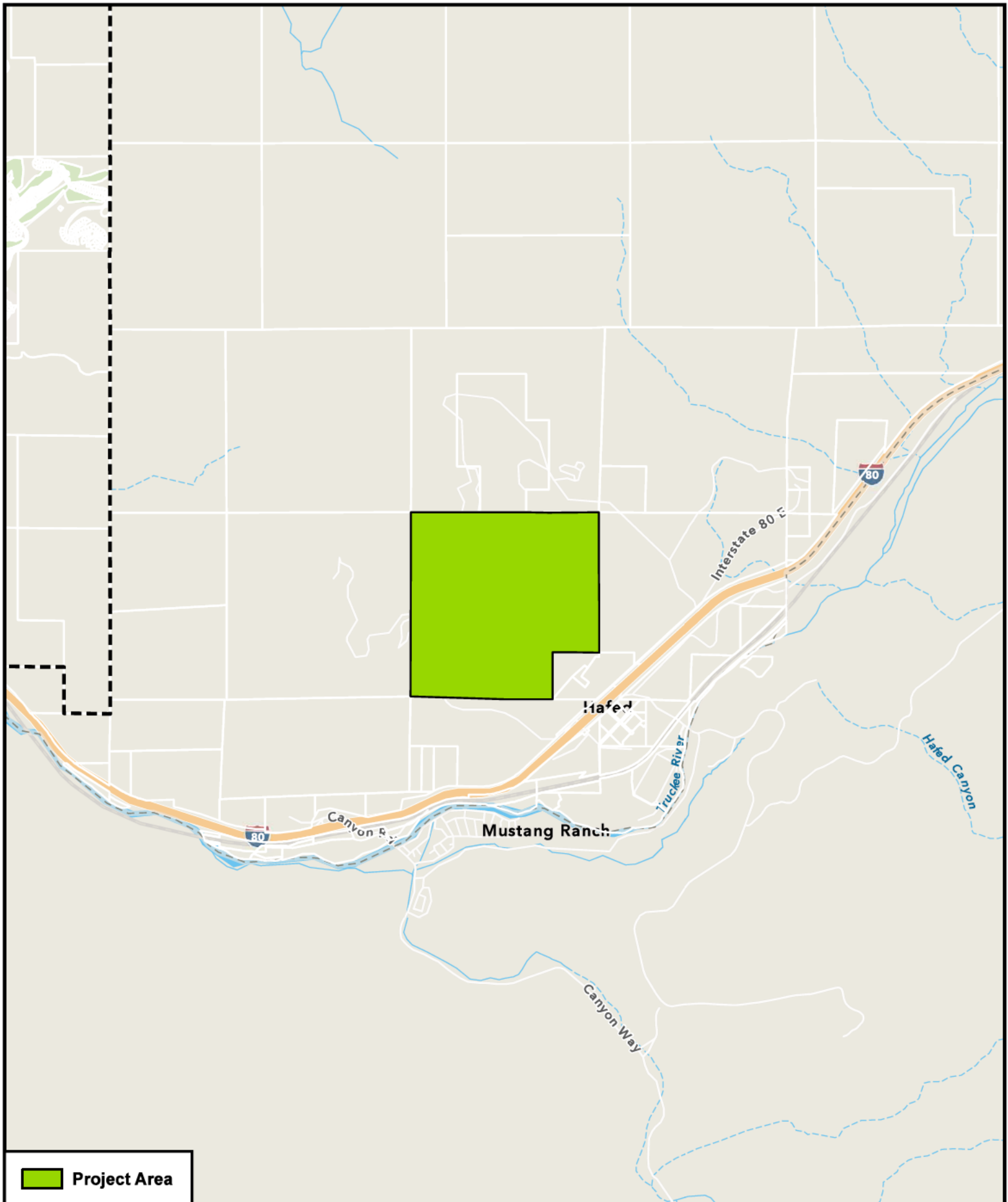
- (6) **Desired Pattern of Growth.** *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.*

WCDC defines the PR regulatory zone as intended for parks, golf courses, ski resorts, and other active and passive recreations areas, developed either by public or private capital.

WCDC defines the GR regulatory zone as remote areas where unique development may occur that are suitable for uses like resource extraction, large scale agriculture, and/or grazing operations, and must have one or more of the following characteristics: floodplains, wetlands, slopes, public ownership, remote location lacking infrastructure, agriculture and grazing, resource extraction and energy production, conservation of natural resources and open space.

With the Master Plan and Development Code working in concert to outline the desired pattern of growth for the County, these definitions of regulatory zones as an extension define the type of growth most desired for a particular area. Prior to the site's rezone in 2013, the County's intent for the site was GR zoning. The existing uses and site conditions are quintessential to the GR definition in WCDC, including at least three of the identified GR site characteristics (WCDC §110.106.15[1][4][i]-[viii]). The current site use and the County's history in permitting said use is a clear indication that this is an appropriate use of the site. Given the sites permitting history and historical zoning prior to the 2013 rezone, it is safe to assume the PR zoning does not align with the desired growth pattern for the area. Further, from a broader economic standpoint the aggregate facility land use supports physical growth of the county by contributing to the regional aggregate supply and thus supporting development necessary for any projected population growth.

Section 3



 Project Area



Vicinity Map

APN 084-060-13 - Regulatory Zone Amendment

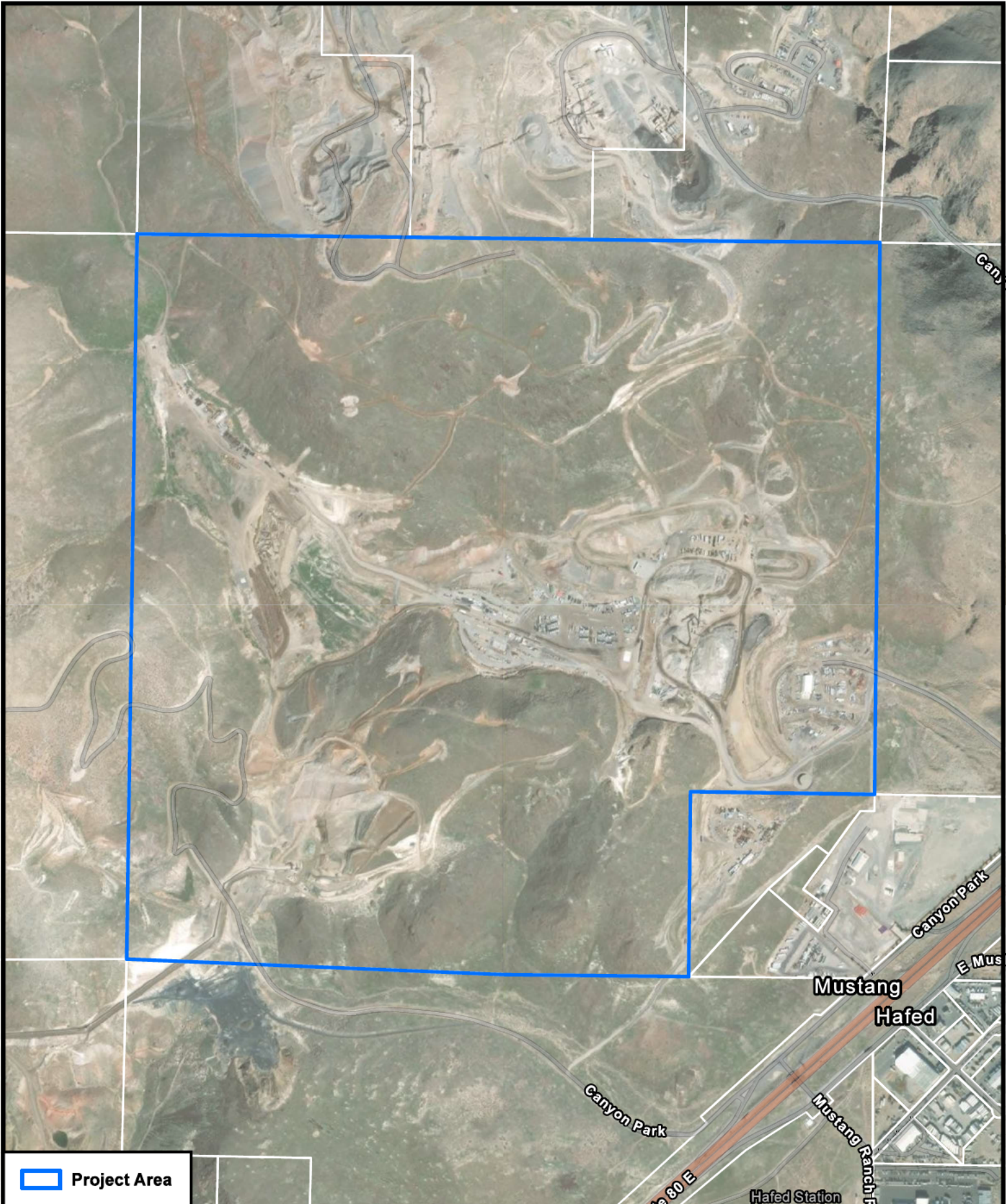
January 2026



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Boulevard
Reno, NV 89502

Tel: 775.823.4068
Fax: 775.823.4066



 Project Area

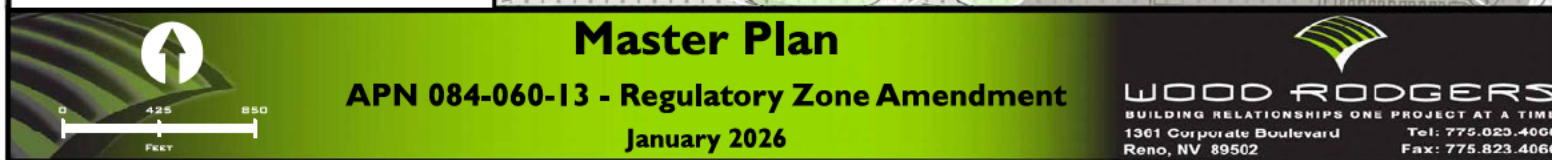


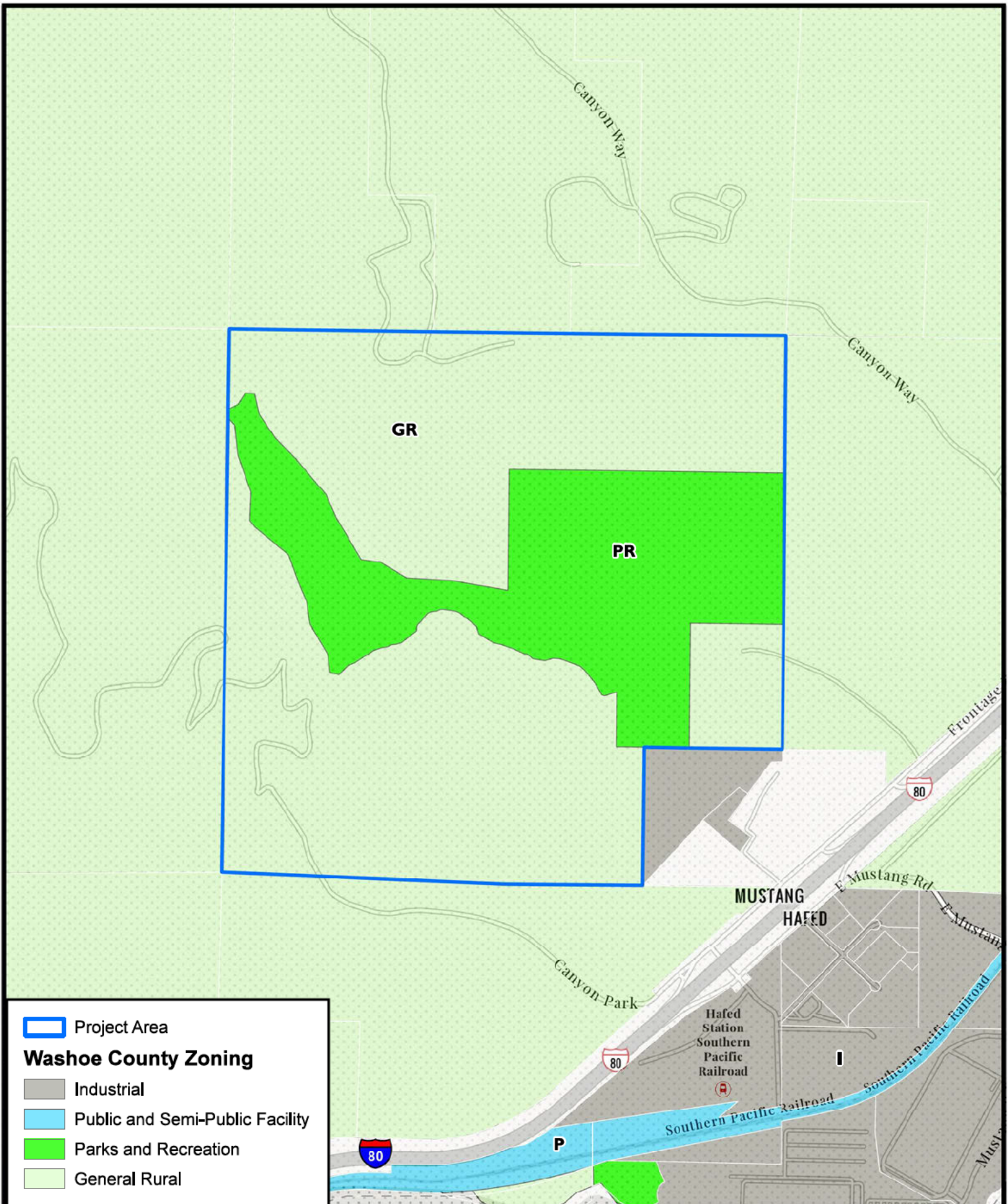
Aerial Map

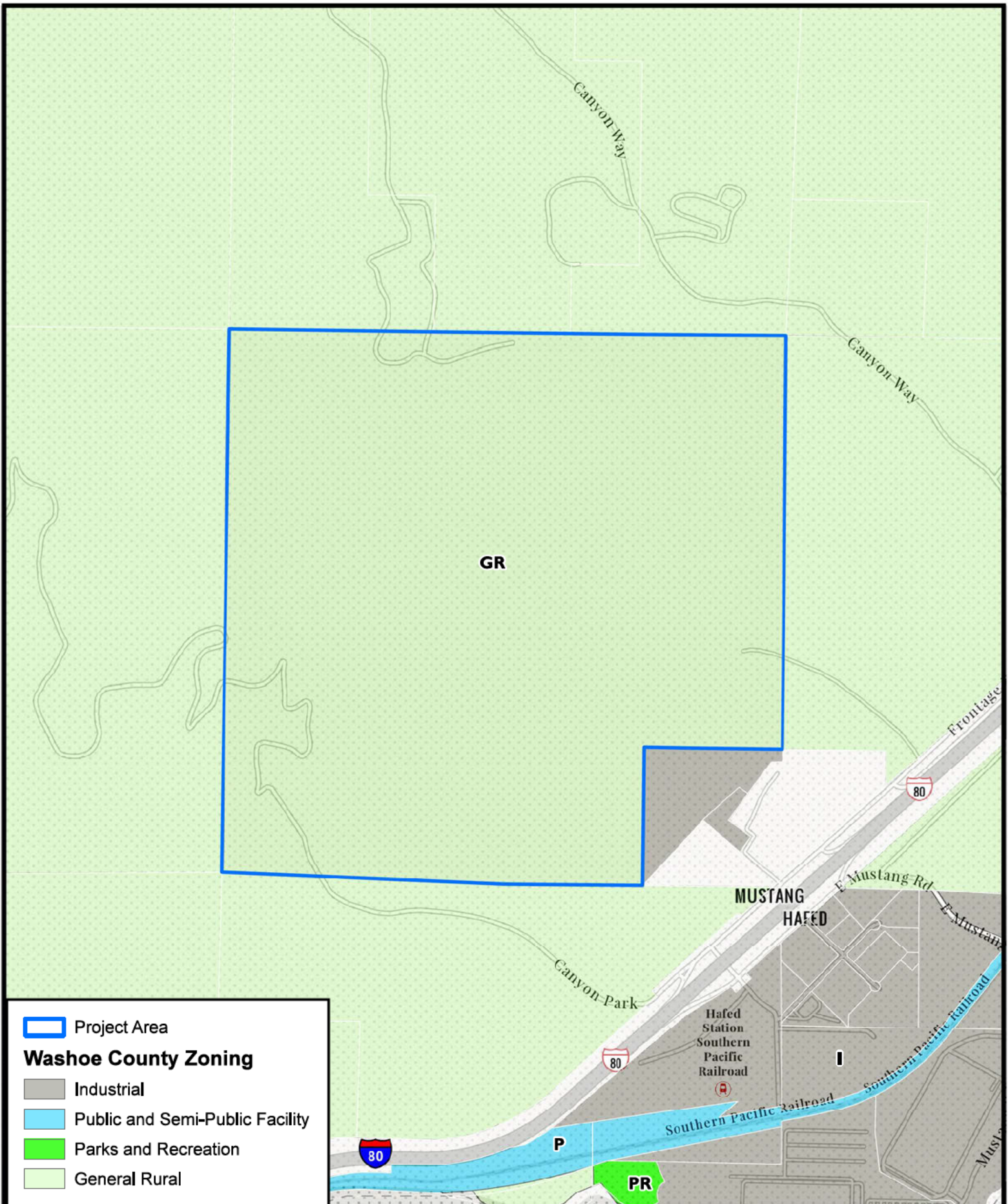
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Proposed Zoning

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January 2026



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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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PORTION OF THE NORTH ½ OF T19N - R21E

Assessor's Map Number

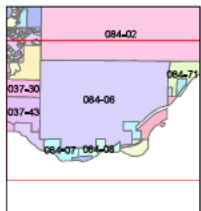
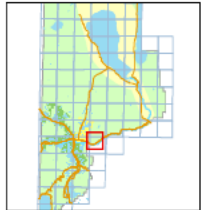
084-06

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 500 1,000 1,500 2,000
1 inch = 2,000 feet



created by: **TWT 11/05/2009**

updated: **CFB 7/11/12 KSB 9/08/20**

JRA 5/01/23

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

