



**Department of
Community Development**

Master Plan Executive Summary



Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.6100 – Fax: 775.328.6133 – www.washoecounty.us/comdev



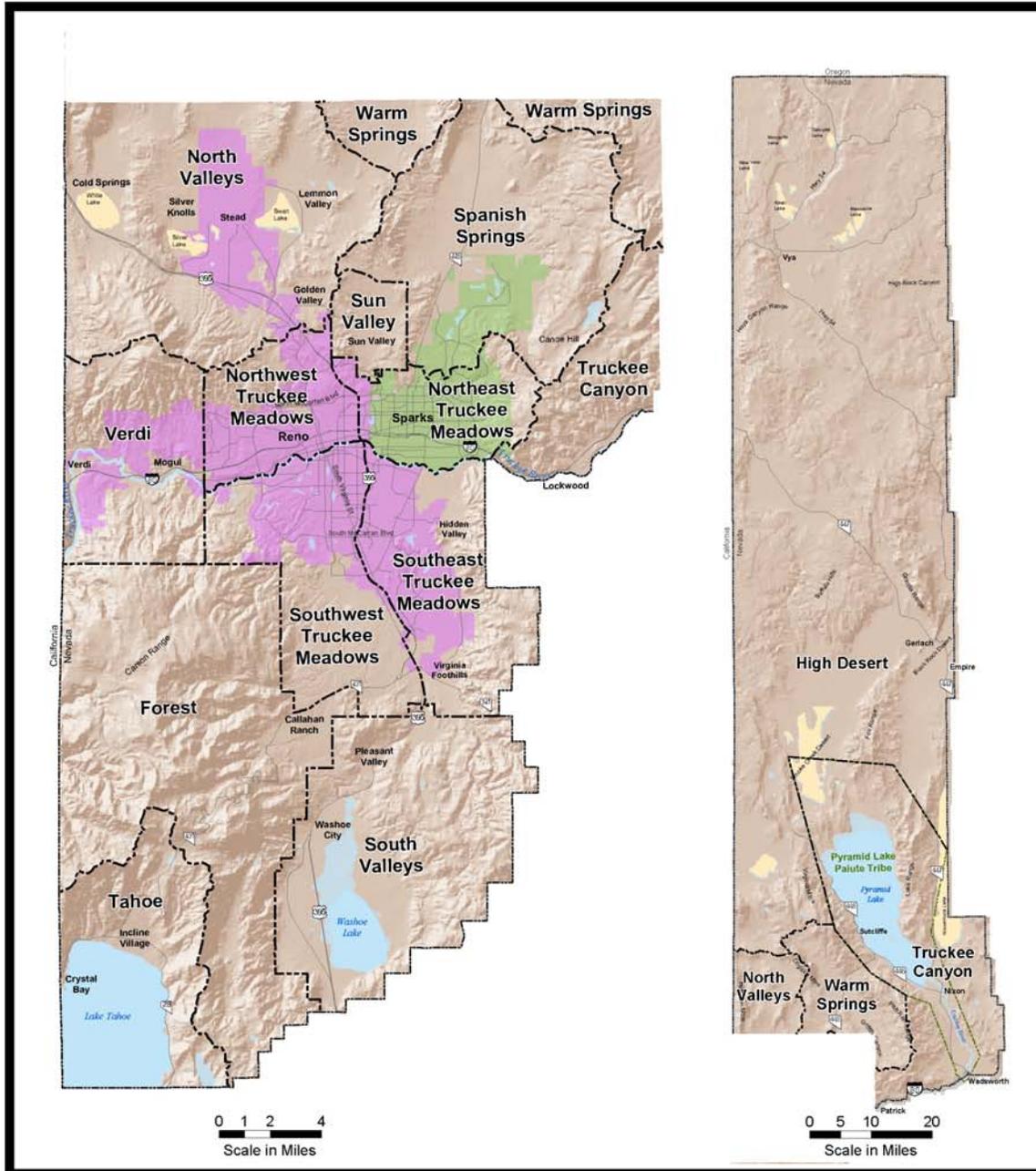
**Department of
Community Development**

Master Plan Executive Summary

This document is one of a series which, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available at no charge from the Washoe County Department of Community Development. If you have a copy of the Master Plan notebook, please place this behind the Executive Summary tab. The Washoe County Master Plan is also available on our department's website.

In accordance with Article 820 of the Washoe County Development Code, the Executive Summary (CP10-002) was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

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WASHOE COUNTY PLANNING AREAS

| | |
|---|--|
| <ul style="list-style-type: none"> Planning Area boundary Washoe County boundary Pyramid Lake Paiute Tribe boundary City of Reno City of Sparks | <ul style="list-style-type: none"> Dry Lakes Water Bodies Hillshade, 10 meter elevations |
|---|--|

Source: Community Services Date: October 2004

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale Bars are shown below each map

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520 Post Office Box 11130
(775) 328-3600

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Acknowledgements

Washoe County Board of County Commissioners

David Humke, Chair
Bonnie Weber, Vice Chair
John Breternitz
Kitty Jung
Robert Larkin

Office of the County Manager

Katy Simon, County Manager
John Berkich, Assistant County Manager
David Childs, Assistant County Manager

Washoe County Planning Commission

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore

Washoe County Department of Community Development

Adrian P. Freund, FAICP, Community Development Director

Introduction

The purpose of the Master Plan is to act as a guide for the Washoe County Board of County Commissioners, the Washoe County Planning Commission, and the community on matters relating to growth and development. The Master Plan consists of seven elements and 13 area plans. The elements guide growth by establishing and implementing policies and action programs which address countywide issues and concerns. The area plans recognize critical conservation areas, establish existing and future land use and transportation patterns, and identify current and future public services and facilities needs for the County's planning areas. Washoe County planning and decision-making is coordinated through a series of plans and programs designed to best manage limited fiscal and environmental resources. The Master Plan plays an important part in achieving this coordination.



In general, the Master Plan applies to all of unincorporated Washoe County. However, some services and facilities that the County provides in incorporated areas are also addressed (e.g. libraries, parks, general government buildings, etc.). In accord with Nevada Revised Statute 278.025 (Tahoe Regional Planning Agency legislation) and Nevada Revised Statute 278.026 - 278.029 (Truckee Meadows Regional Planning Agency legislation), the Washoe County Master Plan must be consistent with the Tahoe Regional Plan and the Truckee Meadows Regional Plan. This is achieved through the Master Plan elements, area plans, specific and community plans. The elements cover all areas under County jurisdiction whether included in the Tahoe Regional Plan, the Truckee Meadows Regional Plan, or both. Each area plan covers a particular planning area in greater detail.

The Washoe County Master Plan provides a blueprint for all parties to follow to create a better future for our County. Any action of a local government or private developer relating to the subdivision or development of land, capital improvements, and similar activities must conform to the master plan of the local government. The Master Plan maps define the future land use patterns that the County is striving to achieve through. Ultimately, every citizen of unincorporated Washoe County is responsible for the plan and its implementation.

Volume One

Volume One of the Master Plan includes the following:

- Executive Summary**
- Introduction** Growth management concept, background information and plan purpose, plan implementation, format, acronyms, glossary and similar information.
- Housing Element** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- Population Element** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- Conservation Element** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.

- ❑ **Land Use and Transportation Element** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- ❑ **Public Services and Facilities Element** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, runoff, public safety and general government facilities, libraries, schools, parks and recreation, etc.) to serve the land use and transportation system envisioned by the County.
- ❑ **Open Space and Natural Resource Management Plan Element** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces

Volume Two

Volume Two of the Master Plan includes the following:

- ❑ **Area Plans** Sections of the Washoe County Master Plan that focus on the unincorporated planning areas and provide more detailed conservation, land use and transportation, and public services and facilities information, policies and action programs, and maps related to each area. The following area plans have been adopted for the County:

- Cold Springs Area Plan
- Forest Area Plan
- High Desert Area Plan
- North Valleys Area Plan
- South Valleys Area Plan
- Southeast Truckee Meadows Area Plan
- Southwest Truckee Meadows Area Plan
- Spanish Springs Area Plan
- Sun Valley Area Plan
- Tahoe Area Plan
- Truckee Canyon Area Plan
- Verdi Area Plan
- Warm Springs Area Plan

Volume Three

Volume Three of the Master Plan includes the following Specific Plans, Joint Plans, and Community Plans.

- ❑ **Specific Plans**

- Warm Springs Specific Plan

- ❑ **Joint Plans**

- Reno-Stead Corridor Joint Plan

- ❑ **Community Plans**

- Incline Village Commercial Community Plan
- North Stateline Community Plan
- Incline Village Tourist Community Plan
- Ponderosa Ranch Community Plan