



**Community Services Department  
Planning & Building Division**

**Master Plan  
North Valleys Area Plan**





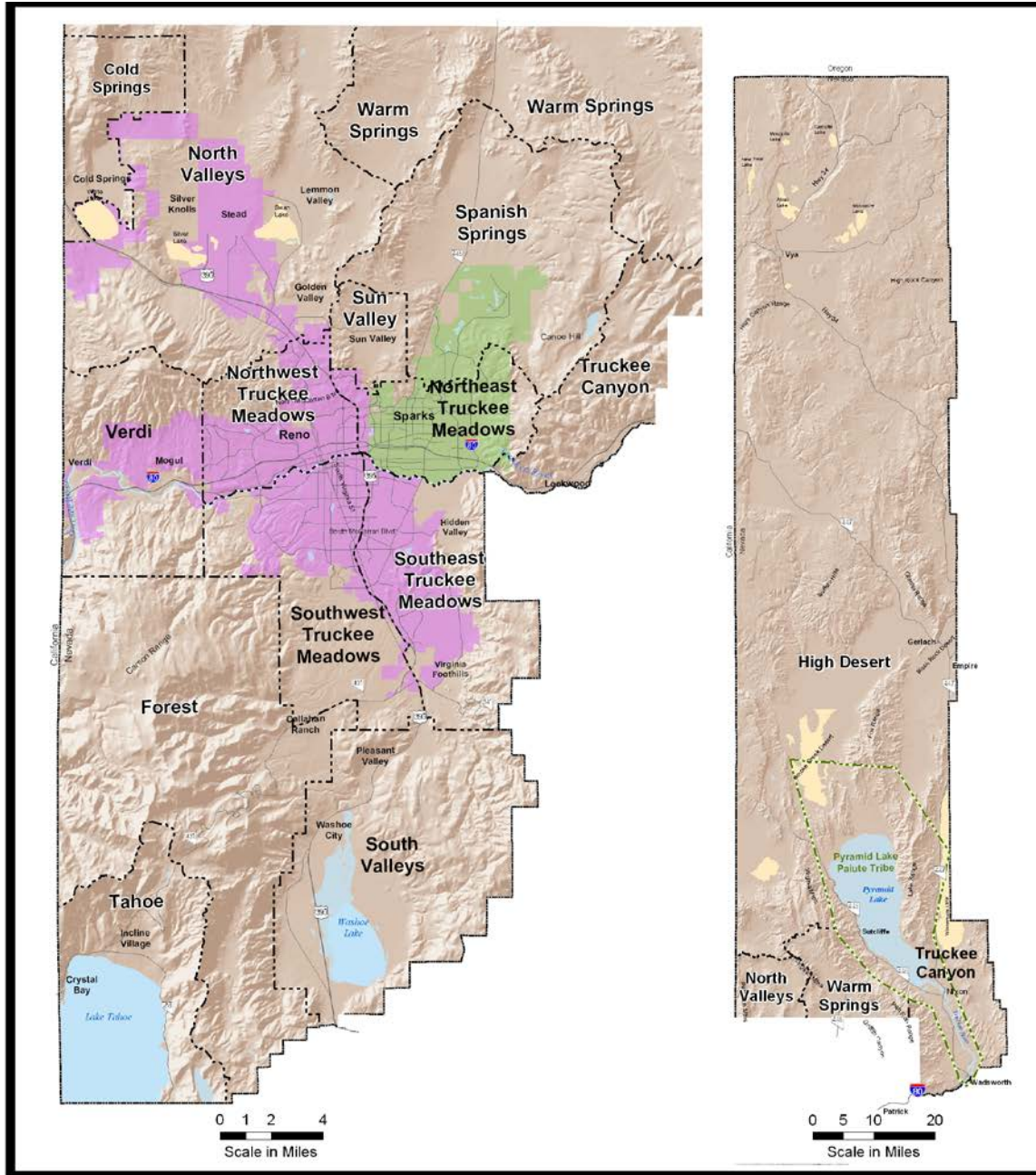
**Community Services Department  
Planning & Building Division**

**Master Plan  
North Valleys Area Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. If you have a copy of the Washoe County Master Plan notebook, please place this behind the North Valleys Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the North Valleys Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment 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. The Area Plan was amended in February 2020 by WMPA17-0010. The Area Plan was amended in July 2020 by WMPA19-0009.

FIFTH PRINTING, JULY 2020



### WASHOE COUNTY PLANNING AREAS

--- Planning Area boundary	☐ Dry Lakes
--- Washoe County boundary	☐ Water Bodies
--- Pyramid Lake Paiute Tribe boundary	☐ Hillshade, 10 meter elevations
☐ City of Reno	
☐ City of Sparks	

Source: Community Services      Date: June 2006

NOTE: THE SCALE AND CORRELATION 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



# Contents

	<b>Page</b>
<b>Acknowledgments .....</b>	<b>v</b>
<b>Introduction .....</b>	<b>1</b>
Vision .....	1
Character Statement .....	1
<b>Vision and Character Management .....</b>	<b>4</b>
Land Use .....	4
Goal One .....	4
Policies .....	4
Goal Two .....	6
Policies .....	6
Goal Three .....	7
Policies .....	7
Goal Four .....	7
Policies .....	8
Goal Five .....	8
Policies .....	8
Goal Six .....	9
Policies .....	9
Goal Seven .....	11
Policies .....	11
Transportation .....	12
Goal Eight .....	12
Policies .....	12
Scenic/Recreational/Cultural Resources .....	12
Goal Nine .....	12
Policies .....	13
Goal Ten .....	13
Policies .....	13
Goal Eleven .....	13
Policies .....	13
Natural Resources .....	14
Air Resources .....	14
Goal Twelve .....	14
Policies .....	14
Land Resources .....	15

	<b>Page</b>
Goal Thirteen .....	15
Policies .....	15
Goal Fourteen .....	15
Policies .....	15
Goal Fifteen .....	15
Policies .....	15
Water Resources – Flooding .....	15
Goal Sixteen .....	15
Policies .....	16
Water Resources – Supply .....	16
Goal Seventeen .....	16
Policies .....	16
Water Resources – Quality .....	16
Goal Eighteen .....	16
Policies .....	16
Goal Nineteen .....	17
Policies .....	17
Water Resources – Service/Wastewater .....	17
Goal Twenty .....	17
Policies .....	17
Plan Maintenance .....	17
Goal Twenty-One .....	17
Policies .....	17
<b>Appendix A – Maps .....</b>	<b>A-1</b>
Character Management Plan .....	A-3
Development Suitability .....	A-5
Master Plan .....	A-7
Public Services and Facilities Plan .....	A-9
Recreational Opportunities Plan .....	A-11
Streets and Highways System Plan .....	A-13

## **Acknowledgments**

### **Washoe County Board of County Commissioners**

David E. Humke, Chair  
Bonnie Weber, Vice Chair  
John Breternitz  
Kitty Jung  
Robert M. 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 Hibdon  
William Weber  
D.J. Whittemore

### **North Valleys Citizen Advisory Board** (Area Plan update)

Sarah Chvilicek, Chair  
Junee Feero, Vice Chair  
Jeannie Fow  
Patricia McAlinden  
Debra Richied  
Mary Harcinske

### **Washoe County Department of Community Development**

Adrian P. Freund, FAICP, Community Development Director

### **Project Staff** (Area Plan update)

Eric Young, Ph.D., Planner, Project Coordinator  
Chad Giesinger, Senior Planner  
Moni J. Fox, Technology Services Developer II  
Eva Krause, Planner  
Advanced Planning Program Staff  
Sara DeLozier, Office Support Specialist

This page intentionally left blank.

## **Introduction**

The North Valleys Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the North Valleys over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the North Valleys communities.

The result of this effort is the development of a comprehensive vision for the North Valleys planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The North Valleys Area Plan implements and preserves this community vision and character.

## **Vision**

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Provides a range of housing opportunities;
- Provides ample open space and recreational opportunities;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

## **Character Statement**

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is

an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

Identifiable communities in the North Valleys include:

- A mix of land uses, including large and small lot residential, some higher density residential opportunities and some small-scale commercial properties characterize the **Lemmon Valley Community**. In some areas of Lemmon Valley, mixed-use projects that include both residential and commercial uses may be appropriate. The Swan Lake wetlands area defines a large area of open space that is valued for its habitat, educational, open space, recreational and other components. Many residents in the Lemmon Valley area have horses, mules, fowl and other animals, and the existence of these animals for recreational, educational and economic purposes is recognized as a significant contributor to the local character. Outdoor recreational opportunities are also an important component of the community, especially as they relate to equestrian trails and multi-use trails. The availability of water has limited growth in this area, but as water resources become available, growth will again begin to impact the local landscape.
- The **Golden Valley Community** is characterized by a generally low-density residential suburban land use pattern. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and access to public lands utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.
- As a low density suburban residential community, the **Silver Knolls Community** is similar to the Golden Valley Community in its land use pattern. However, its location tends to provide Silver Knolls residents with a greater sense of isolation from other developed parts of the North Valleys. Silver Knolls is located at the west edge of the Reno-Stead Airport. It is bounded on the north and west by the Granite Hills range. Physically, the area can be characterized as gently sloping terrain at the base of this mountain range. These mountainous areas and the Reno-Stead Airport separate this community from developed areas in Reno-Stead, Cold Springs and Lemmon Valley. Commercial land use designations are not desired. Once again, the existence of livestock and other animals for recreational, educational and economic reasons is recognized as a significant contributor to the local character.
- The **Silver Hills Community** is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area's population, and (ii) preserve the area's character and quality of life with design standards such a density matches, open space buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a "mountain ranch" themed residential development that accentuates the views and natural topography and incorporates site features that promote farm-to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.

- The North Valleys Area Plan is home to two areas of a decidedly more rural character. These areas and the rural communities found there are identified on the Character Management Plan map as the North Valleys Rural Character Management Area. In the southern portion of the area plan, large private parcels and significant holdings of the National Forest Service characterize much of the northeast slope of Peavine Mountain. Likewise, large private parcels and significant holdings of the Bureau of Land Management characterize the northern section of the area plan, generally north of Stead, Lemmon Valley, and Silver Knolls, as well as east of Lemmon Valley. In the northern reaches of the North Valleys planning area, the communities of **Antelope Valley, Red Rock, Rancho Haven, Bedell Flats and Sierra Ranchos** contribute to a distinct character of large and very large lot residential uses. These areas are not suburban land uses with a rural character. Rather, they are more truly rural in land use pattern and in community character. While some smaller lots exist, these areas are predominantly large lot (10 acre and greater) residential communities. A significant amount of home based business, agriculture, and agricultural related business exists in and around these communities. These activities are a key component of the character in these rural areas. These communities exist in and around large blocks of federal land, controlled primarily by the Bureau of Land Management. The key cultural, archaeological, natural, habitat, recreational and other special resources on these federal lands as well as on private lands, are a key component of the areas' character. Residents in these rural areas have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level. The lack of air, water, noise and light pollution, as well as low traffic congestion is commonly cited as key components of the rural areas' character. Equestrian activities for recreational, educational and economic purposes are commonplace, and the large lot size together with the proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities that form an important part of this area's character. In addition to horse, many residents also own hobby livestock such as alpaca, llama, donkey, etc. for similar purposes. The value of this area for educational and scientific purposes is highlighted by the existence of the Animal Ark Wildlife Sanctuary. This non-profit institution is an important member of the community, and its contributions, not only to the local area's character but also to the regional quality of life, make a strong statement regarding the broad contribution that rural areas make to the region at large.
- The **Cold Springs Community** has traditionally been considered part of the North Valleys planning area. However, due to its location, unique history, and the expansion of Incorporated Reno into the Cold Springs Community, Washoe County has worked with residents to develop a separate Cold Springs Area Plan.
- The **Reno-Stead Incorporated Area** within the North Valleys planning area contributes significantly to the overall character of the planning area. The Reno-Stead Airport, significant employment and commercial opportunities in industrial and commercial areas, and a full range of residential densities combine to make the Reno-Stead area a very large component of the landscape and local character.

## Vision and Character Management

### Land Use

**Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.**

### Policies

- NV.1.1      The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley



- Suburban Character Management Area (LVSCMA), and the Golden Valley Suburban Character Management Area (GVSCMA).
- NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.
- NV.1.3 Policy growth levels for the North Valleys Rural Character Management Area are established for each hydrographic basin in the planning area as a function of the sustainable water resource yield in each basin. Changes to the established regulatory zones may add new units of land use capacity only to 85% of each basin's sustainable yield as determined by the Washoe County Department of Water Resources. The Washoe County Department of Community Development will cooperate with the Department of Water Resources to track increasing land use potential to ensure these growth levels are not exceeded.
- NV.1.4 The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Public/Semi-public Facilities (PSP).
  - d. Parks and Recreation (PR).
  - e. Open Space (OS).
- NV.1.5 The following Regulatory Zones are permitted within the Silver Knolls Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Low Density Suburban (LDS – One unit per acre).
  - f. Public/Semi-public Facilities (PSP).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).
- NV.1.6 The following Regulatory Zones are permitted within the Golden Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Public/Semi-public Facilities (PSP).
  - f. Low Density Suburban (LDS – One unit per acre).
  - g. Parks and Recreation (PR).

- h. Open Space (OS).
- NV.1.7 The following Regulatory Zones are permitted within the Lemmon Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Public/Semi-public Facilities (PSP).
  - f. Low Density Suburban (LDS 1 – One unit per acre).
  - g. Low Density Suburban-Two (LDS 2 – Two units per acre).
  - h. Medium Density Suburban-Three (MDS 3 – Three units per acre).
  - i. Medium Density Suburban-Four (MDS 4 – Four units per acre).
  - j. High Density Suburban (HDS – Seven units per acre single family detached; Nine units per acre attached or mobile home).
  - k. Low Density Urban (LDU – 10 units per acre for single family detached, 14 units per acre for multi-family and 12 units per acre for mobile home parks).
  - l. Medium Density Urban (MDU – 21 units per acre).
  - m. Parks and Recreation (PR).
  - n. Open Space (OS).
  - o. Neighborhood Commercial (NC).
- NV.1.8 The following Regulatory Zones are permitted within the Silver Hills Suburban Character Management Area:
- a. Public/Semi-public Facilities (PSP)
  - b. Low Density Suburban (LDS 1 – One unit per acre)
  - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
  - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
  - e. Parks and Recreation (PR)
  - f. Open Space (OS)
  - g. Neighborhood Commercial (NC)
  - h. Specific Plan (SP)

**Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.**

#### **Policies**

- NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in

Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.

- NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
  - b. Utilize natural contours and slopes.
  - c. Complement the natural characteristics of the landscape.
  - d. Preserve existing vegetation and ground coverage to minimize erosion.
  - e. Minimize cuts and fills.
- NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.
- NV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the North Valleys planning area.
- NV.2.6 Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an aviation easement are required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno-Stead Airport (Figure 1), that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an aviation easement as a condition of approval.
- NV.2.7 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, 5 and 6; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.
- NV.2.8 The standards established in policies NV.2.1-NV.2.6 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and**

**preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.3.1 Washoe County will study the merit of supporting the disposal of federal land in the planning area for development purposes. The criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.
- NV.3.2 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and the United State Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."
- NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.
- NV.3.4 Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- NV.3.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.
- NV.3.7 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that educational and scientific activities based on the area's key resources will be supported and encouraged in a manner that is compatible with the local community and beneficial to the broader region. All development proposals that may negatively impact ongoing scientific and educational activities must demonstrate adequate mitigation measures to ensure that new development is compatible with those activities.

**Goal Four: Silver Knolls Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Knolls community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.4.1 A minimum of 50% of the residential parcels in any subdivision established after the date of final adoption of this plan must be at least one acre in size.
- NV.4.2 The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.
- NV.4.3 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.4.4 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.

- NV.4.5 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.4.6 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.4.7 In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
- NV.4.8 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.4.9 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.4.10 The standards established in policies NV.4.1-NV.4.9 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Five: Golden Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Golden Valley community character as described in the North Valleys Vision and Character Statement.**

#### **Policies**

- NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.
- NV.5.2 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.5.3 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.5.4 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.5.5 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.5.6 In subdivisions established after the date of final adoption of this plan, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.

- NV.5.7 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.5.8 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.5.9 The standards established in policies NV.5.1-NV.5.8 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Six: Lemmon Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Lemmon Valley community character as described in the North Valleys Vision and Character Statement.**

#### **Policies**

- NV.6.1 Single family subdivisions established after the date of final adoption of this plan in regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4 will:
- a. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
  - b. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
  - c. Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.
  - d. In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.
  - e. Vary setbacks and driveway design.
  - f. Construct no more than 25% of the total residential units in the same architectural elevation.
  - g. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
  - h. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

- i. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.6.2 In HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial, and other non-residential development projects will meet the following minimum standards:
- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped yard.
  - b. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
  - c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.
- NV.6.3 Mixed-use development and redevelopment in certain portions of the Lemmon Valley Suburban Character Management Area are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following bonuses and design standards may be applied:
- a. In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.
  - b. In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.
  - c. The Director of Community Development must certify that single family detached residential, including mobile homes, will not be in conflict with the above stated intent of any proposed mixed-use development.
  - d. Mixed-use developments must be proposed as a unified project.
  - e. Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
- NV.6.4 The standards established in policies NV.6.1-NV.6.3 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Seven: Silver Hills Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement.**

#### **Policies**

- NV.7.1 A minimum of 50% of the residential parcels located within Silver Hills East must be at least one acre in size.
- NV.7.2 The minimum size of residential parcels located within Silver Hills East is one-half acre. The minimum size of residential parcels located within Silver Hills West



is one-third acre. These minimums may be modified pursuant to Washoe County Development Code, Article 408, Common Open Space Development.

- NV.7.3 Subdivisions established within the Silver Hills Character Management Area shall include a 50 foot open space buffer plus a 200 foot density match between the subdivision and any adjacent residential dwellings existing on the date of final adoption of the Silver Hills Character Management Area.
- NV.7.4 Subdivisions established within the Silver Hills Character Management Area will vary setbacks and driveway design.
- NV.7.5 Subdivisions established within the Silver Hills Character Management Area will construct no more than 10% of the total residential units located within the entire Silver Hills Character Management Area in the same architectural elevation.
- NV.7.6 In subdivisions established within the Silver Hills Character Management Area, perimeter fencing on individual parcels adjacent to common open space is optional. Perimeter fencing adjacent to common open space must be consistent with an "open fencing" concept and the use of block, concrete, or similar materials should be limited to posts, pillars and similar uses and not panel or wall sections. Plans for the maintenance of perimeter fences adjacent to common open space will be submitted with tentative map applications.
- NV.7.7 In subdivisions established within Silver Hills East, residential garages will, at a minimum, be sized for two vehicles.
- NV.7.8 In subdivisions established within the Silver Hills Character Management Area, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
- NV.7.9 All dwellings located within the Silver Hills Character Management Area that are adjacent to existing residential dwellings (existing on the date of final adoption of the Silver Hills Character Management Area) must be single story. Existing residential dwellings are considered adjacent if separated by the minimum 50 foot open space buffer area. Existing residential dwellings are not considered adjacent if separated by a road.
- NV.7.10 In subdivisions established within the Silver Hills Character Management Area, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.7.11 The standards established in policies NV.7.1-NV.7.10 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe mentation measures as conditions of tentative map approval.

## Transportation

**Goal Eight: The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.8.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.
- NV.8.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the North Valleys planning area.
- NV.8.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies NV.7.1 and NV.7.2.
- NV.8.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- NV.8.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- NV.8.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- NV.8.7 Washoe County will be an advocate for the establishment of efficient transit services to and within the North Valleys planning area.
- NV.8.8 Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.
- NV.8.9 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the North Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

**Scenic/Recreational/Cultural Resources****Goal Nine: Maintain open vistas and minimize the visual impact of hillside development.****Policies**

- NV.9.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the North Valleys Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.

- NV.9.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- NV.9.3 The grading design standards referred to in Policy NV.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

**Goal Ten: Public and private development will respect the value of cultural and historic resources in the community.**

**Policies**

- NV.10.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.
- NV.10.2 Washoe County will cooperate and participate with state and federal agencies and the Reno-Sparks Indian Colony in the planning and conservation activities of those agencies related to cultural and historic resources.
- NV.10.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- NV.10.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

**Goal Eleven: The North Valleys planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities; and contributes to the preservation and implementation of the community character.**

**Policies**

- NV.11.1 Updates to the Parks District Master Plan for the North Valleys planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- NV.11.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- NV.11.3 Trails that provide links to the facilities listed in Goal 10 should receive priority for funding, planning, and construction.
- NV.11.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.
- NV.11.5 As new residential and commercial properties develop in the North Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.

- NV.11.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the North Valleys planning area or connect existing trails or otherwise implement Goal 10.
- NV.11.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- NV.11.8 Development projects located adjacent to or in the area described within the National Forest Services' "Peavine Mountain Roads and Recreation Strategy," must contribute to and not conflict with the implementation of that strategy.

## Natural Resources

### Air Resources

**Goal Twelve: The North Valleys planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.**

### Policies

- NV.12.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the North Valleys planning area.
- NV.12.2 Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.
- NV.12.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- NV.12.4 Washoe County Staff will remain cognizant of the interest of local Native American groups in air quality issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

### Land Resources

**Goal Thirteen: The built environment will minimize the destructive potential of any identified geological hazard.**

### Policies

- NV.13.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the North Valleys planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.

- b. Provide adequate setbacks from potentially active faults or other hazards.
  - c. Minimize erosion potential.
- NV.13.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy NV.12.1.

**Goal Fourteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.**

**Policies**

- NV.14.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.
- NV.14.2 Washoe County Staff will remain cognizant of the interest of local Native American groups in wildlife and habitat issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

**Goal Fifteen: Mining in the North Valleys planning area will be compatible with existing residential, agricultural, ranching, and educational uses.**

**Policies**

- NV.15.1 Mining activities in the North Valleys must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the North Valleys Streets and Highways System Plan map.
- NV.15.2 Proposals for mining activities will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Public Health Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

**Water Resources – Flooding**

**Goal Sixteen: Personal and economic losses associated with flooding will be minimized. Development in the North Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.**

**Policies**

- NV.16.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, “Flood Plain Storage Outside the Truckee River Watershed,” as well as locally specific flood control requirements as adopted by Washoe County.

**Water Resources – Supply**

**Goal Seventeen: Water resources will be supplied to land uses in the North Valleys planning area according to the best principles/practices of sustainable resource development.**

**Policies**

- NV.17.1 New development shall comply with Regional Water Plan Policy 2.1.a: “Effluent Reuse – Efficient Use of Water Resources and Water Rights.”
- NV.17.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, “Water Resources and Land Use,” and 1.3.e, “Water Resource Commitments.”
- NV.17.3 The Washoe County Department of Water Resources will protest the transfer of water resources between hydrographic basins whenever the department determines that the transfer will result in a significant negative impact to the sustainable use of the resource.
- NV.17.4 The creation of parcels and lots in the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.
- NV.17.5 In the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.
- NV.17.6 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.
- NV.17.7 Unless approved by the Washoe County Board of Commissioners, water imported to the North Valleys planning area will not be diverted to supply land uses outside the North Valleys and Cold Springs planning areas.

**Water Resources – Quality**

**Goal Eighteen: The quality of water from the North Valleys Hydrographic Basins will be protected from degradation resulting from human activities.**

**Policies**

- NV.18.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County’s municipal well facilities in the North Valleys Hydrographic Basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- NV.18.2 The reuse, recharge or storage of reclaimed water within the North Valleys will comply with all state and local provisions for the protection of groundwater quality.

**Goal Nineteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

**Policies**

- NV.19.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.

- NV.19.2 Washoe County will work with other local jurisdictions and natural resource agencies to study the merit of using reclaimed water to establish and maintain wetland areas. Potential locations will include but not be limited to the playas found in the planning area.
- NV.19.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.
- NV.19.4 Washoe County will participate in and support efforts to establish a public Watchable Wildlife Area at, and adjacent to, the Silver Lake playa site, or to otherwise ensure the future of the site is consistent with Goal 18.
- NV.19.5 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 18.
- NV.19.6 Development proposals that impact any area designated “potential wetlands” on the North Valleys Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of any delineated wetlands.

#### **Water Resources – Service/Wastewater**

**Goal Twenty: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the North Valleys Vision and Character Statement.**

#### **Policies**

- NV.20.1 Tentative subdivision maps will not be approved for any development until the water resource and infrastructure needs of that development have been evaluated by the Department of Water Resources and found consistent all applicable water and wastewater resources and facilities plan.

#### **Plan Maintenance**

**Goal Twenty-One: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

#### **Policies**

- NV.21.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
  - b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
  - c. The amendment will not conflict with the public’s health, safety or welfare.
- NV.21.2 For any amendment that proposes to:
- Revise the Vision and Character statements



- Revise Goal One or its associated policies

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.

## NV.21.3

In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

NV.21.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

NV.21.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

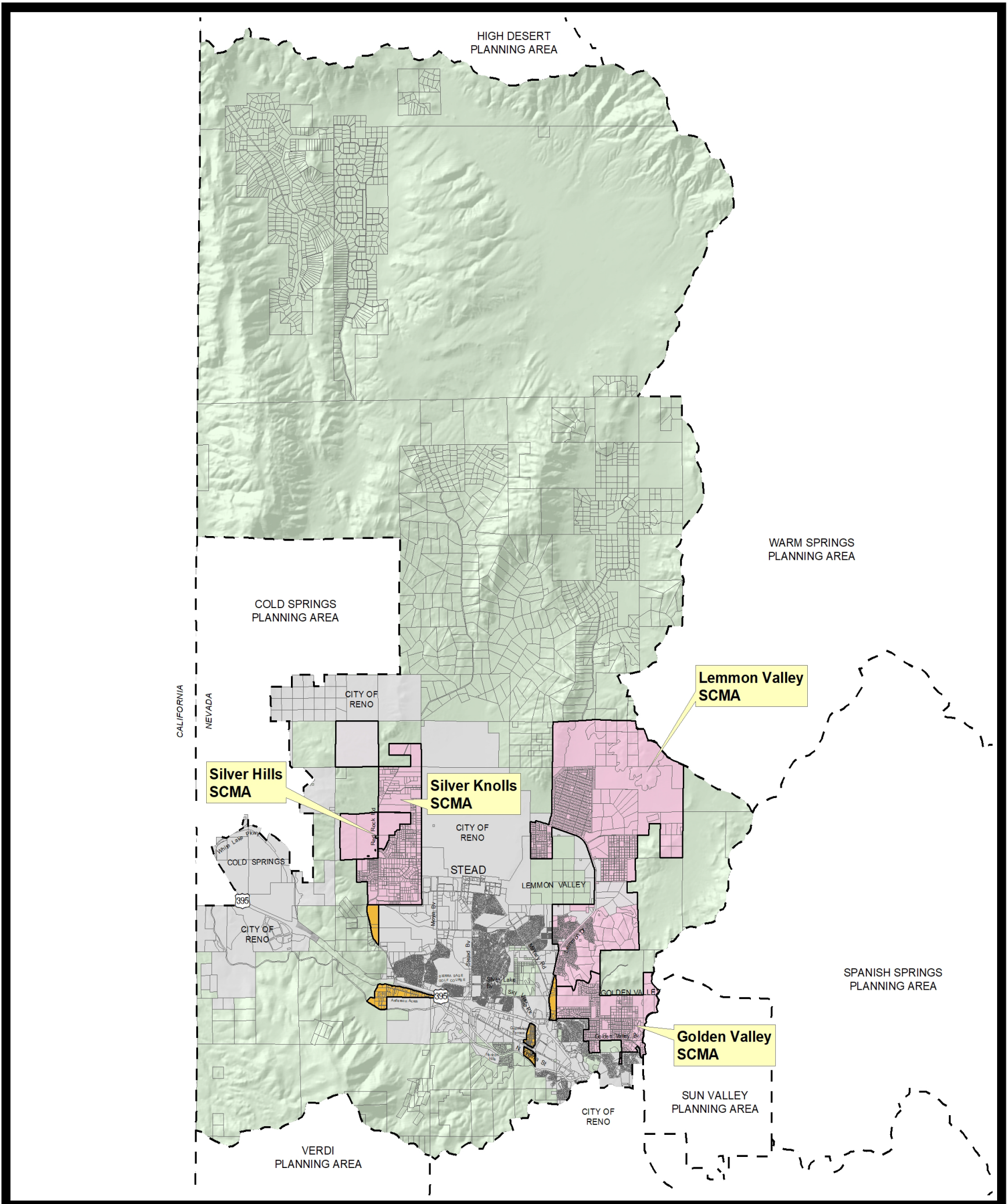


## Appendix A - Maps

### Contents

	Page
Character Management Plan .....	A-3
Development Suitability .....	A-5
Master Plan .....	A-7
Public Services and Facilities Plan .....	A-9
Recreational Opportunities Plan .....	A-11
Streets and Highways System Plan .....	A-13

This page intentionally left blank.



## NORTH VALLEYS CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
- CITY OF RENO

HORIZON YEAR 2025

WCPC ADOPTION DATE: September 7, 2021  
 BCC ADOPTION DATE: November 9, 2021  
 TMRPA CONFORMANCE: January 27, 2022

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 SERVICES DEPARTMENT.



0 0.5 1 2  
Scale in Miles

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

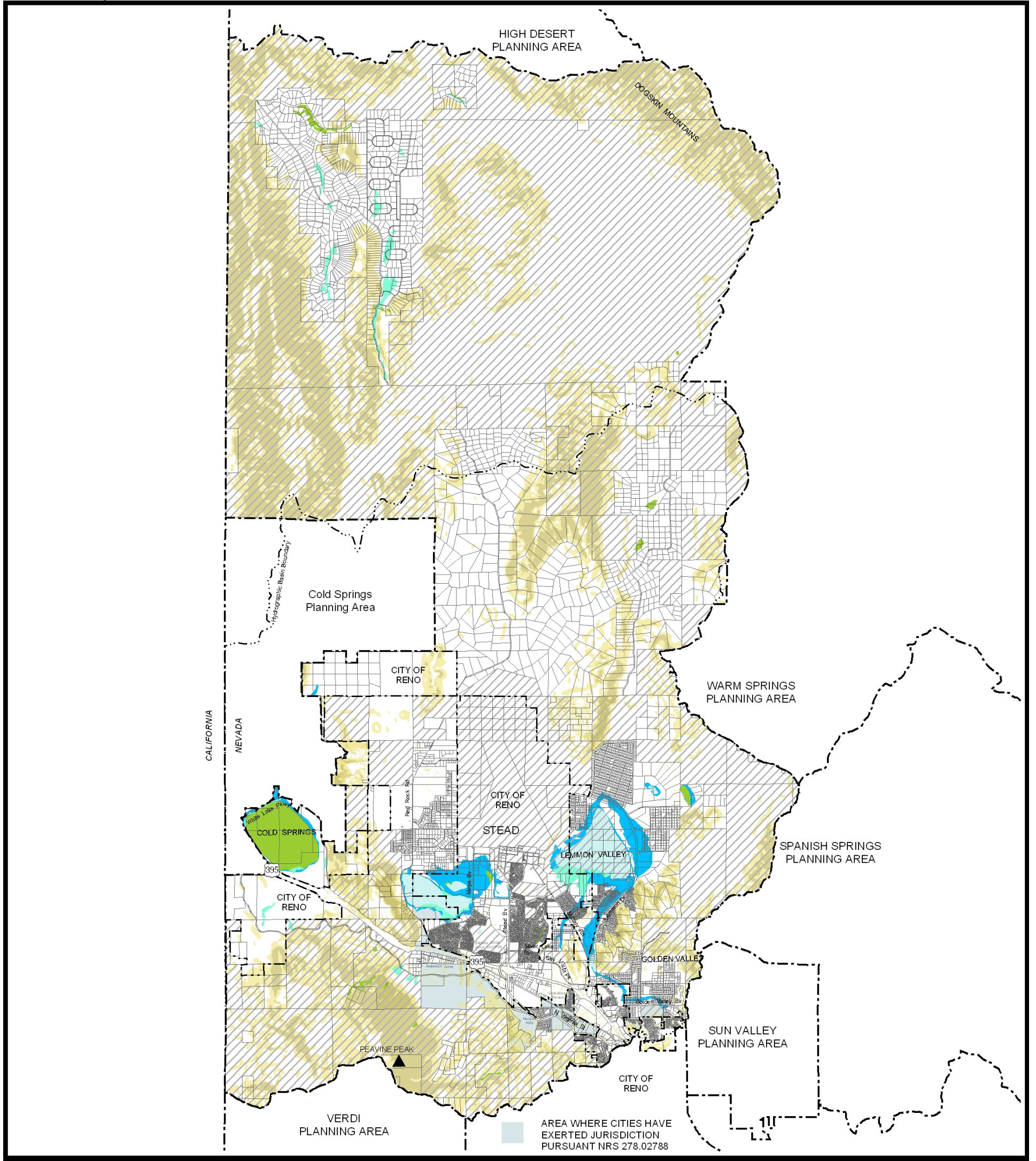


Reno, Nevada 89512

1001 E Ninth St  
(775) 328-3600

This page intentionally left blank.





## NORTH VALLEYS DEVELOPMENT SUITABILITY

- |                             |  |
|-----------------------------|--|
| RIDGE LINES TO BE PROTECTED | POTENTIAL WETLANDS                                 |
| SLOPES GREATER THAN 15%     | BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS |
| SLOPES GREATER THAN 30%     | PUBLIC LAND  |
| FLOODWAY AREA               | MOST SUITABLE                                      |
| 100-YEAR FLOOD HAZARD       | WATER BODIES                                       |
|                             | DITCHES  |

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.



**Department of Community Development**

**WASHOE COUNTY NEVADA**

Reno, Nevada 89520

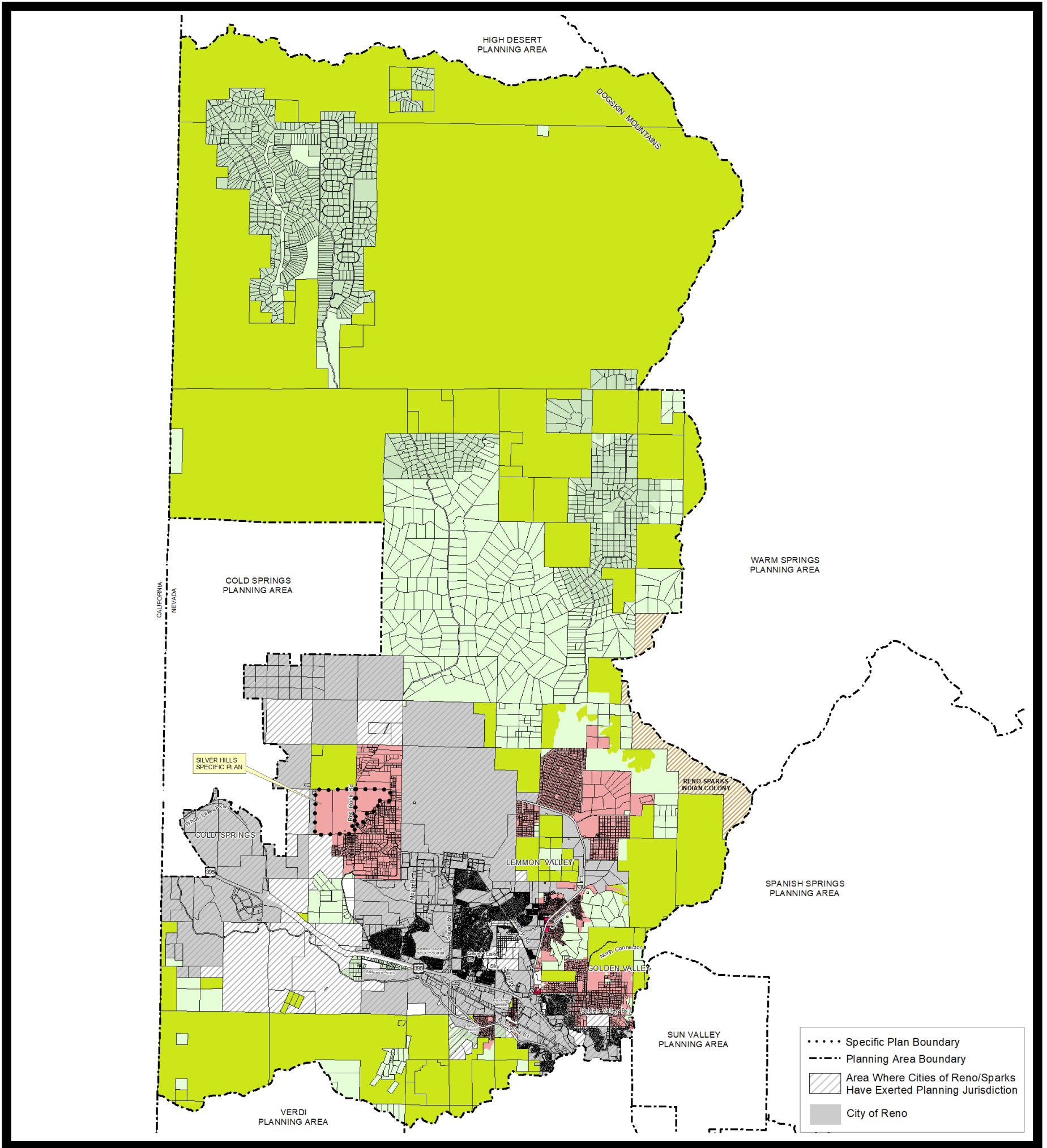
Post Office Box 11130  
(775) 328-3600

WCPC ADOPTION DATE: March 21, 2006  
BCC ADOPTION DATE: May 9, 2006

SOURCE: COMMUNITY SERVICES

This page intentionally left blank.





### NORTH VALLEYS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

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 PLANNING AND BUILDING DIVISION.

Path: G:\arcdata\planar\inv\mapseries\inv\WMPA21-0004.mxd

0 2,500 5,000 10,000 Feet

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

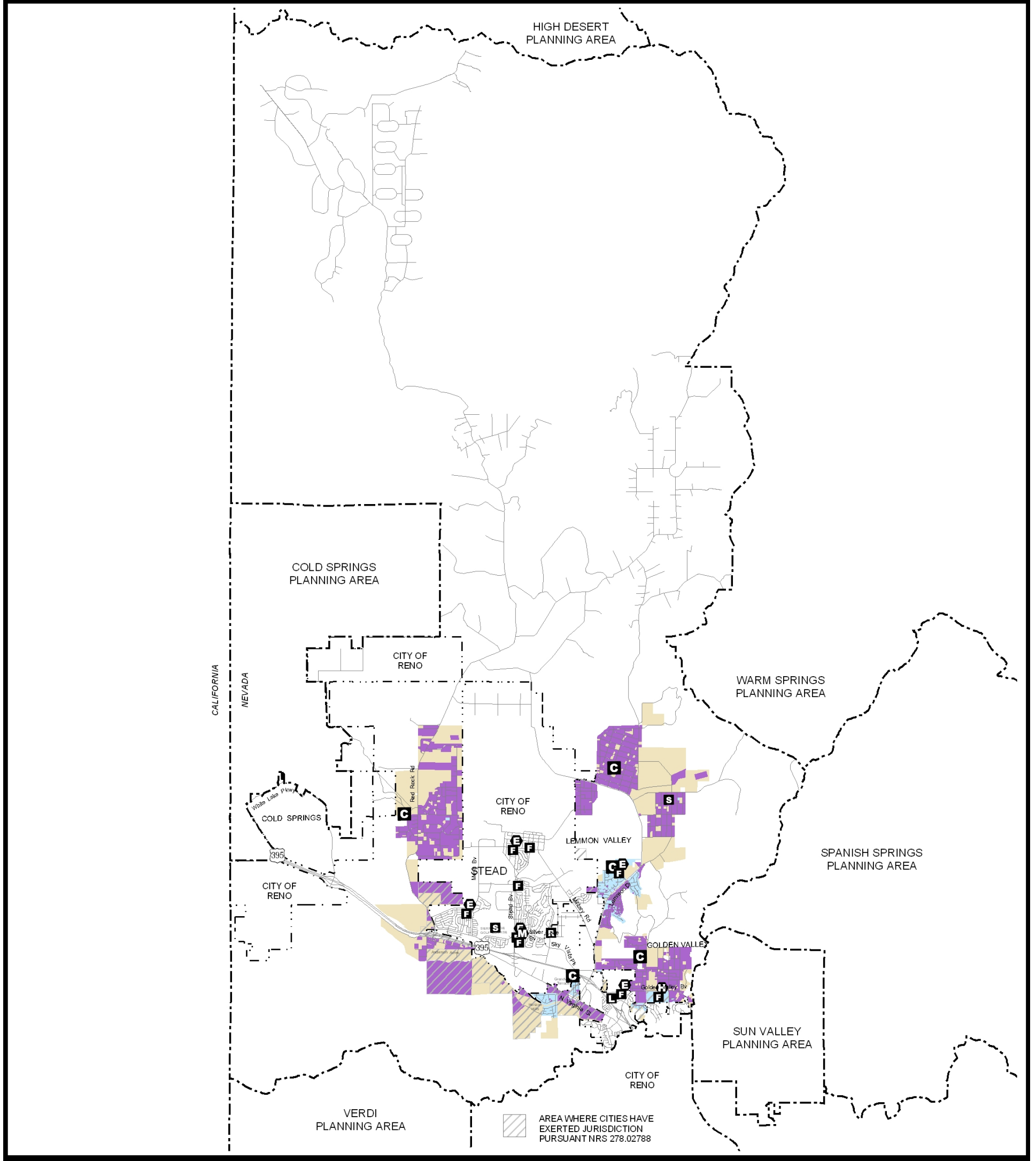
DATE: 12/22/22 DIRECTOR: *[Signature]*

**Community Services Department**

**WASHOE COUNTY NEVADA**

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

This page intentionally left blank.



## NORTH VALLEYS PUBLIC SERVICES & FACILITIES PLAN

### COMMUNITY WATER AND SANITARY SEWER SERVICE AREAS

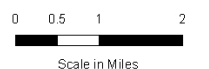
- EXISTING LAND USES NEEDING SERVICE
- PLANNED LAND USES NEEDING SERVICE
- AREAS SERVED BY COMMUNITY WATER AND SANITARY SEWER
- AREAS NOT NEEDING SERVICE

### PUBLIC FACILITIES Existing

- F FIRE STATION
- E SCHOOL (E-Elementary, M-Middle, H-High)
- G GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.)
- C PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please refer to the adopted Park District Master Plans.

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.



**Department of  
Community Development**

**WASHOE COUNTY  
NEVADA**

Reno, Nevada 89520

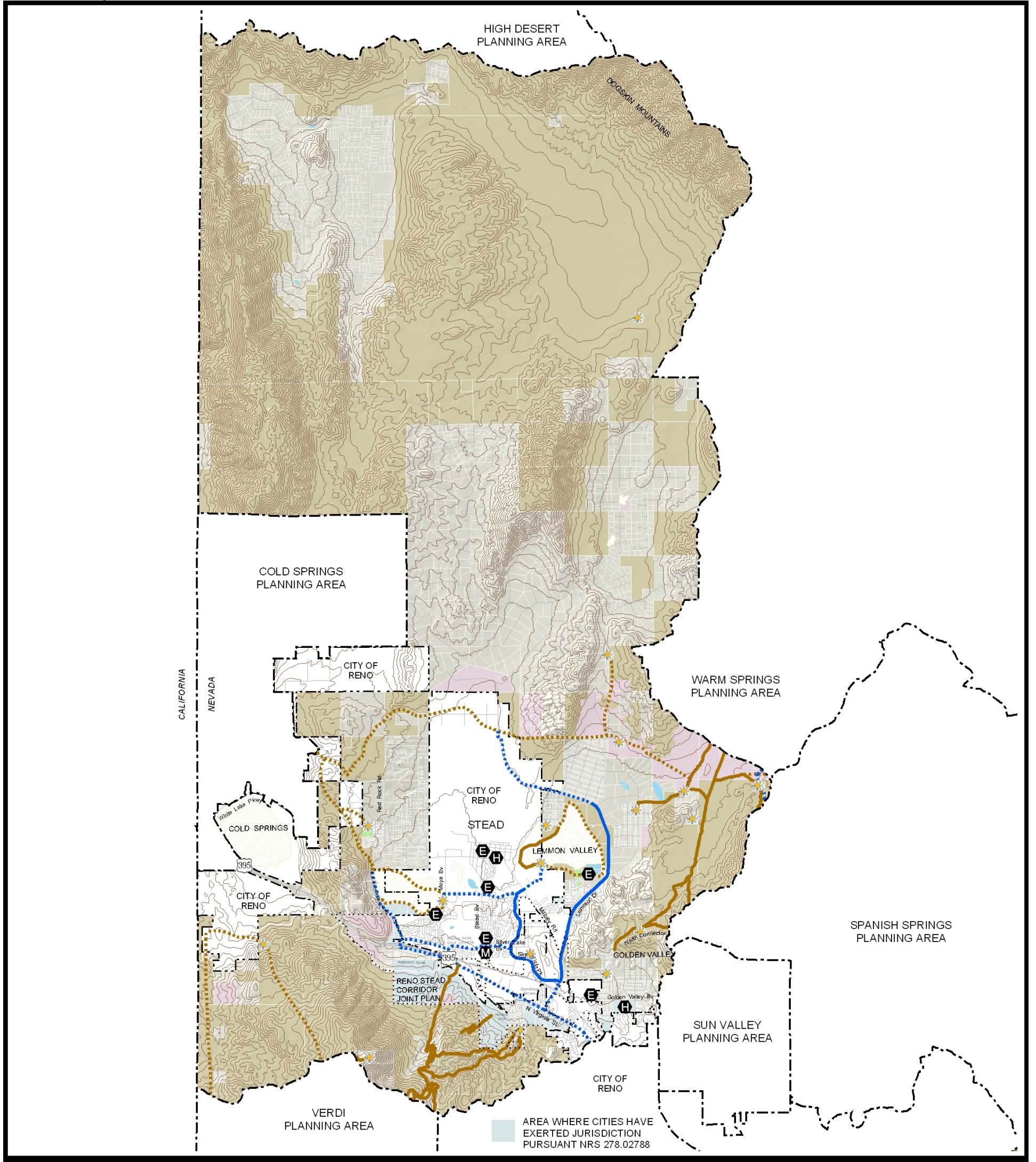
Post Office Box 11130  
(775) 328-3600

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: March 21, 2006  
BCC ADOPTION DATE: May 9, 2006





This page intentionally left blank.



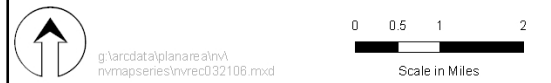


NORTH VALLEYS

RECREATIONAL OPPORTUNITIES PLAN

- |   |                                |   |          |   |          |   |   |  |
|---|--------------------------------|---|----------|---|----------|---|---|--|
|  | RECREATIONAL AREAS             |  | Existing |  | Proposed |  | TRAIL HEAD  |  |
|  | OPEN SPACE, PUBLIC             |  |          |  |          |  | SCHOOL<br>(E-Elementary, M-Middle, H-High)              |  |
|  | PUBLIC LANDS                   |  |          |  |          |  | TRAIL<br>Bike / Pedestrian                              |  |
|  | WATER BODY                     |  |          |  |          |  | TRAIL<br>Multipurpose                                   |  |
|  | PLAYA                          |   |          |   |          |   | Please refer to the adopted Park District Master Plans. |  |
|  | CONTOUR LINES, 100 FT INTERVAL |   |          |   |          |   |   |  |

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.



**Department of  
Community Development**

**WASHOE COUNTY  
NEVADA**

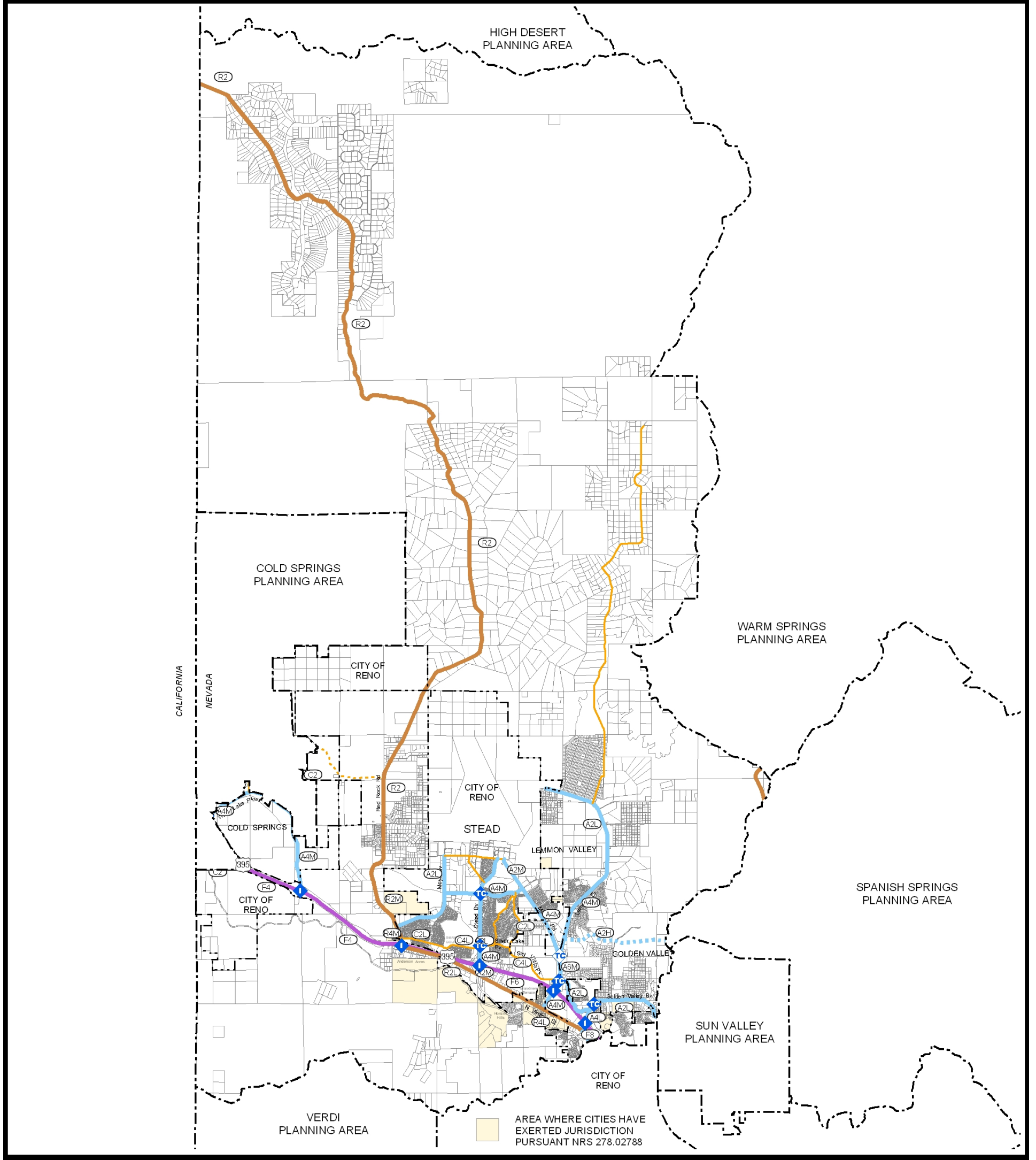
Reno, Nevada 89520 Post Office Box 11130  
(775) 328-3600

WCPC ADOPTION DATE March 21, 2006  
BCC ADOPTION DATE May 9, 2006

HORIZON YEAR 2025

This page intentionally left blank.



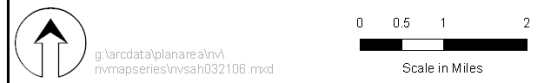


## NORTH VALLEYS STREETS AND HIGHWAYS SYSTEM PLAN

- | EXISTING | PROPOSED |   |
|----------|----------|---|
|          |          | FREEWAY   |
|          |          | ARTERIAL  |
|          |          | RURAL HIGHWAY   |
|          |          | COLLECTOR   |
|          |          | GRADE SEPARATED INTERCHANGE   |
|          |          | TRAFFIC CONTROL<br>(TRAFFIC LIGHT, ROUNDABOUT, HIGH T OR OTHER CONTROL) |

- PLANNED GEOMETRIC DESIGN**
- AGH
  - DEGREE OF ACCESS CONTROL**
    - H - HIGH CONTROL
    - M - MODERATE CONTROL
    - L - LOW CONTROL
    - U - ULTRA LOW CONTROL
  - NUMBER OF TRAFFIC LANES**
  - FUNCTIONAL CLASSIFICATION**
    - F - FREEWAY
    - A - ARTERIAL
    - C - COLLECTOR
    - R - RURAL
    - L - PRIVATE/LIMITED ACCESS
    - E - EMERGENCY

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.



**WASHOE COUNTY  
NEVADA**

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

YEAR 2025 ROADWAY NETWORK PROVIDED BY THE REGIONAL TRANSPORTATION COMMISSION, EXCEPT FOR MOST COLLECTORS. ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FULL MASTER PLAN DEVELOPMENT IN THE REGION

WCPC ADOPTION DATE: March 21, 2006  
BCC ADOPTION DATE: May 9, 2006

This page intentionally left blank.