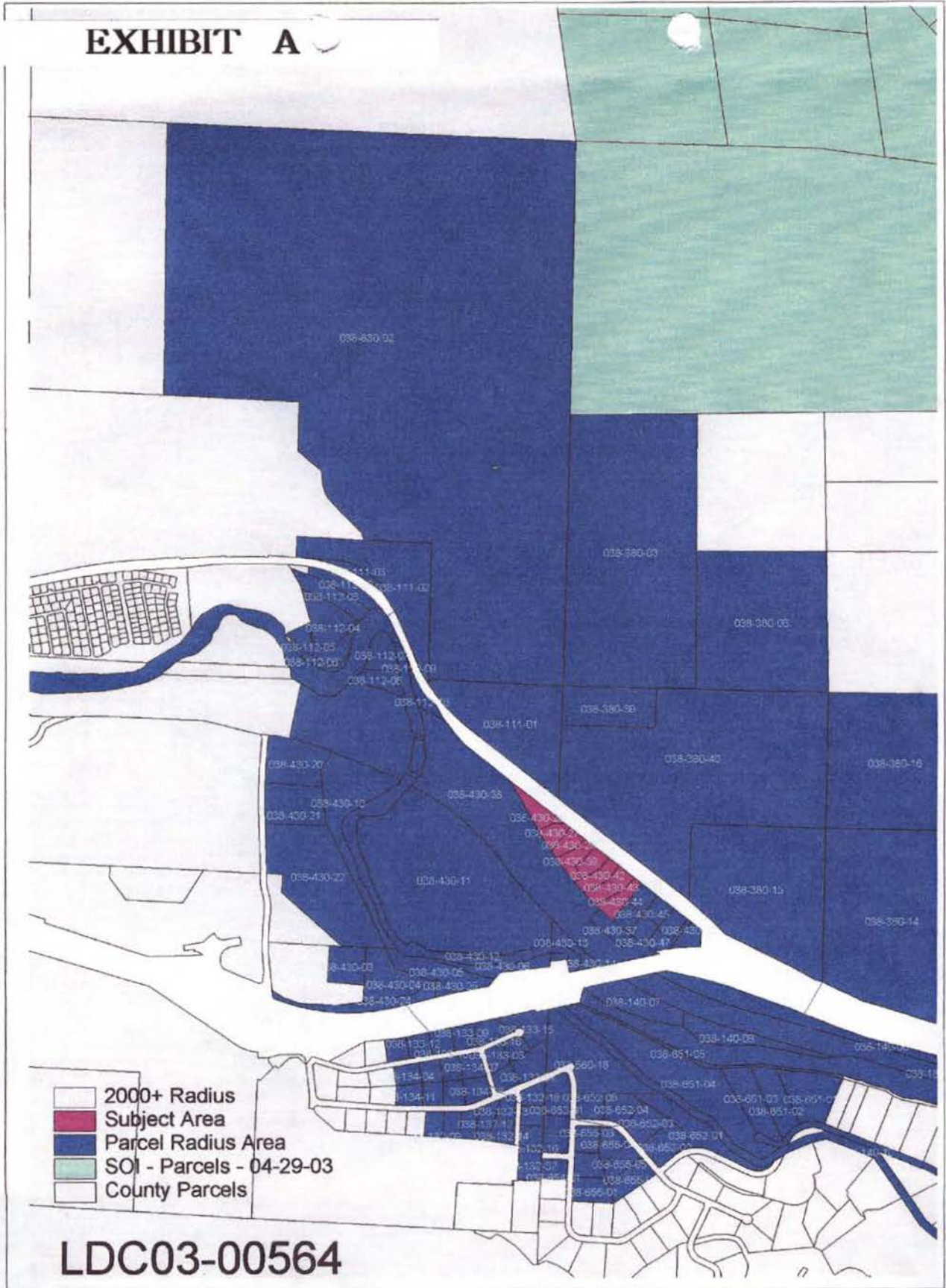


EXHIBIT A



LDC03-00564

Residential Use Types	
All Residential Uses	Not Allowed
Civic Uses Types	
Administrative Services	Allowed
Family Daycare	Not Allowed
Large Family Daycare	Not Allowed
Child Daycare	Admin. Permit
Community Center	Special Use Permit
Convalescent Services	Not Allowed
Cultural & Library Services	Allowed
Education	Not Allowed
Group Care	Not Allowed
Hospital Services	Not Allowed
Utility Services	Special Use Permit
Major Public Facilities	Not Allowed
Nature Center	Special Use Permit
Active Recreation	Park Commission Approval
Passive Recreation	Allowed
Postal Service	Allowed
Religious Assembly	Admin. Permit
Safety Services	Special Use Permit
Commercial Use Types	
Administrative Offices	Allowed
Adult Characterized Business	Not Allowed
Commercial Kennels	Not Allowed
Commercial Stables	Not Allowed
Grooming & Pet Stores	Allowed
Pet Cemeteries	Not Allowed
Veterinary Services, Agricultural	Not Allowed
Veterinary Services, Pets	Allowed
Automotive Repair	Special Use Permit
Automotive Sales and Rentals	Allowed
Cleaning	Allowed
Commercial Parking	Special Use Permit
Equipment Repair & Sales	Special Use Permit
Fabricated Housing Sales	Allowed
Storage of Operable Vehicles	Special Use Permit
Truck Stops	Not Allowed
Building Maintenance Services	Allowed
Neighborhood Centers	Allowed
Community Centers	Not Allowed
Regional Centers	Not Allowed
Commercial Educational Services	Allowed
Commercial Campground/RV Park	Not Allowed
Destination Resorts	Not Allowed
Indoor Entertainment	Allowed
Indoor Sports & Recreation	Allowed

Verdi Business Park Proposed List of Uses

Limited Gaming Facilities	Allowed
Marinas	Not Allowed
Outdoor Entertainment	Not Allowed
Outdoor Sports & Recreation	Allowed
Outdoor Sports Club	Not Allowed
Unlimited Gaming Facilities	Not Allowed
Commercial Antennas	Special Use Permit
Satellite Dish Antennas	See Article 324
Wireless Communication Facilities	See Article 324
Construction Sales & Services	Allowed
Convention & Meeting Facilities	Allowed
Eating & Drinking - Convenience	Allowed
Eating & Drinking - Full Service	Allowed
Financial Services	Allowed
Cemeteries	Not Allowed
Undertaking	Allowed
Gasoline Sales & Services	Allowed
Helipport	Special Use Permit
Helistop	Special Use Permit
Liquor Sales - Off Premises	Allowed
Liquor Sales - On Premises	Allowed
Bed & Breakfast Inns	Not Allowed
Hostels	Not Allowed
Hotels & Motels	Not Allowed
Vacation Time Share	Not Allowed
Medical Services	Allowed
Retail Nursery Sales	Special Use Permit
Wholesale Nursery Sales	Special Use Permit
Personal Services	Allowed
Personal Storage	Special Use Permit
Professional Services	Allowed
Full Service Recycle Center	Not Allowed
Remote Collection Facility	Not Allowed
Residential Hazardous Substance Recycle Cntr.	Not Allowed
Consumer Repair Services	Allowed
Retail Sales, Convenience	Allowed
Retail Sales, Specialty	Allowed
Retail Sales, Comparison Shopping Centers	Not Allowed
Second Hand Sales	Allowed
Transportation Services	Special Use Permit

Industrial Use Types

Aggregate Facilities, Permanent	Not Allowed
Aggregate Facilities, Temporary	See Article 332
Custom Manufacturing	Allowed
Energy Production	Not Allowed
General Industrial, Limited	Allowed
General Industrial, Intermediate	Not Allowed
General Industrial, Heavy	Not Allowed
High Technology Industry	Allowed

Verdi Business Park Proposed List of Uses

7/21/05
outdoor storage
accessory use
up to 25% of
business ⊕

Inoperable Vehicle Storage	Not Allowed
Laundry Services	Allowed
Mining Operations	Not Allowed
Petroleum Gas Extraction	Not Allowed
Salvage Yards	Not Allowed
Wholesale, Storage & Distribution, Light	Allowed
Wholesale, Storage & Distribution, Heavy	Not Allowed
Agricultural Use Types	
All Agricultural Uses	Not Allowed

Building Placement Standards

Setbacks	
Front Yard	20 feet
Side Yard	10 feet
Rear Yard	10 feet
Minimum Lot Width Required	75 feet
Maximum Building Height	45 feet

BACKGROUND

REQUEST

On behalf of the Verdi Business Park, The Washoe County Department of Community Development has submitted a Comprehensive Plan Amendment application to create a Specific Plan Area on eight parcels totaling 10.42 acres which are currently designated Neighborhood Commercial (NC) and Industrial (I).

Attachment 1 includes maps associated with the amendment request. Please refer to *Attachment 2* for the submitted Comprehensive Plan Amendment Application Form.

Figure 1

**EXISTING AND PROPOSED LAND USES
 BY PARCEL NUMBER**

APN	Land Use	Existing Acres (GIS)	Existing Acres (from parcel book)	Proposed Acres (GIS)
038-430-26	NC	1.504	1.504	
038-430-27	NC	1.004	1.004	
038-430-29	NC	1.026	1.026	
038-430-39	NC	1.401	1.401	
038-430-41	NC	1.124	1.124	
038-430-42	NC	1.273	1.273	
038-430-43	NC	1.678	1.678	
038-430-44	NC	.598	.598	
038-430-26	SPA			1.504
038-430-27	SPA			1.004
038-430-29	SPA			1.026
038-430-39	SPA			1.401
038-430-41	SPA			1.124
038-430-42	SPA			1.273
038-430-43	SPA			1.678
038-430-44	SPA			1.405
038-430-44	I	.806	.806	
<i>Total Acreage</i>		10.42	10.42	10.42

ADMINISTRATIVE CHANGES

Should the Planning Commission approve the request, administrative changes to the Verdi Area Plan shall be necessary to reflect the changes requested within this application, including new text or policy, and a revised table of land use. Other maps within the area plan to reflect this amendment request are the Land Use Plan map.