

BILL NO. 7263

ORDINANCE NO. _____

ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY OF A PORTION EACH OF TWO PARCELS BEING ±4,113 SQUARE FEET OF PROPERTY GENERALLY LOCATED SOUTH OF ASPEN TRAIL AND NORTH OF BRIDLE WAY. THE SITE IS ADJACENT TO THE CITY OF RENO JURISDICTIONAL BOUNDARY BUT IS NOT LOCATED WITHIN THE SPHERE OF INFLUENCE. UPON ANNEXATION, THE SITE WILL HAVE THE LARGE-LOT NEIGHBORHOOD (LL) MASTER PLAN LAND USE DESIGNATION AND THE LARGE-LOT RESIDENTIAL – 1 ACRE (LLR1) ZONING DESIGNATION. TOGETHER WITH OTHER MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

WHEREAS, all of the property owners within the area proposed to be annexed by this Ordinance have petitioned for annexation pursuant to the provisions of the Nevada annexation law (N.R.S. 268.670); and

WHEREAS, it appears in the best interest of the City of Reno that the property described herein be annexed to the City of Reno; and

WHEREAS, said property as described in the attached Exhibit "A" will have assigned a Large-Lot Neighborhood (LL) Master Plan land use designation.

WHEREAS, said property as described in the attached Exhibit "A" will adopt a Large-Lot Residential – one unit per acre (LLR-1) zoning designation upon date of annexation.

THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. In compliance with the provisions of the Nevada Annexation Law (N.R.S. 268.610 et. seq.) and pursuant to Petitions filed December 26, 2023 with the City of Reno by one hundred percent (100%) of the owners of record within the hereinafter described property contiguous to Ward 1 of the City of Reno, the exterior boundaries of the City of Reno are hereby extended to annex and include the real property described in the attached Exhibit "A."

CASE NO. ANX24-00002 (Dermody Trust Annexation)
APN NOS. A portion each of 214-122-08 and 214-122-09

SECTION 2. Said real property together with all the tenements and inhabitants thereof, shall be subject to all of the laws applicable to the City of Reno and entitled to all the benefits of the government of the City of Reno and is hereby annexed and made a part of Ward 1 of the City of Reno.

SECTION 3. The City Clerk of the City of Reno is hereby instructed to prepare and to file a plat of said territory described in Section 1 of this Ordinance and record the same in the office of the County Recorder of Washoe County, Nevada, together with this Ordinance.

SECTION 4. This Ordinance shall be in effect after its passage, adoption, and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 5. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, 20 ____, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, 20 ____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

EXHIBIT A

All that certain real parcel of land, situate within a portion of the Northeast one-quarter (NE 1/4) of Section Nineteen, Township Nineteen North (T19N), Range Nineteen East (R19E), M.D.M., lying within the City of Reno, County of Washoe, State of Nevada, being a portion of "Parcel 501-A" and "Parcel A" as shown on Record of Survey No. 4410, recorded June 25, 2004, as File no. 3058785, Official Records, Washoe County, more particularly described as follows:

BEGINNING at a point on the Southeast corner of said "Parcel 501-A", said point being coincident with the Southwest corner of said "Parcel A";

Thence, along the South line of said "Parcel 501-A ", South 79°16'00" West, 45.25 feet;

Thence, leaving said South line, North 00°45'20" East, 84.56 feet, to a point on the line common to "Parcel 501-A " and "Parcel A";

Thence, along said common line, North 84°47'21" East, 36.25 feet, to corner common to "Parcel 501-A " and "Parcel A";

Thence, leaving said common line, North 84°47'21" East, 10.00 feet;

Thence, South 05°12'39" East, 78.78 feet, to the South line of said "Parcel A";

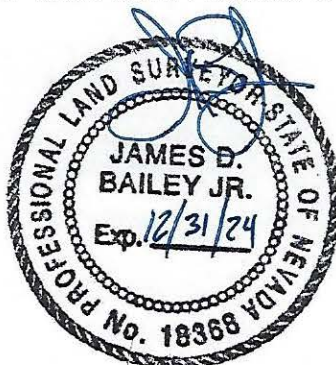
Thence, along the South line of said "Parcel A", South 79°16'00" West, 10.05 feet, to the POINT OF BEGINNING.

CONTAINING: 4,113 square feet of land, more or less

See Exhibit A-1, attached hereto and made a part hereof.

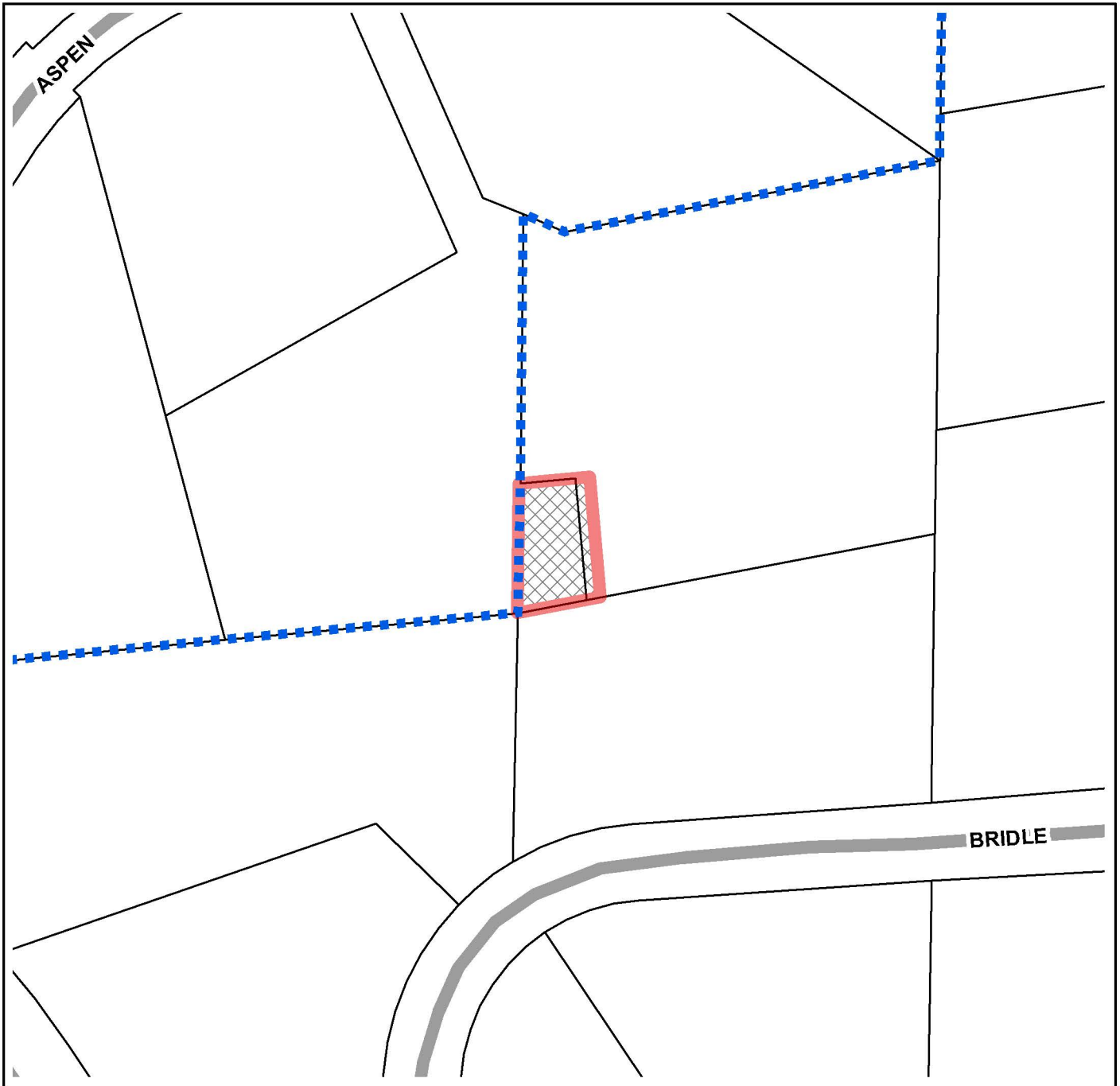
BASIS OF BEARINGS: The Nevada State Plane Coordinate System, West Zone Grid, NAD 83/94 High Accuracy Reference Network (HARN).

James D. Bailey, Jr.
P.L.S. 18368



1/31/2024

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 Technology Way, Suite C2
Reno, NV. 89521



ANX24-00002 (Dermody Trust Annexation)



ANNEXATION
of a portion of 2 parcels totaling ± 0.094 acres

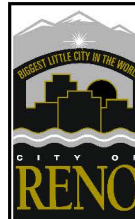


CITY LIMITS



0 0.005 0.01 0.02
Miles

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**Development Services
Department**

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Map Produced: February 2024