

**RESOLUTION NO. \_\_\_\_**

**RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC25-00037 (RANCHARRAH PLANNED UNIT DEVELOPMENT MASTER PLAN AMENDMENT & HANDBOOK AMENDMENT), FROM ±6.0 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS) TO SINGLE-FAMILY NEIGHBORHOOD (SF), LOCATED WEST OF THE INTERSECTION OF FALABELLA WAY AND SILVER CHARM WAY, EAST OF BARTLEY RANCH REGIONAL PARK, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC25-00037. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.**

**WHEREAS**, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

**WHEREAS**, the Reno City Planning Commission, on April 2, 2025, approved Resolution No. 03-25 adopting the amendments to the Land Use Plan of the Reno Master Plan attached hereto as Attachment 1, and has recommended that the Council make the determinations required by law and adopt the proposed amendments;

**WHEREAS**, this Council has held a duly noticed public hearing on May 7, 2025 as required by NRS 278.220;

**NOW, THEREFORE, BE IT RESOLVED** by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
  - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a

situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Master Plan Amendment Case No. LDC25-00037, including changes to the Land Use Map as set forth in Exhibit A hereto, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote of the Council:

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Hillary Schieve, Mayor

ATTEST:

\_\_\_\_\_  
Mikki Huntsman, City Clerk

**LEGAL DESCRIPTION FOR  
RANCHARRAH PUD AMENDMENT**

All that certain real property situate within Section Thirty-Six (36), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, and being more particularly described as follows:

**BEGINNING** at the northwest corner of Adjusted APN 040-081-63, as shown on the Record of Survey Showing A Boundary Line Adjustment for "John A. Harrah", recorded as Record of Survey Map No. 3145, on November 18, 1996 as File No. 2048420;

**THENCE** departing said northwestern corner and along the northerly line of said Adjusted parcel, South 89°32'24" East a distance of 428.88 feet;

**THENCE** continuing along said northerly line, South 89°30'47" East a distance of 628.00 feet to the northeasterly corner of said parcel, being on the westerly right-of-way line of Talbot Lane as shown on said Record of Survey Map No. 3145;

**THENCE** along said westerly right-of-way line, South 09°39'38" East a distance of 581.45 feet to the beginning of a non-tangent curve;

**THENCE** continuing along said westerly right-of-way line from a radial line which bears South 80°17'57" West, 18.46 feet along the arc of a 15.00 foot radius to the right through a central angle of 70°31'43" to the beginning of a reverse curve;

**THENCE** 196.76 feet along the arc of a 45.00 foot radius to the left through a central angle of 250°31'44" to the easterly right-of-way line of said Talbot Lane, also being the westerly line of Parcel 6A as shown on Record of Survey to Support a Boundary Line Adjustment for "Middlefork Limited Partnership, A Nevada Limited Partnership", recorded as Record of Survey Map No. 5425, on May 04, 2012, as File No. 4109624;

**THENCE** continuing along said westerly line, North 09°42'04" West a distance of 56.57 feet to the northwesterly corner of said Parcel 6A;

**THENCE** along the northerly line of said parcel, North 82°10'56" East a distance of 575.32 feet to the northeasterly corner of said Parcel 6A;

**THENCE** departing said northeasterly corner and along the easterly line of said parcel, South 00°30'56" West a distance of 10.75 feet to the northwesterly corner of Parcel 1A;

**THENCE** along the northerly line of said Parcel 1A, North 81°57'34" East a distance of 672.36 feet to the northeasterly corner of said Parcel 1A;

**THENCE** along the easterly line of said Parcel 1A, South 07°33'02" East a distance of 591.60 feet to the southeasterly corner of said parcel, also being on the northerly line of Parcel 2A as shown on said Record of Survey Map No. 5425;

**THENCE** along the northerly line of said Parcel 2A the following seven (7) courses and distances:

1. South 89°24'02" East a distance of 519.70 feet;
2. South 84°45'02" East a distance of 11.00 feet;
3. North 43°24'57" East a distance of 94.57 feet;
4. North 45°08'46" East a distance of 46.29 feet;
5. North 48°32'58" East a distance of 55.10 feet;
6. South 85°32'37" East a distance of 46.48 feet;
7. South 89°46'10" East a distance of 17.38 feet to the westerly right-of-way line of Kietzke Lane as shown on said Record of Survey Map No. 5425;

**LEGAL DESCRIPTION FOR  
RANCHARRAH PUD AMENDMENT**

**THENCE** along said westerly right-of-way line, South 10°23'05" East a distance of 782.69 feet to the southeasterly corner of said parcel;

**THENCE** departing said westerly right-of-way and along the southerly line of said Parcel 2A, North 89°37'02" West a distance of 581.24 feet to the northeasterly corner of Parcel 5A as shown on said Record of Survey Map No. 5425;

**THENCE** along the easterly line of said Parcel 5A, South 09°00'21" West a distance of 355.87 feet to the southeasterly corner of said Parcel 5A, also being on the northerly line of Parcel 3A as shown on said Record of Survey Map No. 5425;

**THENCE** along the northerly line of said Parcel 3A, South 89°37'12" East a distance of 701.51 feet to the westerly right-of-way line of Kietzke Lane as shown on said Record of Survey Map No. 5425;

**THENCE** along said westerly right-of-way line, South 10°23'05" East a distance of 484.15 feet to the southeasterly corner of said Parcel 3A, also being the beginning of a tangent curve;

**THENCE** continuing along said westerly right-of-way line, 97.43 feet along the arc of a tangent 60.00 foot radius to the right through a central angle of 93°02'23" to the southerly line of said Parcel 4A, also being the northerly right-of-way line of Del Monte Lane; the following six (6) courses, distances and curves:

**THENCE** along said northerly right-of-way line the following six (6) courses, distances and curves:

1. South 82°39'18" West a distance of 77.35 feet to the beginning of a tangent curve;
2. 51.23 feet along the arc of a 1900.00 foot radius curve to the right through a central angle of 01°32'42";
3. South 75°52'03" West a distance of 250.14 feet;
4. South 03°22'15" East a distance of 43.31 feet;
5. South 86°39'28" West a distance of 594.80;
6. South 52°36'58" West a distance of 32.79 feet to the southerly line of Parcel 2 as shown on the Parcel Map for Richard G. & Marlene B. Campbell, recorded as Parcel Map No. 2338, on March 07, 1989, as File No. 1308872;

**THENCE** departing said northerly right-of-way line and along the southerly line of said Parcel 2, South 86°40'58" West a distance of 579.50 feet, being the easterly line of Parcel 1 as shown on said Parcel Map 2338;

**THENCE** along said easterly line, South 05°27'02" East a distance of 120.00 feet;

**THENCE** continuing along said easterly line, South 33°22'58" West a distance of 77.54 feet to the southeasterly most corner of said Parcel 1;

**THENCE** South 26°47'02" East a distance of 128.61 feet to said northerly right-of-way line of Del Monte Lane, also being the beginning of a non-tangent curve;

**THENCE** along said northerly right-of-way line the following six (6) courses, distances and curves also being the beginning of a curve;

1. from a radial line which bears North 00°25'45" West, 269.05 feet along the arc of a non-tangent 382.00 foot radius to the right through a central angle of 40°21'17";
2. North 50°04'28" West a distance of 23.07 feet to the beginning of a curve;
3. 296.62 feet along the arc of a tangent 359.30 foot radius to the left through a central angle of 47°18'02";
4. South 82°37'30" West a distance of 42.70 feet to the beginning of a curve;

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RANCHARRAH PUD AMENDMENT**

5. 303.57 feet along the arc of a tangent 425.00 foot radius curve to the left through a central angle of 40°55'30";
6. South 41°42'00" West a distance of 163.35 feet to the southerly most corner of the parcel described in Document No. 1961602, recorded on January 25, 1996;

**THENCE** departing said northerly right-of-way line and along the southwesterly line of said Document No. 1961602, North 35°48'02" West a distance of 672.58 feet to the northwesterly line of said Document;

**THENCE** along said northwesterly line, North 30°01'58" East a distance of 351.87 feet to the southwesterly line of the Adjusted APN 040-081-73 as shown on the Record of Survey Map Showing A Boundary Line Adjustment for John A. Harrah, recorded as Record of Survey Map No. 3131, recorded on October 25, 1996, as File No. 2042532;

**THENCE** departing said southwesterly corner and along the westerly line of said parcel the following thirteen (13) courses and distances;

1. North 11°36'08" East a distance of 93.50 feet;
2. North 25°51'34" East a distance of 30.42 feet;
3. North 29°57'28" East a distance of 25.91 feet;
4. North 09°38'05" East a distance of 59.30 feet;
5. North 02°04'42" East a distance of 98.86 feet;
6. North 13°40'07" East a distance of 164.82 feet;
7. North 01°18'00" East a distance of 34.65 feet;
8. North 19°27'48" West a distance of 83.08 feet;
9. North 20°13'38" West a distance of 108.00 feet;
10. North 19°00'46" West a distance of 93.13 feet;
11. North 26°34'44" West a distance of 111.26 feet;
12. North 34°10'26" West a distance of 206.09 feet;
13. South 89°16'26" East a distance of 5.97 feet to the southwesterly corner of aforementioned Adjusted APN 040-081-63 as shown on said Record of Survey Map No. 3145;

**THENCE** departing said southwesterly corner and along the westerly line of said Adjusted APN 040-081-63 the following nine (9) courses and distances;

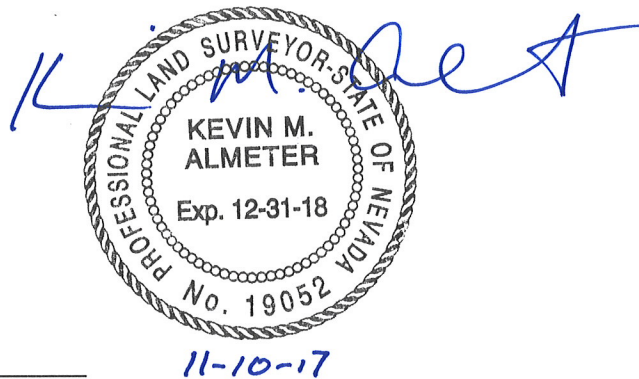
- 1) North 33°40'02" West a distance of 111.55 feet;
- 2) North 26°11'02" West a distance of 196.70 feet;
- 3) North 15°52'02" West a distance of 304.60 feet;
- 4) North 14°17'02" West a distance of 22.50 feet;
- 5) North 45°55'02" West a distance of 79.50 feet;
- 6) North 25°17'02" West a distance of 330.00 feet;
- 7) North 64°50'02" West a distance of 65.33 feet;
- 8) South 89°41'02" East a distance of 9.54 feet;
- 9) North 26°02'02" West a distance of 313.16 feet to the **POINT OF BEGINNING**;

**LEGAL DESCRIPTION FOR  
RANCHARRAH PUD AMENDMENT**

Containing 140.80 acres of land, more or less.

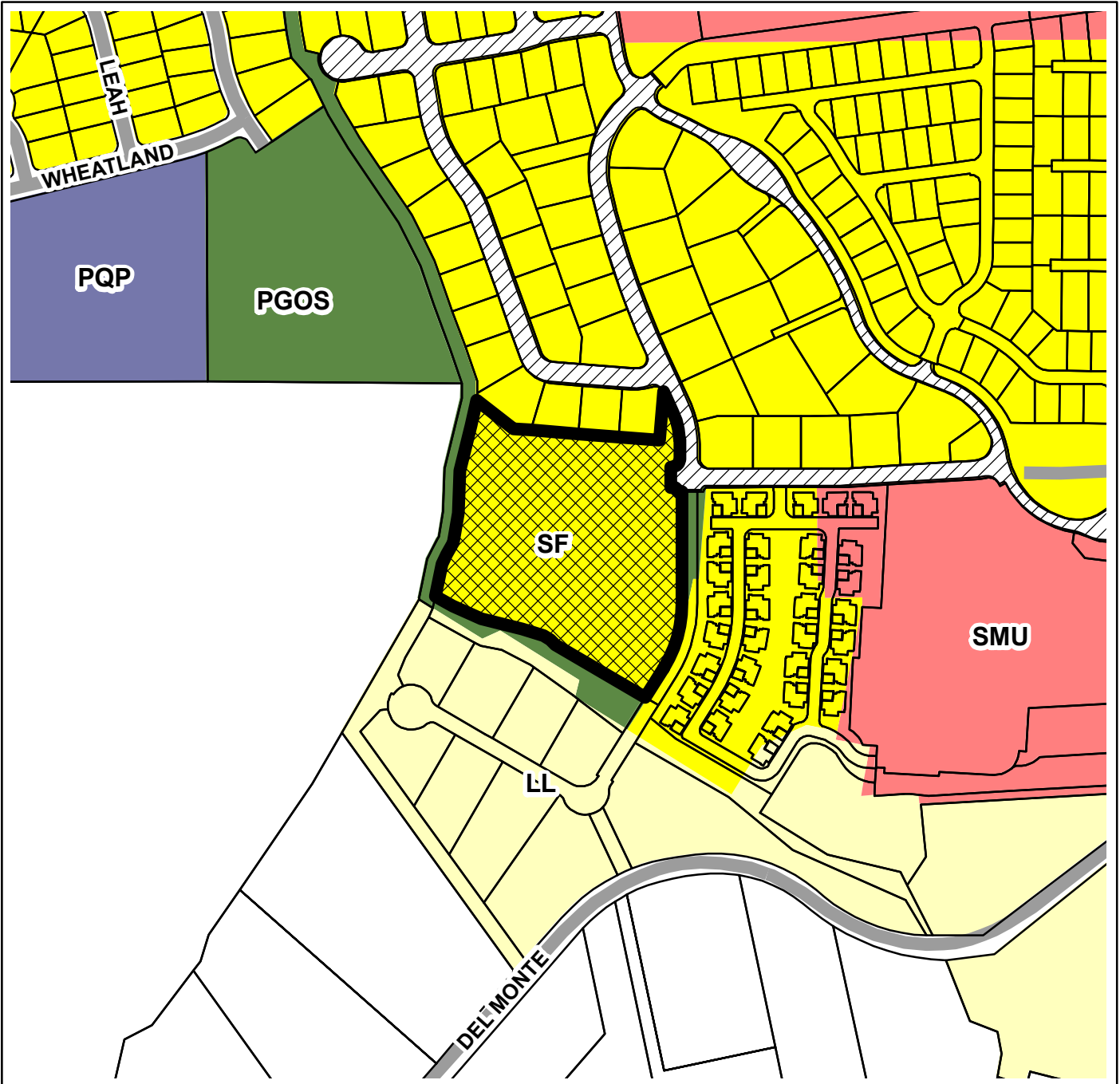
The Basis of Bearings for this legal description is identical to that as shown on said Record of Survey Map No. 5425.

Prepared by:  
Wood Rodgers, Inc.  
1361 Corporate Blvd.  
Reno, NV 89502



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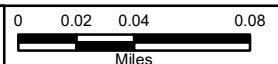
Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052



**LDC25-00037**  
**(Rancharra PUD Handbook**  
**Amendment and Master Plan Amendment)**



**MASTER PLAN AMENDMENT**  
**FROM | ±6.0 Acres of PGOS**  
**TO | ±6.0 Acres of SF**



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**Development Services Department**

1 East 1st Street Phone: 321-8309  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.reno.gov](http://www.reno.gov)

Map Produced: March 2025

**Resolution No. 03-25**

**RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC25-00037 (RANCHARRAH PLANNED UNIT DEVELOPMENT MASTER PLAN AMENDMENT & HANDBOOK AMENDMENT) FROM ±6.0 ACRE PARKS, GREENWAYS, AND OPEN SPACE (PGOS) TO SINGLE-FAMILY NEIGHBORHOOD (SF); LOCATED WEST OF THE INTERSECTION OF FALABELLA WAY AND SILVER CHARM WAY, EAST OF BARTLEY RANCH REGIONAL PARK; AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC25-00037 (RANCHARRAH PLANNED UNIT DEVELOPMENT MASTER PLAN AMENDMENT & HANDBOOK AMENDMENT), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.**

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on April 2, 2025, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC25-00037 (Rancharraah Planned Unit Development Master Plan Amendment & Handbook

Amendment) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
  - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
  - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

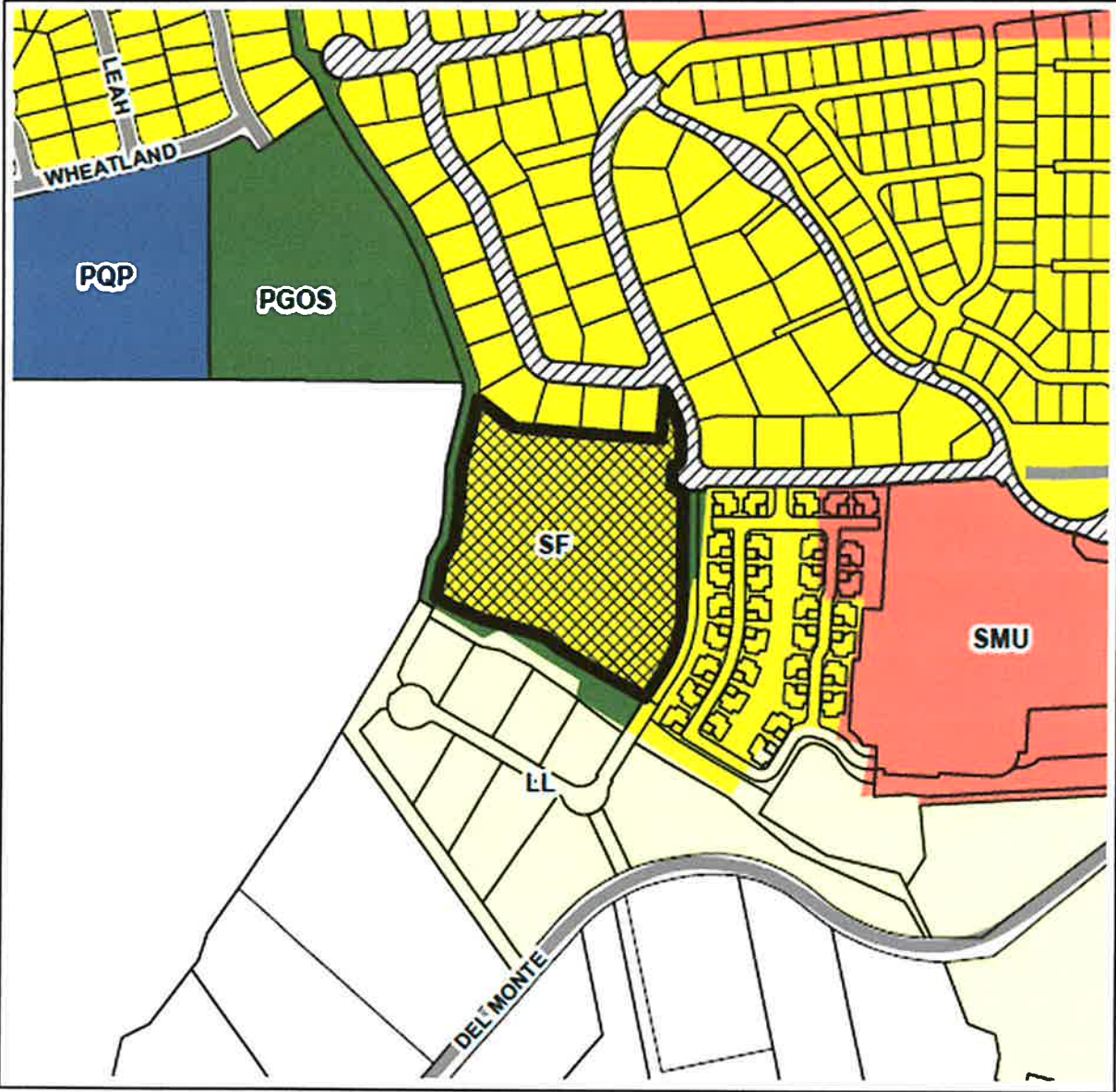
Upon motion of Giacomini, seconded by Velto, the foregoing Resolution was passed and adopted this 2nd day of April, 2025, by the following vote of the Commission:

AYES:	<u>Giacomini, Williams, Rohrmeier, Becerra, Velto</u>		
NAYS:	<u>Del Villar</u>		
ABSTAIN:	<u>None</u>	ABSENT:	<u>Villanueva</u>


APPROVED this 2<sup>nd</sup> day of April, 2025.


  
CHAIRPERSON


ATTEST:   
PLANNING MANAGER  
RECORDING SECRETARY




**LDC25-00037**  
**(Rancharrah PUD Handbook**  
**Amendment and Master Plan Amendment)**

 **MASTER PLAN AMENDMENT**  
**FROM | ±6.0 Acres of PGOS**  
**TO | ±6.0 Acres of SF**





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Map Produced: March 2005