

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

**RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN FROM ±6.88 ACRES OF URBAN MIXED-USE (UMU) TO SUBURBAN MIXED-USE (SMU). THE ±6.88 ACRE SITE ENCOMPASSES FIVE PARCELS LOCATED ON THE NORTHWEST CORNER OF MILL STREET AND GREG STREET AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00020. THE ADOPTION IS CONTINGENT ON THE 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 December 7, 2023, denied Resolution No. 04-23;

**WHEREAS**, this Council has held a duly noticed public hearing on January 17, 2024 as required by NRS 278.220 and made the determinations required by law to adopt the proposed amendment;

**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. LDC24-00020, including changes to the Land Use Map as set forth in Exhibit A hereto and certified herein, 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

**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**APN's: 012-220-15 & 16**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Beginning at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;  
Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;  
Thence along said right-of-way N63°46'50"W, 245.85 feet;  
Thence N26°12'43"E, 286.37 feet;  
Thence S63°47'17"E, 360.24 feet to the point of beginning, and situate in the Northeast ¼ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 1, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS (Cont.)**

**APN's: 012-220-19**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Commencing at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;

Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;

Thence along said right-of-way the following two courses:

1. N63°46'50"W, 457.43 feet;
2. N63°47'08"E, 88.41 feet to the point of beginning;

Thence continuing along said right-of-way N63°47'08"W, 300.00 feet;

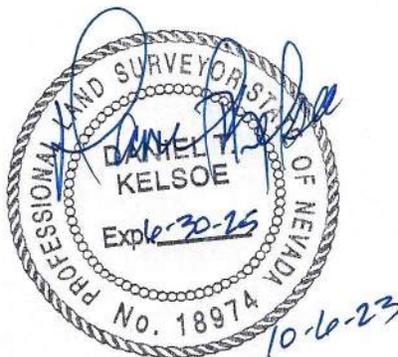
Thence S26°12'43"E, 286.32 feet;

Thence S63°47'17"E, 300.00 feet;

Thence S26°12'43"E, 286.34 feet to the point of beginning, and situate in the Northeast ¼ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 2, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS (Cont.)**

**APN's: 012-220-21**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Commencing at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;

Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;

Thence along said right-of-way N63°46'50"W, 245.85 feet to the point of beginning;

Thence along said right-of-way the following two courses:

1. N63°46'50"W, 211.59 feet;
2. N63°47'08"W, 88.41 feet;

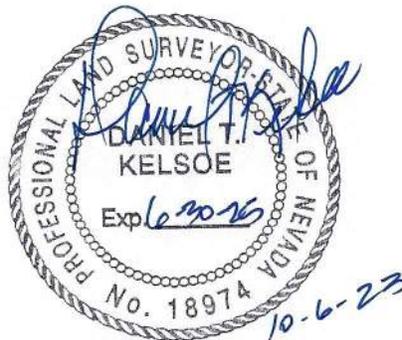
Thence N26°12'43"E, 286.34 feet;

Thence S63°47'17"E, 300.00 feet;

Thence S26°12'43"W, 286.37 feet to the point of beginning, and situate in the Northeast ¼ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 3, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS (Cont.)**

**APN's: 012-220-36**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Commencing at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;

Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;

Thence along said right-of-way the following two courses:

1. N63°46'50"W, 57.43 feet;
2. N63°47'08"E, 388.41 feet to the point of beginning;

Thence continuing along said right-of-way the following two courses:

3. N63°47'08"W, 34.23 feet;
4. N63°46'17"W, 85.19 feet to the Southwesterly corner of Parcel A, Parcel Map No. 339, as filed in the Official Records of Washoe County, Nevada;

Thence N18°47'17"W, 28.28 feet;

Thence N26°12'43"E, 266.30 feet to the Northweterly corner of Parcel A, Parcel Map No. 341, as filed in the Official Records of Washoe County, Nevada;

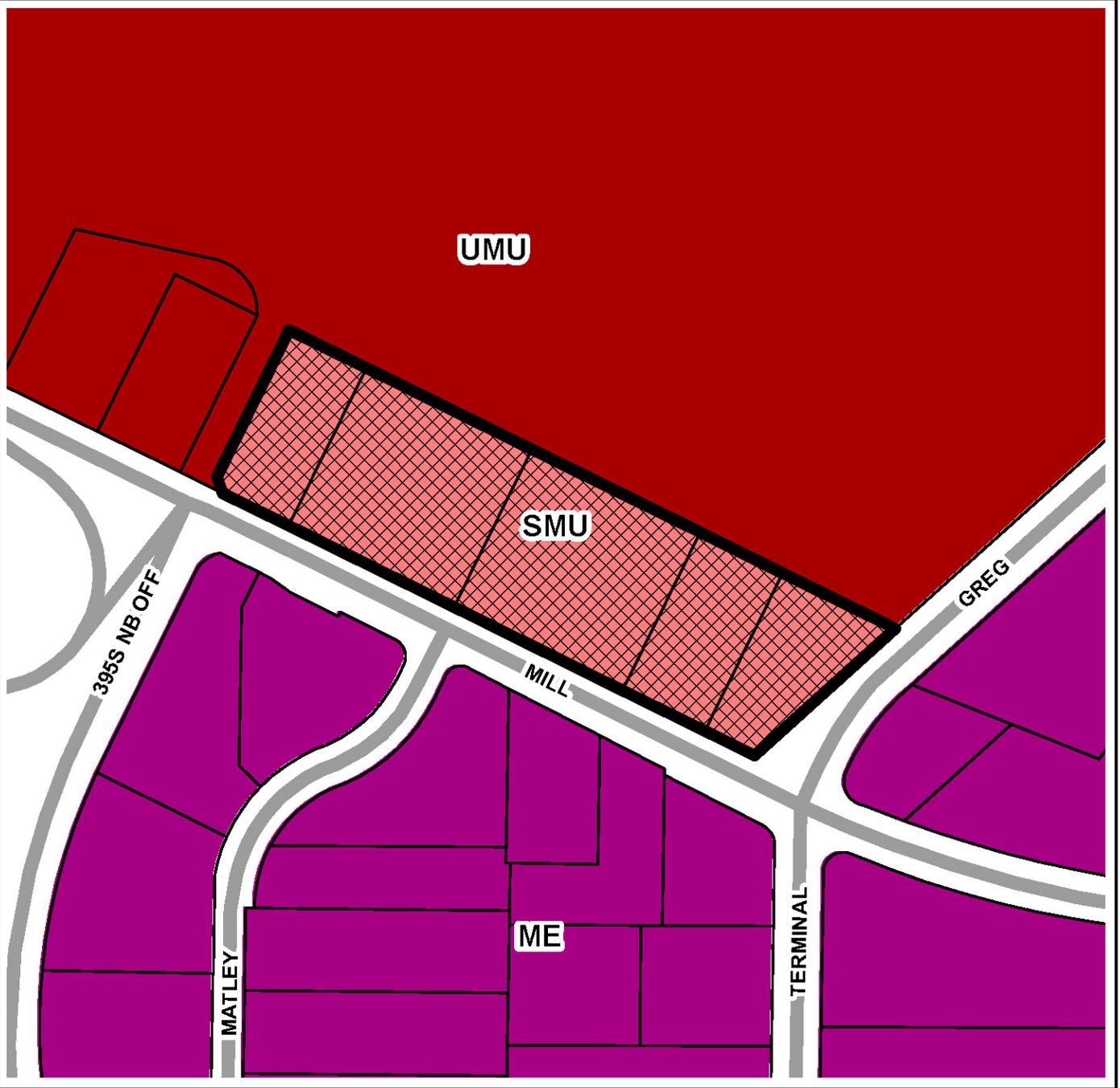
Thence S63°47'17"E, 139.42 feet;

Thence S26°12'43"W, 286.32 feet to the point of beginning, and situate in the North ½ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 4, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434



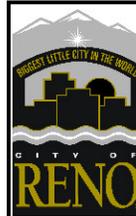


**LDC24-00020**  
**(Mill and Greg Street Master Plan**  
**and Zoning Map Amendment)**

 **MASTER PLAN AMENDMENT**  
**FROM | ±6.88 Acres of UMU**  
**TO | ±6.88 Acres of SMU**



The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department



**Development Services**  
**Department**

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

Map Produced: November 2023