

**BILL NO. 7294**

**ORDINANCE NO. \_\_\_\_**

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±0.83 ACRE SITE LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF OMAHA STREET AND WESTERN ROAD FROM SINGLE-FAMILY RESIDENTIAL 3 UNITS PER ACRE (SF-3) TO SINGLE-FAMILY RESIDENTIAL 8 UNITS PER ACRE (SF-8); TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.**

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1462 relating to a ±0.83 acre site located on the northeast corner of the intersection of Omaha Street and Western Road and more particularly described in the attached "Legal Description" and rezoning said property from Single-Family Residential 3 units per acre (SF-3) to Single-Family Residential 8 units per acre (SF-8), the same to read as follows:

*Sec. 18.02.102(b).1462. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00024, thereby changing the use of land indicated therein, relating to a ±0.83 acre site located on the northeast corner of the intersection of Omaha Street and Western Road and more particularly described in the attached "Legal Description," and rezoning said property from Single-Family Residential 3 units per acre (SF-3) to Single-Family Residential 8 units per acre (SF-8).*

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. 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.

CASE NO. LDC25-00024 (900 Western Road Zoning Map Amendment)  
APN NO. 082-315-02

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote of the Council:

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

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

\_\_\_\_\_  
MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE:

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

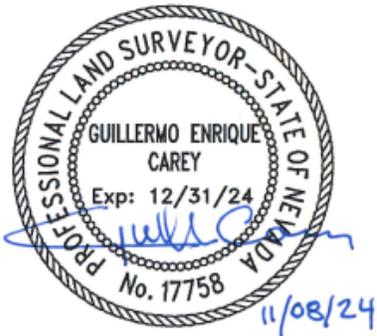
COMMENCING at the Northwest corner of Section 23, T. 20 N. – R. 19 E., M.D.B.& M; THENCE South 00° 01' West 1,240.43 feet along the Westerly line of said Section 23; THENCE North 88° 58' East 394.68 feet to the TRUE POINT OF BEGINNING; THENCE North 01° 02' West 125 feet; THENCE North 88° 58' East 290 feet; THENCE South 01° 02' East 125 feet; THENCE South 88° 58' West 290 feet to the TRUE POINT OF BEGINNING, being a portion of the Northwest one-quarter of Section 23, T. 20 N. – R. 19 E., M.D.B.& M.

TOGETHER WITH an easement for ingress and egress more particularly as follows:

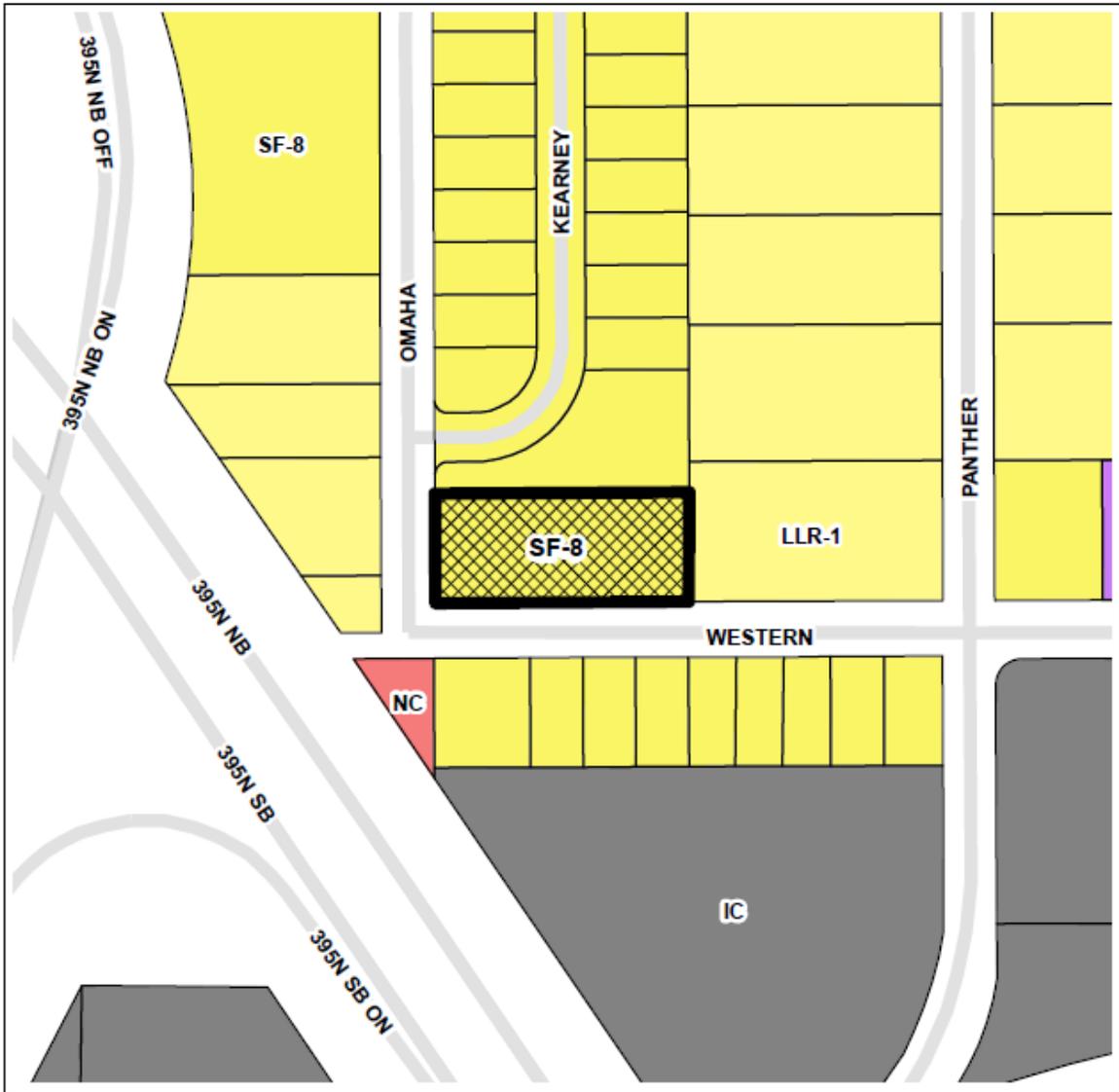
COMMENCING at a point on the Westerly line of said Section 23, from WHENCE the Northwest corner thereof bears North 01° 01' East 1,240.43 feet; THENCE North 88° 58' East 334.68 feet; THENCE North 01° 02' West 125 feet; THENCE North 88° 58' East 60 feet; THENCE South 01° 02' East 125 feet; THENCE North 88° 58' East 290 feet; THENCE South 01° 02' East 60 feet; THENCE South 88° 58' West 685.78 feet to a point on the Westerly line of said Section 23; THENCE North 00° 01' East 60.01 feet to the POINT OF COMMENCEMENT, being a portion of the Northwest one-quarter of said Section 23.

The above legal description was taken from prior Document No. 5475974.

APN 082-315-02

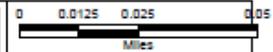


Prepared By:  
MAPCA SURVEYS, INC.  
580 Mount Rose Street  
Reno, NV 89509



**LDC25-00024**  
**(900 Western Road ZMA)**

 **ZONING MAP AMENDMENT**  
 FROM | ±0.83 Acres of SF-3  
 TO | ±0.83 Acres of SF-8



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 2024