

BILL NO. \_\_\_\_

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING AN  $\pm$  81.81 ACRE SITE GENERALLY LOCATED  $\pm$ 350 FEET SOUTHEAST OF THE INTERSECTION OF CLAIM JUMPER WAY AND TELLURIUM MINE DRIVE, DIRECTLY EAST OF THE TRUCKEE MEADOWS WATER AUTHORITY (TMWA) RESERVOIR TANK, FROM  $\pm$ 71.19 ACRES OF UNINCORPORATED TRANSITION – 40 ACRES (UT-40) AND  $\pm$ 10.62 ACRES OF LARGE LOT RESIDENTIAL 2.5 ACRES (LLR-2.5) TO  $\pm$  81.81 ACRES OF PLANNED UNIT DEVELOPMENT (PUD) VALLEY VIEW ESTATES; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.**

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).1441 relating to an  $\pm$  81.81 acre site generally located  $\pm$ 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank and more particularly described in the attached "Exhibit A," and rezoning said property from  $\pm$ 71.19 acres of Unincorporated Transition – 40 acres (UT-40) and  $\pm$ 10.62 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to  $\pm$  81.81 acres of Planned Unit Development (PUD) Valley View Estates, the same to read as follows:

*Sec. 18.02.102(b).1441. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00021, thereby changing the use of land indicated therein, relating to an  $\pm$  81.81 acre site generally located  $\pm$ 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank and more particularly described in the attached "Exhibit A," and rezoning said property from  $\pm$ 71.19 acres of Unincorporated Transition – 40 acres (UT-40) and  $\pm$ 10.62 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to  $\pm$  81.81 acres of Planned Unit Development (PUD) Valley View Estates.*

CASE NO. LDC23-00021 (Valley View Estates)  
APN Nos. 145-010-04 & 145-010-05

**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 and is contingent upon approval of conformance review for the associated Master Plan amendment (LDC23-00021 Valley View Estates) by the Regional Planning Commission and certification of the PUD.

**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.

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:

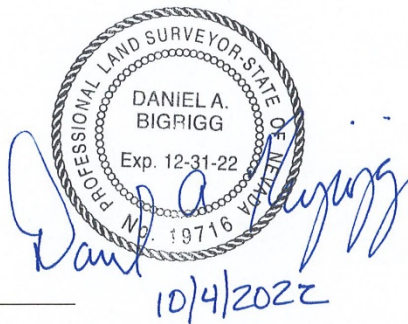
## EXHIBIT A

### **LEGAL DESCRIPTIONS For ZONE CHANGE AND MASTER PLAN AMENDMENT**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being more particularly described as follows:

**BEING** Parcel 389 as shown on Division of Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada.

Prepared by:  
Christy Corporation  
1000 Kiley Parkway  
Sparks, Nevada 89436



\_\_\_\_\_  
Daniel A. Bigrigg P.L.S.  
Nevada Certificate No. 19716

**LEGAL DESCRIPTION**  
**For**  
**ZONE CHANGE AND MASTER PLAN AMENDMENT**

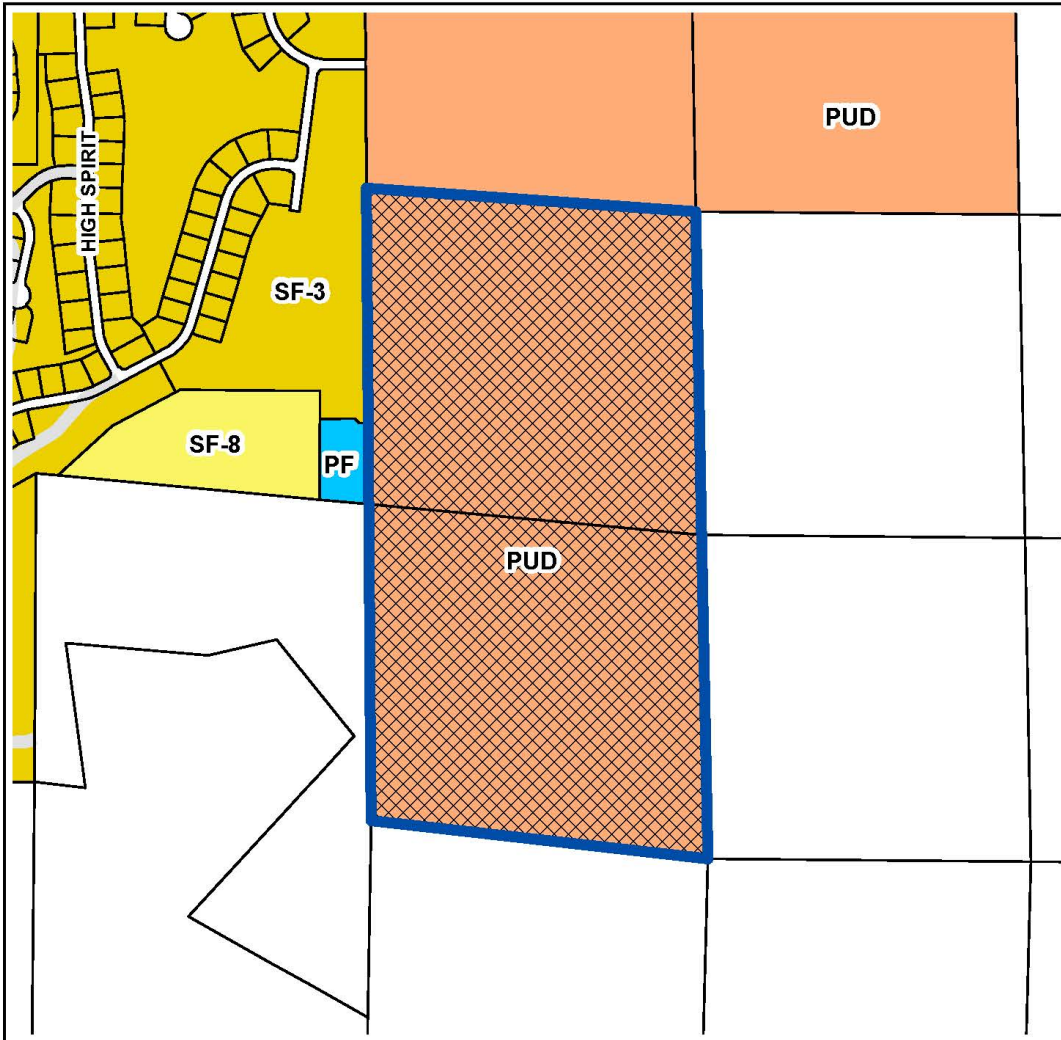
All that certain real property situate within the Northeast One-Quarter (NE 1/4) of the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being more particularly described as follows:

**BEING** Parcel 386 as shown on Division of Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada.


Prepared by:  
Christy Corporation  
1000 Kiley Parkway  
Sparks, Nevada 89436



\_\_\_\_\_  
Daniel A. Bigrigg P.L.S.  
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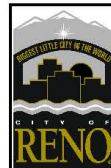


**LDC23-00021**  
**(Valley View Estates Master Plan**  
**Amendment/Zoning Map Amendment)**

 **ZONING MAP AMENDMENT**  
**FROM | ±71.19 Acres of UT-40 and**  
**±10.62 Acres of LLR-2.5**  
**TO | ±81.81 Acres of PUD**



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**Development Services**  
**Department**

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Reno, NV 89505 www.reno.gov

Map Produced: May 2024