

BILL NO. \_\_\_\_\_

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

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±0.75 ACRE SITE COMPOSED OF FOUR PARCELS LOCATED AT THE NORTHEAST CORNER OF SUTRO STREET AND CARVILLE DRIVE, EXTENDING ±250 FEET EAST ALONG THE NORTH SIDE OF CARVILLE DRIVE, SOUTH OF HILLBORO AVENUE, FROM MULTI-FAMILY RESIDENTIAL - 14 UNITS PER ACRE (MF-14) TO MULTI-FAMILY RESIDENTIAL – 30 UNITS PER ACRE (MF-30); 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).1461 relating to a ±0.75 acre site composed of four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue and more particularly described in the attached "Exhibit A" and rezoning said property from Multi-Family Residential - 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30), the same to read as follows:

*Sec. 18.02.102(b).1461. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00015, thereby changing the use of land indicated therein, relating to a ±0.75 acre site composed of four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue and more particularly described in the attached "Exhibit A" and rezoning said property from Multi-Family Residential - 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30).*

**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 upon approval of conformance review for the associated Master Plan amendment (LDC25-00015 Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) by the Truckee Meadows Regional Planning Agency.

CASE NO. LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments)

APN NOS. 008-490-16 through -19

**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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
HILLARY SCHIEVE  
MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR MPA & ZMA**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section 1, Township 19 North, Range 19 East, M.D.M., City of Reno, Washoe County, State of Nevada, as described in Deed Document No. 1903022, recorded June 23, 1995, and Deed Document No.'s 2064333, 2064332, and 2064331, recorded January 15, 1997, all filed in the Official Records of Washoe County, Nevada.

**BEGINNING** at a point on the Easterly right-of-way of Sutro Street, from which point the Northwest corner of Section 1 bears North 48°16'56" West a distance of 3,861.65 feet;

**THENCE** departing said right-of-way North 89°51'31" East a distance of 155.00 feet;

**THENCE** North 00°08'29" West a distance of 60.00 feet;

**THENCE** North 89°51'31" East a distance of 100.00 feet;

**THENCE** South 00°08'29" East a distance of 165.00 feet to the Northerly right-of-way of Carville Drive;

**THENCE** along said right-of-way South 89°51'31" West a distance of 255.00 feet to the Easterly right-of way of Sutro Street;

**THENCE** along said right-of-way North 00°08'29" West a distance of 105.00 feet to the

**POINT OF BEGINNING.**

Containing 32,775 square feet of land, more or less.

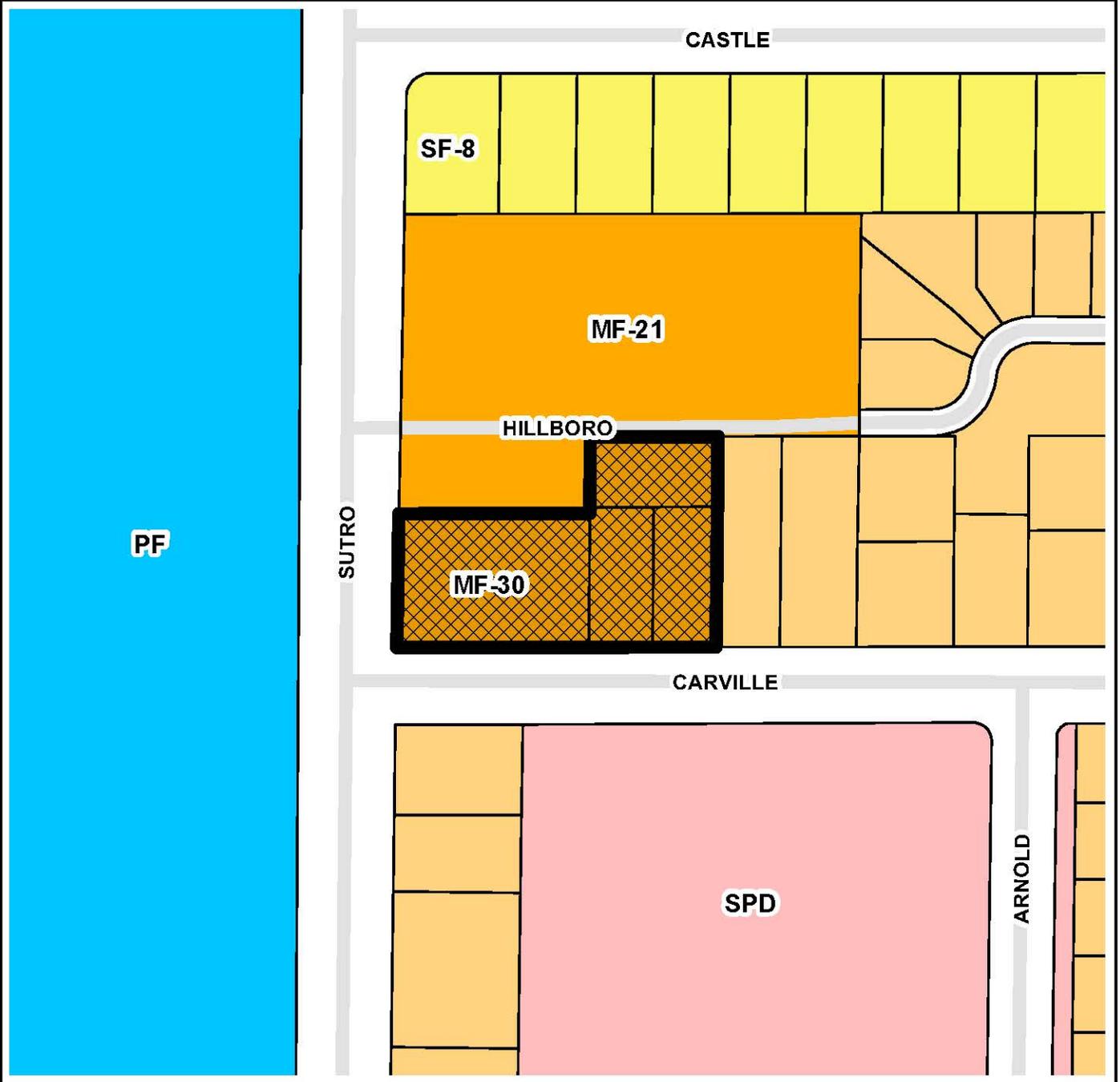
The Basis of Bearings for this description is identical to said Record of Survey 4372.

Prepared by:  
Wood Rodgers, Inc.  
1361 Reno Corporate Dr.  
Reno, NV 89502  
(775) 823-4068



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Eric C. Sage, P.L.S.  
Nevada Certificate No. 23301

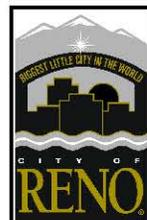


**LDC25-00015**  
 (Reno Housing Authority - Carville Drive)

 **ZONING MAP AMENDMENT**  
 FROM: ±0.75 Acres of MF-14  
 TO: ±0.75 Acres of MF-30



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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  
 Map Produced: October 2024