

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

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

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±2.0 ACRE SITE LOCATED ON THE NORTH SIDE OF NORTH VIRGINIA STREET, ±200 FEET EAST OF ITS INTERSECTION WITH DOUBLEBACK ROAD FROM MIXED-USE SUBURBAN (MS) TO INDUSTRIAL COMMERCIAL (IC); 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).1452 relating to a ±2.0 acre subject site located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street) and more particularly described in the attached "Exhibit A" and rezoning said property from Mixed-Use Suburban (MS) to Industrial Commercial (IC), the same to read as follows:

*Sec. 18.02.102(b).1452. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00041, thereby changing the use of land indicated therein, relating to a ±2.0 acre subject site is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street) and more particularly described in the attached "Exhibit A" and rezoning said property from Mixed-Use Suburban (MS) to Industrial Commercial (IC).*

CASE NO. LDC24-00041 (9590 North Virginia Street Zoning Map Amendment)  
APN NO. 082-101-54

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.

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 DESCRIPTION**

**APN: 082-101-54**

ALL THAT CERTAIN REAL PROPERTY, SITUATE WITHIN A PORTION OF EAST (E) 1/2 OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 19 EAST. MDM, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF PARCEL "B" ACCORDING TO PARCEL MAP NO. 5331, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON FEBRUARY 16, 2018, AS FILE NUMBER 4788498, OFFICIAL RECORDS;

THENCE N 28°47'17" E, 418.00 FEET;

THENCE S 61°12'43"E, 209.00 FEET;

THENCE S 28°47'17" W, 418.00 FEET;

THENCE N 61°12'43"W, 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.01 ACRES OF LAND MORE OR LESS.

**BASIS OF BEARINGS:** NAD 1983 (94 HARN ADJUSTMENT). NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE MODIFIED.

PREPARED BY: MICHAEL TALONEN  
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15506 QUICKSILVER DR.  
RENO, NEVADA 89511  
(775) 544-7817





**LDC24-00041**  
**(9590 North Virginia Street**  
**Zoning Map Amendment)**

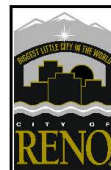


**ZONING MAP AMENDMENT**  
**FROM: ±2 Acres of MS**  
**TO: ±2 Acres of IC**



0 0.02 0.04 0.08  
Miles

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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: February 2024