

BILL NO. ____

ORDINANCE NO. ____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±85.2 ACRE SITE LOCATED SOUTH OF INTERSTATE 80, ±1,320 FEET EAST OF EXIT 9 (ROBB DRIVE) FROM LARGE LOT RESIDENTIAL – 1 ACRE (LLR-1) TO SPECIFIC PLAN DISTRICT (SPD); 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).1445 relating to a ±85.2 acre site located south of Interstate 80, ±1,320 feet east of Exit 9 (Robb Drive) and more particularly described in the attached “Legal Description” and rezoning said property from Large Lot Residential -1 acre (LLR-1) to Specific Plan District (SPD), the same to read as follows:

Sec. 18.02.102(b).1445. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00003, thereby changing the use of land indicated therein, relating to a ±85.2 acre site located south of Interstate 80, ±1,320 feet east of Exit 9 (Robb Drive) and more particularly described in the attached "Legal Description," and rezoning said property from Large Lot Residential -1 acre (LLR-1) to Specific Plan District (SPD).

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 (LDC23-00003 Heiser Master Plan Amendment and Rezoning) by the Truckee Meadows Regional Planning Commission.

CASE NO. LDC23-00003 (Heiser Master Plan Amendment and Rezoning)
APN NO. 039-161-10

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:

**LEGAL DESCRIPTION
FOR
APN 039-161-10**

All that certain piece or parcel of land situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Seventeen (17), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at the West One-Quarter corner of said Section 17 and proceeding along the west line of said section, North 00°19'34" West a distance of 1755.71 feet to the southerly right-of-way of U.S. Interstate 80;
THENCE along said southerly right-of-way, North 80°17'52" East a distance of 1413.00 feet;
THENCE South 76°54'00" East a distance of 158.00 feet;
THENCE South 17°20'00" East a distance of 200.15 feet;
THENCE North 72°40'00" East a distance of 202.89 feet;
THENCE departing said southerly right-of-way, South 50°48'18" East a distance of 801.16 feet;
THENCE South 89°32'13" West a distance of 452.28 feet;
THENCE South 00°07'41" West a distance of 1306.07 feet;
THENCE South 89°40'02" West a distance of 1955.74 feet to the **POINT OF BEGINNING**;

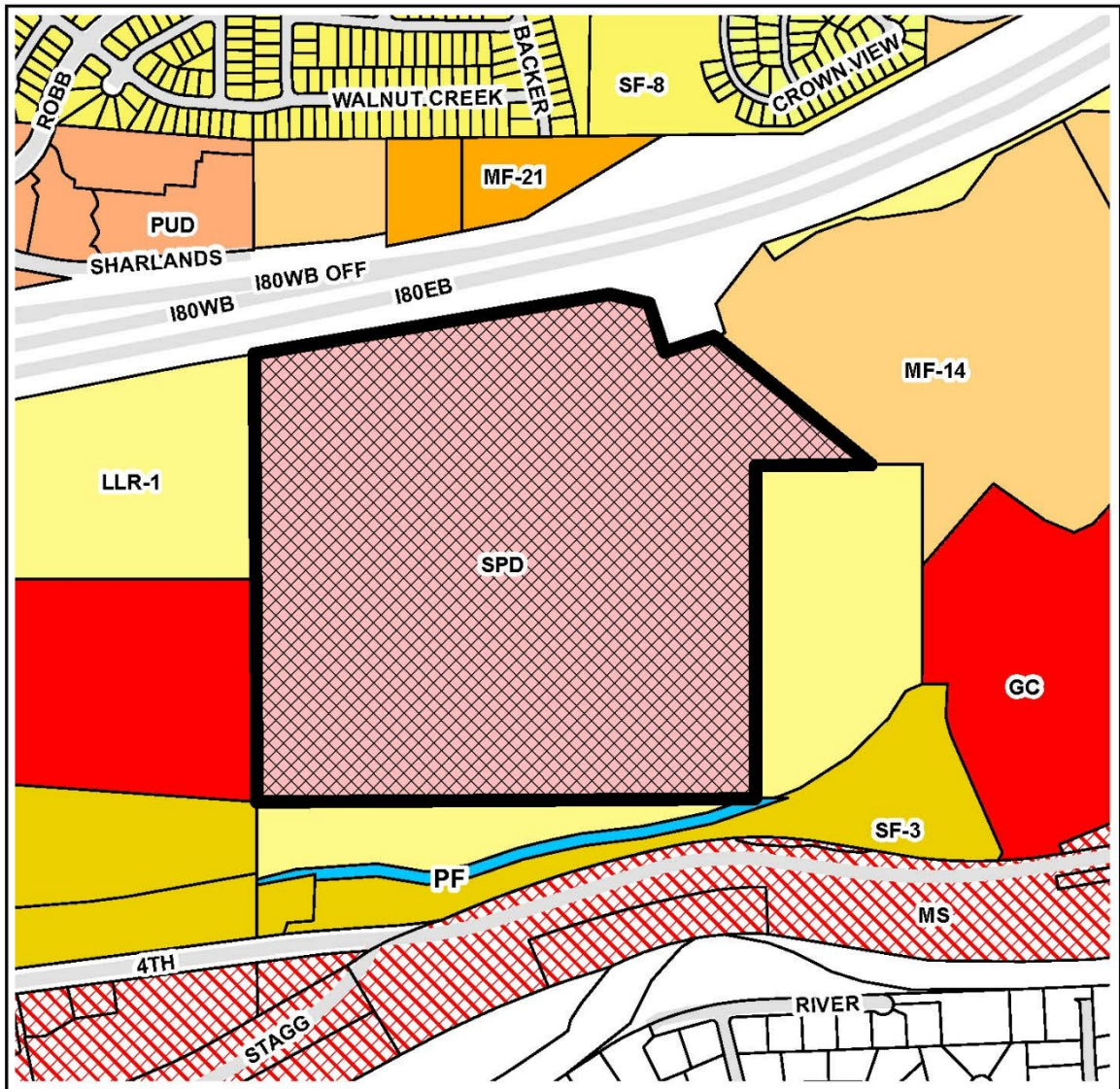
Containing 85.70 acres of land, more or less.

***Note:** A field boundary survey was not conducted for the preparation of this legal description, and was compiled using record data. This legal description is provided as a convenience and is not intended for the purpose of subdividing land not in conformance with Nevada Revised Statutes.*


Prepared by:
Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511



Eric C. Sage
Nevada Certificate No. 23301



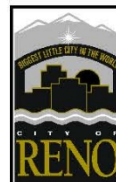
LDC23-00003
(Heiser Master Plan
Amendment and Rezoning)

 **ZONING MAP AMENDMENT**
FROM | ±85.2 Acres of LLR-1
TO | ±85.2 Acres of SPD



0 0.0425 0.085 0.17
 Miles

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

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 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

Map Produced: December 2023