

**BILL NO. 7279**

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

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±2.16 ACRE SITE LOCATED ON THE EAST SIDE OF EDISON WAY, ±728 FEET SOUTH OF ITS INTERSECTION WITH MILL STREET, FROM INDUSTRIAL COMMERCIAL (IC) TO MIXED EMPLOYMENT (ME); 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).1457 relating to a ±2.16 acre site located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street, and more particularly described in the attached "Exhibit A" and rezoning said property from Industrial Commercial (IC) to Mixed Employment (ME), the same to read as follows:

*Sec. 18.02.102(b).1457. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00063, thereby changing the use of land indicated therein, relating to a ±2.16 acre site located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street, and more particularly described in the attached "Exhibit A", and rezoning said property from Industrial Commercial (IC) to Mixed Employment (ME).*

**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. LDC24-00063 (Calvary Chapel Zone Change)  
APN NO. 012-319-17

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**

**ZONE CHANGE (APN 012-319-17):**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN A PORTION OF THE WEST (W) 1/2 OF WEST (W) 1/2 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 20 EAST & A PORTION OF THE EAST (E) 1/2 OF EAST (E) 1/2 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 20 EAST IN THE CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 3 OF PARCEL MAP NO. 2465, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, OCTOBER 5<sup>TH</sup>, 1990, AS DOCUMENT NO. 1432544.

THENCE SOUTH 67°21'18" EAST A DISTANCE OF 400.00 FEET;

THENCE SOUTH 22°38'42" WEST A DISTANCE OF 234.76 FEET;

THENCE NORTH 67°21'18" WEST A DISTANCE OF 400.00 FEET;

THENCE NORTH 22°38'42" EAST A DISTANCE OF 234.76.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

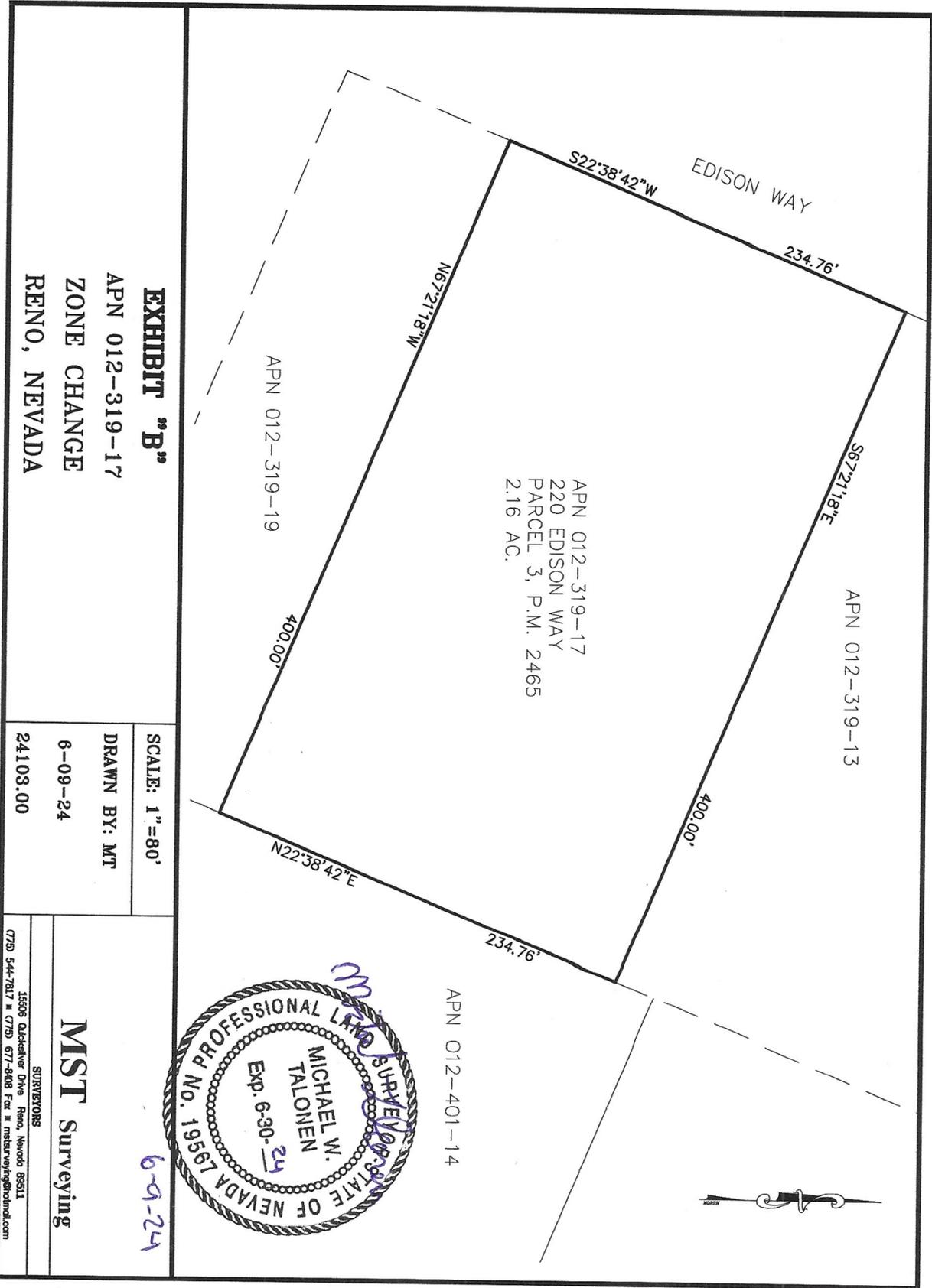
CONTAINING 2.16 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567  
15506 QUICKSILVER DR.  
RENO, NV 89511

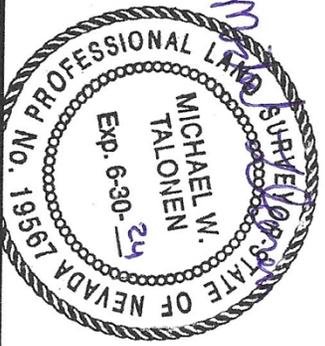




**EXHIBIT "B"**  
 APN 012-319-17  
 ZONE CHANGE  
 RENO, NEVADA

SCALE: 1" = 80'  
 DRAWN BY: MT  
 6-09-24  
 24103.00

**MST** Surveying  
 SURVEYORS  
 15506 Quicksilver Drive Reno, Nevada 89511  
 (775) 544-7817 x (775) 677-9408 Fax # mstsurveying@bond.com



6-9-24



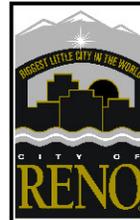
**LDC24-00063**  
**(Calvary Chapel Zone Change)**



**ZONING MAP AMENDMENT**  
**FROM: ±2.16 Acres of IC**  
**TO: ±2.16 Acres of ME**



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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: August 2024