

BILL NO. 7297

ORDINANCE NO. ____

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±0.31 ACRE PARCEL LOCATED ON THE EAST SIDE OF SOUTH ARLINGTON AVENUE ±260 FEET NORTH OF ITS INTERSECTION WITH WEST PLUMB LANE WITHIN THE PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA OVERLAY (PL), FROM SINGLE-FAMILY RESIDENTIAL - 5 UNITS PER ACRE (SF-5) TO PROFESSIONAL OFFICE (PO); 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).1463 relating to a ±0.31 acre parcel located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL) and more particularly described in the attached “Legal Description” and rezoning said property from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO), the same to read as follows:

Sec. 18.02.102(b).1463. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00038, thereby changing the use of land indicated therein, relating to a ±0.31 acre parcel located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL) and more particularly described in the attached “Legal Description” and rezoning said property from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO).

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 a conformance review for the associated Master Plan amendment (LDC25-00038 Arlington Office MPA and ZMA) by the Truckee Meadows Regional Planning Agency.

CASE NO. LDC25-00038 (Arlington Office MPA and ZMA)
APN NO. 014-204-16

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: _____

ITEM NO. 3
LEGAL DESCRIPTION
TO ACCOMPANY MASTER PLAN AMENDMENT
APN: 014-204-16

A portion of the Southwest quarter of the Southeast quarter of Section 14, Township 19 North, Range 19 East, MDB&M, which is described as follows:

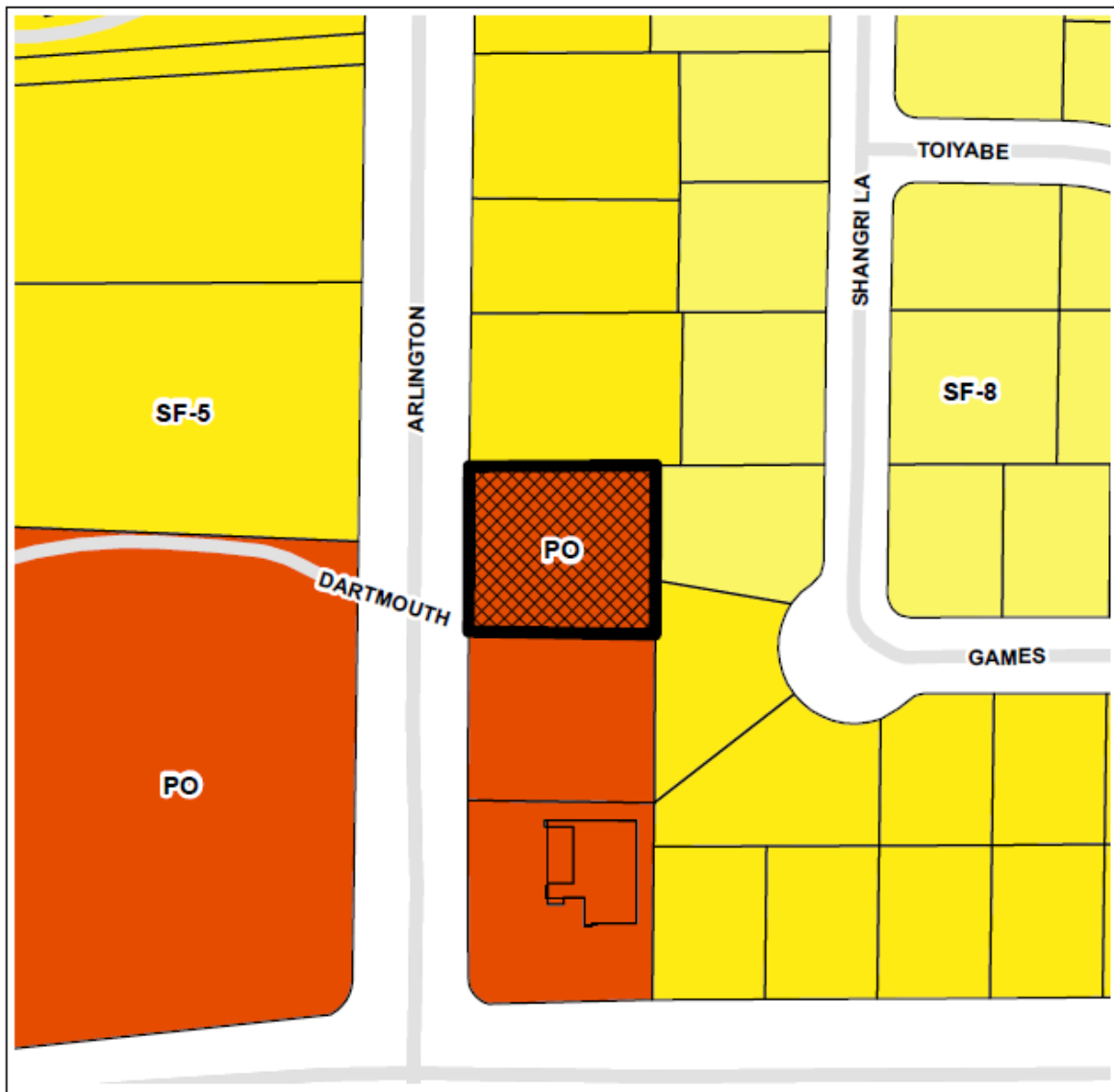
Commencing at the point on the Southern line of the Southeast quarter of said Section 14; where said line intersects the Eastern side line of Arlington Avenue and from which point the corner common to Sections 14, 15, 22 and 23 in said Township and Range bears South 89°25'14" West 2671.18 feet; thence along the Eastern line of Arlington Avenue, North 0°30'00" West 399.03 feet to the Southwestern corner of the parcel conveyed to L. V. Redfield by Deed recorded March 26, 1955, under Document No. 241083, Deed Records; thence North 89°30'00" East along the Southern line of said parcel, 7.50 feet to the point of beginning; thence continuing along the Southern line of the parcel conveyed to L. V. Redfield, North 89°30'00" East 122 feet; thence South 0°30'00" East 110 feet; thence South 89°30'00" West 122 feet; thence North 0°30'00" West 110 feet to the point of beginning.

Note: The above legal description appeared previously in that certain Grant Deed recorded October 30, 2003, as Document No. 2947641 in the official records of Washoe County, State of Nevada.

Description Prepared By:

Ryan G. Cook, PLS 15224
Sanbell
5405 Mae Anne Ave.
Reno, NV 89523
(775) 747-8550





LDC25-00038
(Arlington Office Master Plan
Amendment & Zoning Map Amendment)



ZONING MAP AMENDMENT
FROM | ±0.31 Acres of SF-5
TO | ±0.31 Acres of PO



0 0.005 0.01 0.02
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

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Map Produced: January 2025