

**BILL NO. 7290**

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

**AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±1.96 ACRE SITE LOCATED ON THE WEST SIDE OF HARVARD WAY ±550 FEET NORTH OF ITS INTERSECTION WITH VASSAR STREET FROM MULTI-FAMILY RESIDENTIAL 30 UNITS PER ACRE (MF-30) TO GENERAL COMMERCIAL (GC); 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).1458 relating to a ±1.96 acre site located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street and more particularly described in the attached "Legal Description" and rezoning said property from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC), the same to read as follows:

*Sec. 18.02.102(b).1458. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00011, thereby changing the use of land indicated therein, relating to a ±1.96 acre site located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street and more particularly described in the attached "Legal Description," and rezoning said property from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC).*

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. LDC25-00011 (ArrowLeaf Zoning Map Amendment)  
APN NOs. 013-150-40 and 50 through 53

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:

**Legal Description  
for Zone Change**

All that certain real property situate within the northwest One-Quarter (NW 1/4) of Section Eighteen (18) North, Range Twenty (20) East, City of Reno, County of Washoe, State of Nevada, Mount Diablo Base and Meridian (M.D.B.&M.), being portions of Parcel C1, Parcel C2 and the roadway parcels as shown on Record of Survey No. 297, File No. 282279 recorded December 23, 1957 in the Official Records of Washoe County, Nevada being more particularly described as follows:

**BEGINNING** at the intersection of the projection of the South boundary of said Parcel C2 and the West right-of-way of Harvard Way;

**THENCE** departing said intersection and along said projected line and the South boundaries of said Parcel C2, South 89°28" West, 142.80 feet to the Southwest corner of said Parcel C2;

**THENCE** departing said Southwest corner and along the West boundary of said Parcel C2 and the projection thereof, North 00°08' East, 125.46 feet to the centerline of the southerly East/West roadway shown on said Record of Survey No. 297;

**THENCE** along said East/West centerline South 89°28' West, 98.73 feet to the intersection of the aforementioned East/West centerline and the centerline of the easterly North/South roadway shown on said Record of Survey No. 297;

**THENCE** along said westerly North/South centerline North 00°08" East, 348.73 feet to the intersection of the projected Northeast boundary of said Parcel C1 and said North/South centerline;

**THENCE** departing said North/South centerline and along said projected Northeast boundary of Parcel C1 and said Northeast boundary, South 59°20" East, 282.35 feet, plus or minus, to intersection of said Northeast boundary and the aforementioned West right-of-way of Harvard Way;

**THENCE** along said West right-of-way, South 00°09' East, departing said Northeast corner and along the East boundaries of said Parcel C1, said southerly East/West roadway and said Parcel C2, South 00°09' East, 332.26 feet to the aforementioned Southeast corner of Parcel C2 and the **POINT OF BEGINNING**.

The basis of bearings for this description is identical to said Record of Survey No. 297.

APNs 013-150-40 and 50 through 53

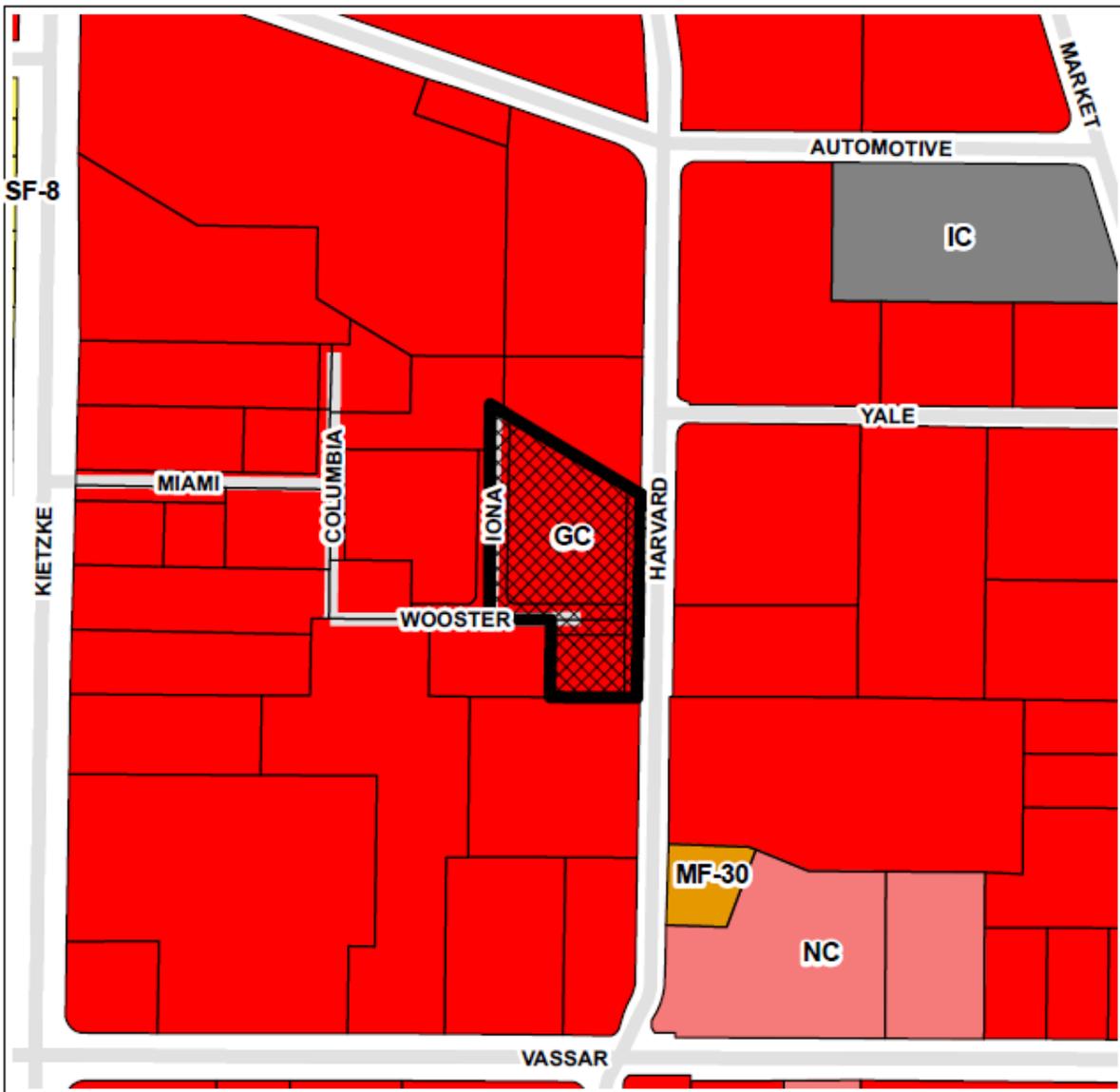


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10/30/2024

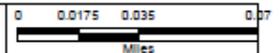
\_\_\_\_\_  
Daniel A. Bigrigg P.L.S.  
Nevada Certificate No. 19716



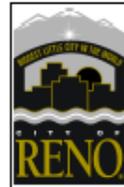
**LDC25-00011**  
**(ArrowLeaf Apartments**  
**Zoning Map Amendment)**



**ZONING MAP AMENDMENT**  
**FROM: ±1.96 Acres of MF-30**  
**TO: ±1.96 Acres of GC**



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**Development Services Department**

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

Map Produced: October 2024