

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

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

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±6.88 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF MILL STREET AND GREG STREET FROM MIXED-USE URBAN (MU) 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).1446 relating to a ±6.88 acre site located on the northwest corner of Mill Street and Greg Street and more particularly described in the attached "Exhibit A" and rezoning said property from Mixed-Use Urban (MU) to General Commercial (GC), the same to read as follows:

*Sec. 18.02.102(b).1446. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00020, thereby changing the use of land indicated therein, relating to a ±6.88 acre site located on the northwest corner of Mill Street and Greg Street and more particularly described in the attached "Exhibit A", and rezoning said property from Mixed-Use Urban (MU) 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 and upon approval of conformance review for the associated Master Plan amendment (LDC24-00020 Mill and Greg Street Master Plan and Zoning Map Amendments) by the Truckee Meadows Regional Planning Agency.

CASE NO. LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendments)  
APN NOS. 012-220-15, -16, -19, -21, & -36

**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: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**APN's: 012-220-15 & 16**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Beginning at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;  
Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;  
Thence along said right-of-way N63°46'50"W, 245.85 feet;  
Thence N26°12'43"E, 286.37 feet;  
Thence S63°47'17"E, 360.24 feet to the point of beginning, and situate in the Northeast ¼ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 1, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS (Cont.)**

**APN's: 012-220-19**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Commencing at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;

Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;

Thence along said right-of-way the following two courses:

1. N63°46'50"W, 457.43 feet;
2. N63°47'08"E, 88.41 feet to the point of beginning;

Thence continuing along said right-of-way N63°47'08"W, 300.00 feet;

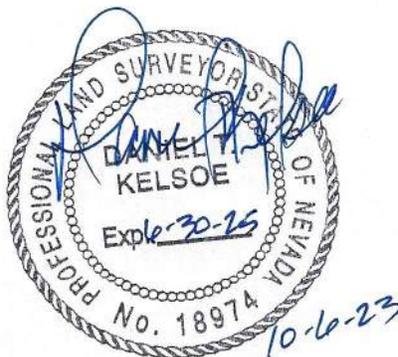
Thence S26°12'43"E, 286.32 feet;

Thence S63°47'17"E, 300.00 feet;

Thence S26°12'43"E, 286.34 feet to the point of beginning, and situate in the Northeast ¼ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 2, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS (Cont.)**

**APN's: 012-220-21**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Commencing at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;

Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;

Thence along said right-of-way N63°46'50"W, 245.85 feet to the point of beginning;

Thence along said right-of-way the following two courses:

1. N63°46'50"W, 211.59 feet;
2. N63°47'08"W, 88.41 feet;

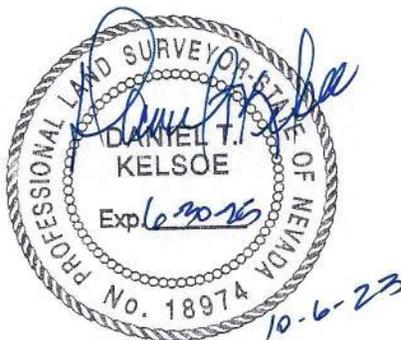
Thence N26°12'43"E, 286.34 feet;

Thence S63°47'17"E, 300.00 feet;

Thence S26°12'43"W, 286.37 feet to the point of beginning, and situate in the Northeast ¼ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 3, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS (Cont.)**

**APN's: 012-220-36**

Being all those portions situate in the Northeast Quarter (NE 1/4) of Section 18, Township 18 North, Range 19 East, M.D.M., City of Reno, County of Washoe, State of Nevada, being more fully described as follows:

Commencing at the southeasterly corner of Parcel 2, as shown on Parcel Map No. 338, as filed in the Official Records of Washoe County, Nevada;

Thence S47°59'03"W, 308.40 feet to the Northerly right-of-way Mill Street, as shown on Record of Survey No. 632-A, as filed in the Official Records of Washoe County, Nevada;

Thence along said right-of-way the following two courses:

1. N63°46'50"W, 57.43 feet;
2. N63°47'08"E, 388.41 feet to the point of beginning;

Thence continuing along said right-of-way the following two courses:

3. N63°47'08"W, 34.23 feet;
4. N63°46'17"W, 85.19 feet to the Southwesterly corner of Parcel A, Parcel Map No. 339, as filed in the Official Records of Washoe County, Nevada;

Thence N18°47'17"W, 28.28 feet;

Thence N26°12'43"E, 266.30 feet to the Northweterly corner of Parcel A, Parcel Map No. 341, as filed in the Official Records of Washoe County, Nevada;

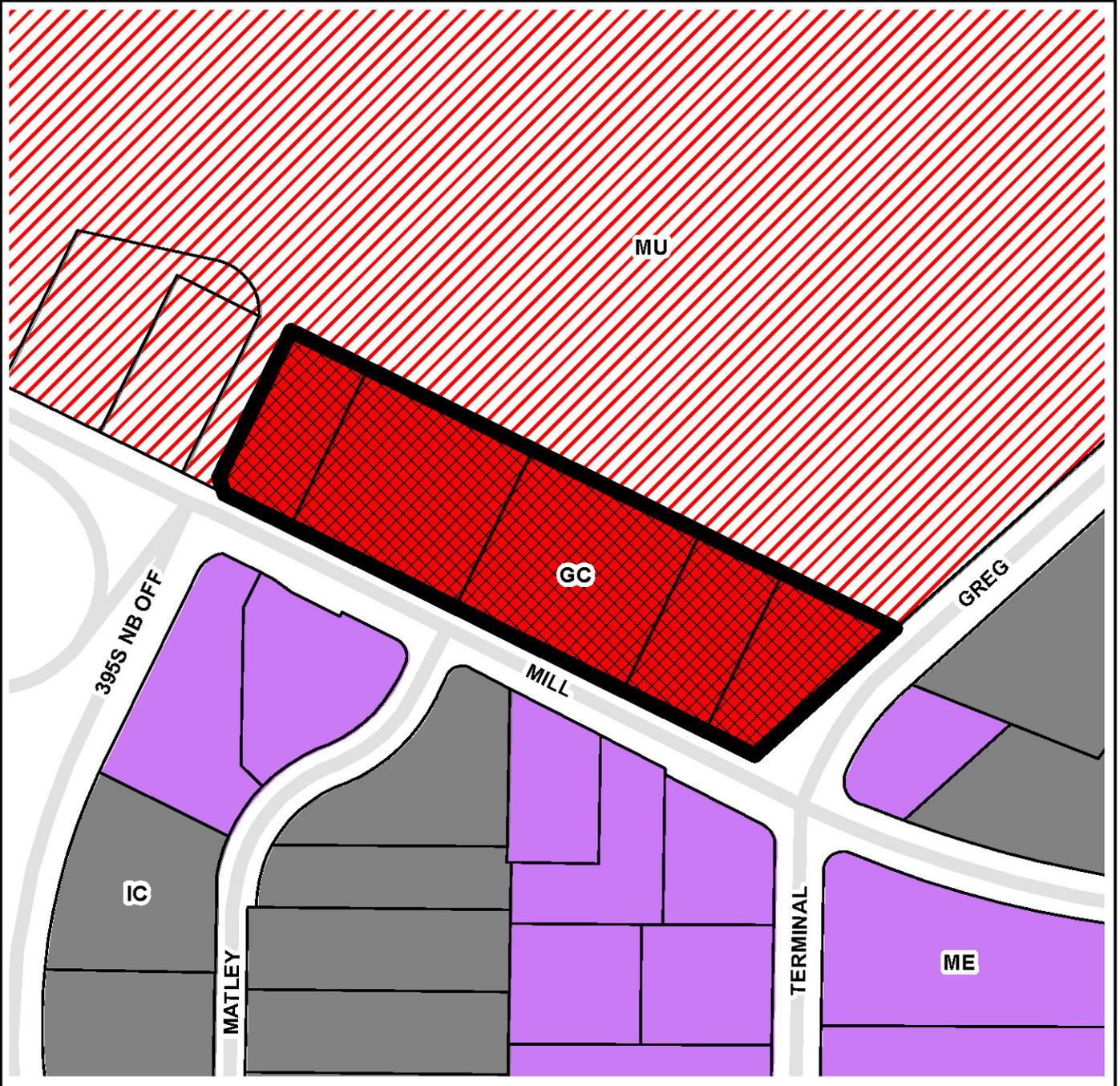
Thence S63°47'17"E, 139.42 feet;

Thence S26°12'43"W, 286.32 feet to the point of beginning, and situate in the North ½ of Section 18, Township 19 North, Range 20 East, M.D.M.

The above legal description was taken from Parcel 4, prior Document No. 5199504.

Prepared by:  
Daniel T. Kelsoe, PLS  
Nevada License No. 18974  
DK Survey, Inc.  
2035 Woodhaven Lane  
Sparks, Nevada 89434





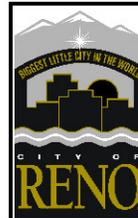
**LDC24-00020**  
**(Mill and Greg Street Master Plan**  
**and Zoning Map Amendment)**

 **ZONING MAP AMENDMENT**  
**FROM | ±6.88 Acres of MU**  
**TO | ±6.88 Acres of GC**



0 0.0175 0.035 0.07  
 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: November 2023