

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;

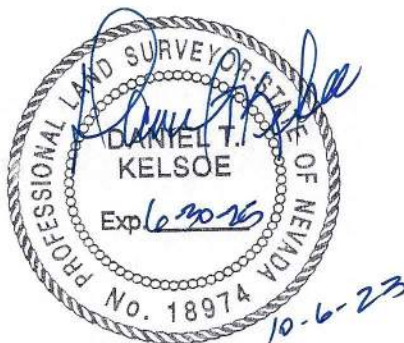
Thence N26°12'43"E, 286.34 feet;

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;

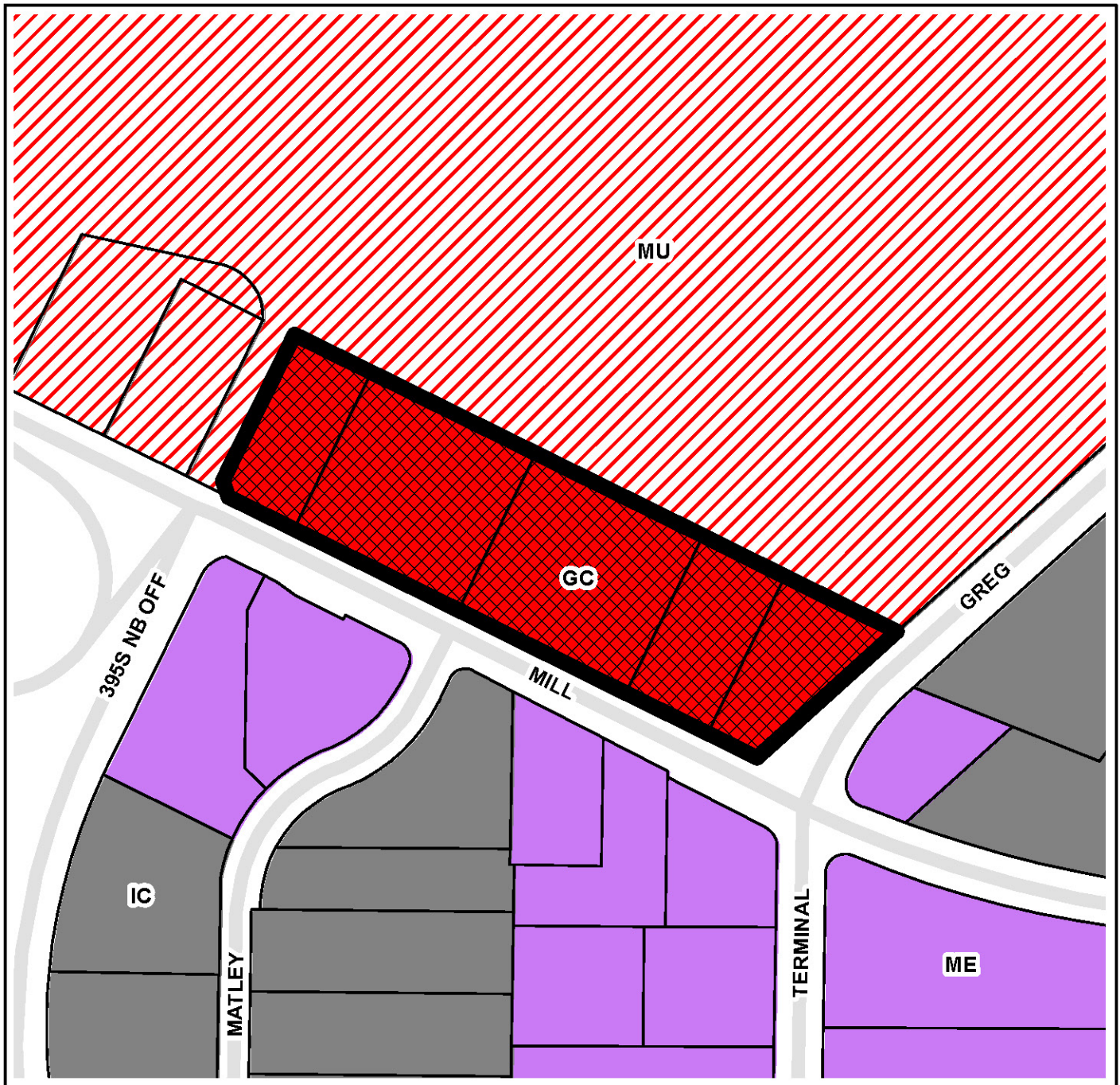
Thence S63°47'17"E, 139.42 feet;

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.

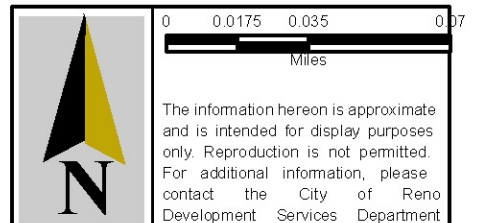
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# LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)

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





**Development Services Department**

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

Map Produced: November 2023