

BILL NO. ____

ORDINANCE NO. ____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±2.2 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH VIRGINIA STREET AND SECURITY CIRCLE FROM MIXED-USE SUBURBAN (MS) 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).1459 relating to a ±2.2 acre site located on the northeast corner of the intersection of North Virginia Street and Security Circle and more particularly described in the attached "Legal Description" and rezoning said property from Mixed-Use Suburban (MS) to Mixed Employment (ME), the same to read as follows:

Sec. 18.02.102(b).1459. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00010, thereby changing the use of land indicated therein, relating to a ±2.2 acre site located on the northeast corner of the intersection of North Virginia Street and Security Circle and more particularly described in the attached "Legal Description," and rezoning said property from Mixed-Use Suburban (MS) 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. LDC25-00010 (Security Circle Yard Zoning Map Amendment)
APN NOs. 082-491-10 and 082-491-11

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:

File No.: 21024310-COM

EXHIBIT A

All that certain real property situate in the City of Reno, County of Washoe, State of NEVADA, described as follows:

Situate in the Southeast Quarter of Section 15 and the Northeast Quarter of Section 22, Township 20 North, Range 19 East, M.D.B.&M., as being described as follows:

Commencing at the South Quarter corner of said Section 15; thence South $88^{\circ}44'06''$ East 44.64 feet to a point on the Easterly right-of-way line of Old U.S. Highway 395; thence along said Easterly right-of-way line, North $11^{\circ}01'35''$ West 38.53 feet; thence leaving said right-of-way line, North $69^{\circ}58'25''$ East 193.5 feet to the point of beginning; thence continuing North $69^{\circ}58'25''$ East 181.95 feet; thence South $20^{\circ}01'35''$ East 28.91 feet; thence South $11^{\circ}01'35''$ East 255.71 feet to a point on the Northerly line of a roadway now known as Security Circle; thence along said line South $78^{\circ}58'25''$ West 181.85 feet; thence North $11^{\circ}01'35''$ West 253 feet more or less, to the true point of beginning.

Said property is designated as a portion of Lot 1 in Block A on the map prepared by Malone Engineers entitled "Reno Industrial North Subdivision," recorded August 10, 1972 as Document No. 254270.

The above legal description was taken from previous Document No. 3154166.

Assessors Parcel No.: 082-491-10

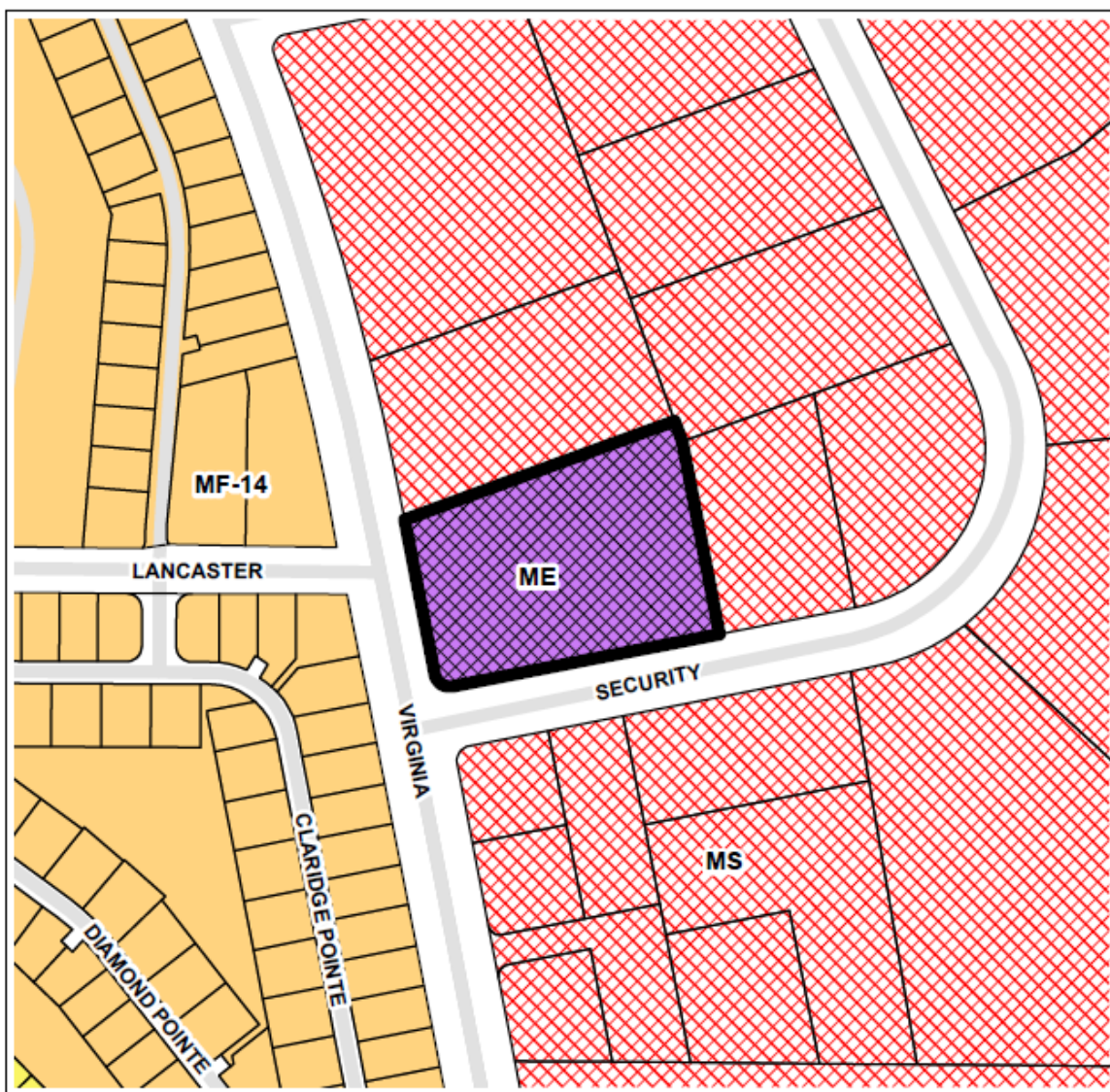
EXHIBIT A

The Westerly portion of Lot 1 in Block A of RENO INDUSTRIAL NORTH SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 10, 1972, described as follows:

Beginning at the Northwest corner of said Lot 1; thence along the Northerly line, North $69^{\circ}58'25''$ East 193.5 feet to a point; thence South $11^{\circ}01'35''$ East 253 feet, more or less, to a point on the Southerly lot line of said Lot 1; thence South $78^{\circ}58'25''$ West 173.5 feet, more or less, to the beginning of a curve to the right, having a central angle of 90° , a radius of 20 feet, an arc length of 31.42 feet; thence North $11^{\circ}01'35''$ West 205.53 feet to the point of beginning.

The above legal description was taken from prior Document No. 3571950.

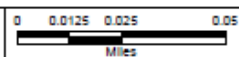
Assessors Parcel No.: 082-491-11



LDC25-00010
(Security Circle Yard
Zoning Map Amendment)



ZONING MAP AMENDMENT
FROM: ±2.22 Acres of MS
TO: ±2.22 Acres of ME



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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: September 2024