

BILL NO. 7250

ORDINANCE NO. _____

ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY OF THREE PARCELS BEING ±112.4 ACRES OF PROPERTY LOCATED NORTH OF PEMBROKE DRIVE, ±796 FEET FROM ITS INTERSECTION WITH SOUTH MCCARRAN BOULEVARD. THE SITE IS ADJACENT TO THE CITY OF RENO JURISDICTIONAL BOUNDARY, LOCATED WITHIN THE SPHERE OF INFLUENCE, AND HAS A MASTER PLAN LAND USE DESIGNATION OF PUBLIC/QUASI-PUBLIC (PQP). UPON ANNEXATION, THE SITE WILL HAVE THE PARKS, GREENWAYS, AND OPEN SPACE (PGOS) ZONING DESIGNATION; TOGETHER WITH OTHER MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

WHEREAS, all of the property owners within the area proposed to be annexed by this Ordinance have petitioned for annexation pursuant to the provisions of the Nevada annexation law (N.R.S. 268.670); and

WHEREAS, it appears in the best interest of the City of Reno that the property described herein be annexed to the City of Reno; and

WHEREAS, said property as described in the attached “Attachment A” will adopt a Parks, Greenways, and Open Space (PGOS) zoning designation upon date of annexation per RMC 18.02.105-106.

THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. In compliance with the provisions of the Nevada Annexation Law (N.R.S. 268.610 et. seq.) and pursuant to Petitions filed August 31, 2023 with the City of Reno by one hundred percent (100%) of the owners of record within the hereinafter described property contiguous to Ward 3 of the City of Reno, the exterior boundaries of the City of Reno are hereby extended to annex and include the real property described in the attached “Attachment A.”

CASE NO. ANX24-00001 (Pembroke Drive Annexation)

APN NOS. 021-050-01, 021-050-02, & 021-050-03

SECTION 2. Said real property together with all the tenements and inhabitants thereof, shall be subject to all of the laws applicable to the City of Reno and entitled to all the benefits of the government of the City of Reno and is hereby annexed and made a part of Ward 3 of the City of Reno.

SECTION 3. The City Clerk of the City of Reno is hereby instructed to prepare and to file a plat of said territory described in Section 1 of this Ordinance and record the same in the office of the County Recorder of Washoe County, Nevada, together with this Ordinance.

SECTION 4. This Ordinance shall be in effect after its passage, adoption, and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 5. 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 _____, 20 ___, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, 20 ____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

**LAND DESCRIPTION
OF
PROPOSED AREA FOR ANNEXATION**

ATTACHMENT A

All that certain real property situate within Section Twenty-one (21), and a portion of the West One-Half (W 1/2) of Section Twenty-two (22), Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, being all of that certain real property as described within Deed Document No. 3441229 and Deed Document No. 3441300, recorded September 22, 2006, Official Records of Washoe County, Nevada, and being more particularly described as follows:

Parcel 1:

Commencing at the One-Quarter Corner common to Sections 20 and 21, Township 19 North, Range 20 East, M.D.B. M.;

Thence South 88°56'30" East, 122.33 feet to a point on the Easterly line of the Huffaker-Glendale Road, said road now known as Boynton Lane;

Thence North 26°55' East, 51.40 feet along the Easterly line of said Boynton Lane;

Thence South 76°29'30" East, 1936.00 feet along the Northerly line of a county road to the True POINT OF BEGINNING;

Thence continuing South 76°29'30" East, along the Northerly line of said county road 1548.31 feet to a point on the east line of the Wilber property;

Thence North 1510.19 feet along said line to the Northeast corner of said Wilber property;

Thence South 89°57'22" West, 1437.66 feet along the North line of said Wilber property;

Thence South 865.04 feet to a point, from which point the Northeast corner of the Eli Matza property, as described by deed dated November 1, 1955, and recorded in Book 398 of Deeds at Page 421, records of Washoe County, State of Nevada, bears North 76°29'30" West 300.00 feet;

Thence South 13°30'30" West 290.40 feet to the true POINT OF BEGINNING.

The above legal description appeared previously in that certain deed recorded September 22, 2006, as Document No. 3441229, of Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 021-050-01

TOGETHER WITH:

Parcel 2:

BEGINNING at a point marked by a capped 2 inch diameter iron pipe, said pipe accepted as the official 1/4 Section Corner common to Sections 21 and 22, Township 19 North, Range 20 East, M.D.B. &M;

Thence North 88°56'30" West, 2.54 feet along the south line of the South 1/2 of the Northeast 1/4 of said Section 21, to an iron pin set in a division fence line running northerly and southerly;
Thence North 01°09'30" East, 81.99 feet along said division fence to an iron pin at the intersection of a division fence to an iron pipe;
Thence South 87°57'22" West, 883.12 feet;
Thence due South 1535.90 feet along the West line of the Aldon C. and Emmeline C. Grant property described by deed dated April 17, 1952, as Document No. 246486, Deed Records, to a point on the northern line of Pembroke Drive, from which point an iron pipe marking the southwest corner of said Grant property bears due South 51.42 feet;
Thence from said point easterly along the northern line of Pembroke Drive parallel to and 25.0 feet north of the following described centerline;
Beginning at a point on the herein mentioned west line of the said Grant property, from which point the southwest corner thereof bears due South 25.71 feet;
Thence South 76°29'30" East, 902.94 feet to the beginning of a curve to the left, having a radius of 716.35 feet, and a central angle of 53°59'00";
Thence along the curve a distance of 674.94 feet to its point of tangency;
Thence North 49°31'30" East, 912.11 feet to the beginning of a curve to the right having a radius of 573.14 feet, and a central of 40°48'18";
Thence along the curve a distance of 408.18 feet to its point of tangency;
Thence South 89°40'12" East, 1247.40 feet along said center line to an angle point;
Thence along the Northern line of said Pembroke Drive parallel to and 30.0 feet northerly of the following described centerline;
Thence from said aforesaid angle point North 86°45'29" East, 688.82 feet more or less to the centerline of steamboat creek, the point of ending;
Thence leaving the aforesaid northern line and running northeasterly 3.00 feet more or less along the approximate center of said steamboat creek to a point on the East-West 1/4 line of said Section 22, Township 19 North, Range 20 East, M.D.B. &M.;
Thence South 89°18'06" West, 202.81 feet along said 1/4 Section Line to an iron pin marking the center point of said Section 22;
Thence continuing along said line South 89°16'06" West, 2683.85 feet to the 1/4 corner common to Sections 21 and 22, of said Township and Range, to the place of BEGINNING.

The above legal description appeared previously in that certain deed recorded September 22, 2006, as Document No. 3441300, of Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 021-050-02

TOGETHER WITH:

Parcel 3:

BEGINNING at a point marked by a 2 inch diameter iron pipe, said pipe being commonly accepted as the Quarter Section Corner common to Sections 21 and 22, Township 19 North, Range 20 East, M.D.B. &M.;

Thence North $88^{\circ}56'30''$ West, 772.54 feet along the south line of the Northeast 1/4 of said Section 21 to an iron pin set in a fence line running northerly and southerly;

Thence North $01^{\circ}09'30''$ East, 821.97 feet along said fence to the south line of Parcel No. 1 conveyed to Robert S. Gilbert by deed recorded February 26, 1953, as Document No. 213857, Washoe County, Nevada, records;

Thence easterly along the south line of said Gilbert parcel to the east line of the Northeast 1/4 of said Section 21;

Thence Southerly along said east line to the POINT OF BEGINNING.

The above legal description appeared previously in that certain deed recorded September 22, 2006, as Document No. 3441229, of Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 021-050-03

Containing 112.40 acres of land, more or less.

BASIS OF BEARINGS for this description is the East-West 1/4 line of aforesaid Section 22, having a bearing of South $89^{\circ}16'06''$ West as described within Deed Document No. 3441300, recorded September 22, 2006, Official Records of Washoe County, Nevada.

Prepared By:

ODYSSEY ENGINEERING, INC.

Justin M. Moore, P.L.S.

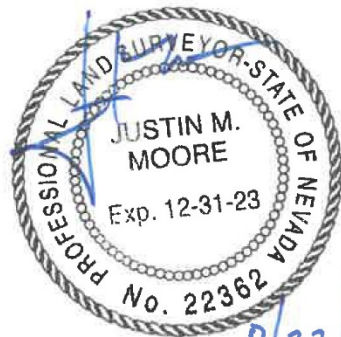
Nevada Certificate No. 22362

info@odysseyreno.com

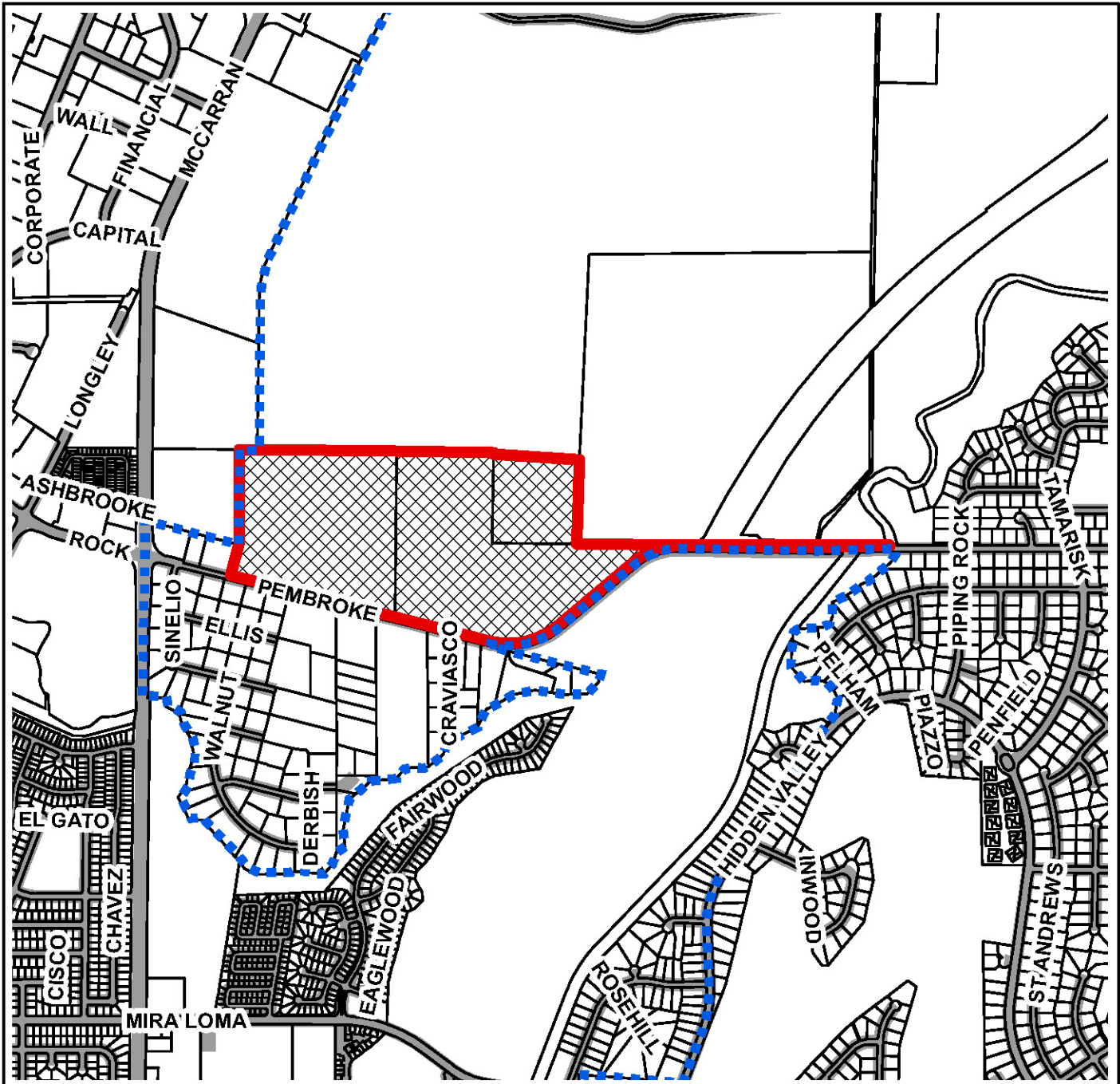
895 Roberta Lane, Suite 104,

Sparks, NV 89431

775-359-3303



8/22/2023



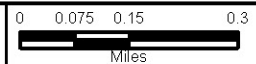
ANX24-00001 (Pembroke Drive)



ANNEXATION
of three parcels totaling ± 112.4 acres



CITY LIMITS



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Development Services
Department

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Map Produced: September 2023