

BILL NO. 7296

ORDINANCE NO. _____

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF
THE RENO MUNICIPAL CODE, ENTITLED "ZONING,"
REZONING A ±0.99 ACRE SITE LOCATED ON THE
NORTH SIDE OF VASSAR STREET, ±430 FEET EAST OF
ITS INTERSECTION WITH HARVARD WAY, FROM
NEIGHBORHOOD COMMERCIAL (NC) 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).1464 relating to a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street), and more particularly described in the attached "Legal Description" and rezoning said property from Neighborhood Commercial (NC) to General Commercial (GC), the same to read as follows:

Sec. 18.02.102(b).1464. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00033, thereby changing the use of land indicated therein, relating to a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way and more particularly described in the attached "Exhibit A" and rezoning said property from Neighborhood Commercial (NC) 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.

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 DESCRIPTION

ZONE CHANGE (APN 013-271-16):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN A PORTION OF THE NORTHWEST (NW) 1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 20 EAST IN THE CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 3980, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, MARCH 13TH, 2003, AS DOCUMENT NO. 2820067.

THENCE SOUTH 00°21'55" WEST A DISTANCE OF 271.12 FEET;

THENCE NORTH 89°38'05" WEST A DISTANCE OF 160.67 FEET;

THENCE NORTH 00°21'55" EAST A DISTANCE OF 271.12 FEET;

THENCE SOUTH 89°38'05" EAST A DISTANCE OF 160.67 FEET TO THE TRUE POINT OF BEGINNING.

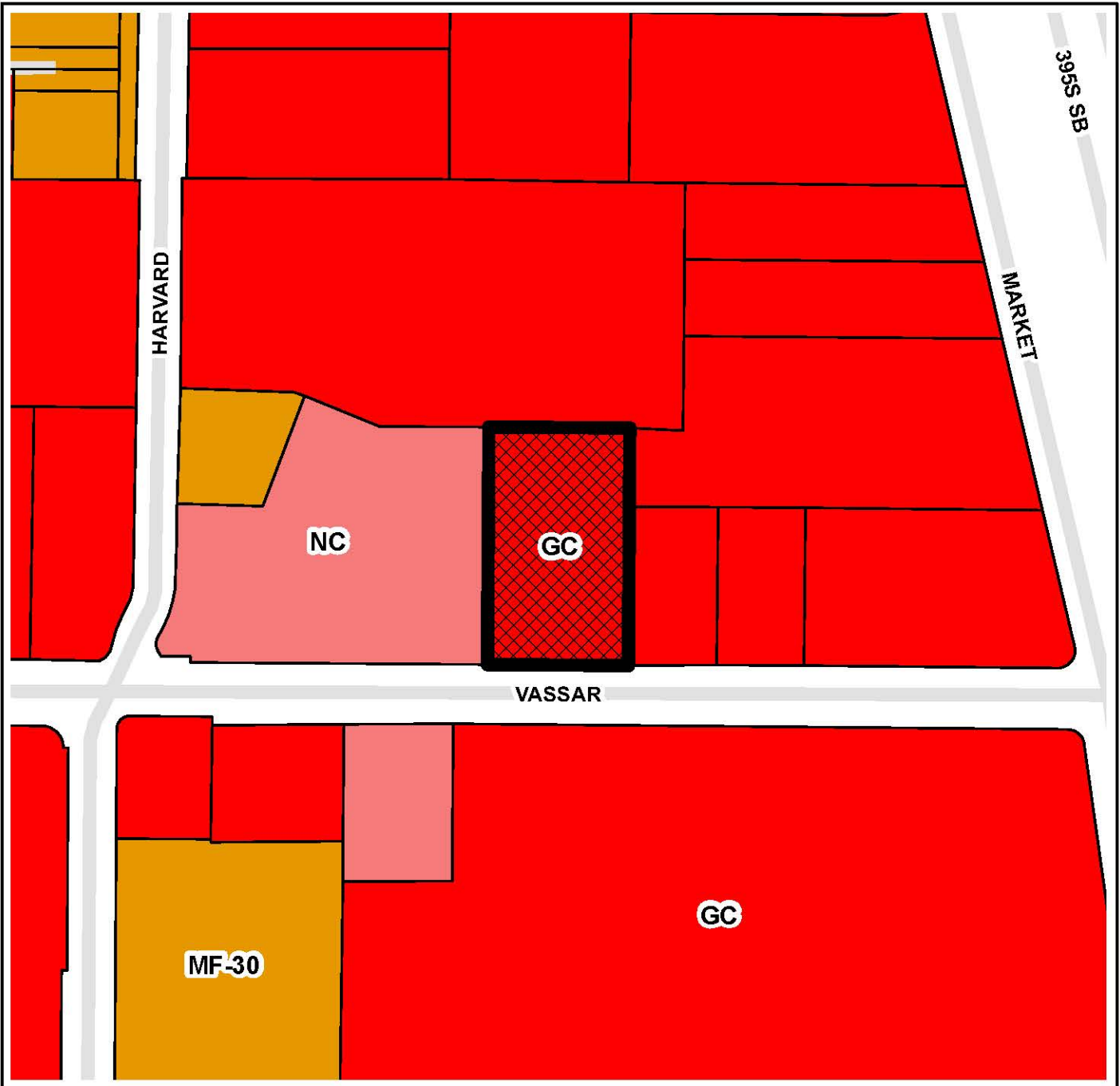
CONTAINING 43,124 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567
15506 QUICKSILVER DR.
RENO, NV 89511





LDC25-00033 (NDI Office Rezoning)



ZONING MAP AMENDMENT
FROM | ± 0.99 Acres of NC
TO | ± 0.99 Acres of GC



0 0.0125 0.025 0.05
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: January 2025