

BILL NO. \_\_\_\_

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±1.39 ACRE SITE LOCATED WEST OF THE TERMINUS OF RIVERSIDE DRIVE NORTH OF THE TRUCKEE RIVER FROM MULTI-FAMILY – 30 UNITS PER ACRE (MF-30) TO SPECIFIC PLAN DISTRICT (SPD); 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).1454 relating to a ±1.39 acre site located west of the terminus of Riverside Drive north of the Truckee River and more particularly described in the attached "Exhibit A" and rezoning said property from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD), the same to read as follows:

*Sec. 18.02.102(b).1454. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00044, thereby changing the use of land indicated therein, relating to a ±1.39 acre site located west of the terminus of Riverside Drive north of the Truckee River and more particularly described in the attached "Exhibit A", and rezoning said property from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD).*

**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.

CASE NO. LDC24-00044 (Riverside SPD)

APN NO's. 010-590-01; 010-590-02; 010-591-01; 010-591-02; 010-592-01, 02, 03, 04, 05, & 06; 010-593-01, 02, 03, 04, 05, & 06; 010-594-01, 02, 03, 04, 05, & 06; 010-595-01, 02, 03, 04, 05, & 06; 010-601-01, 02, 03, 04, 05, & 06; 010-602-01, 02, 03, & 04; 010-603-01, 02, 03, & 04 and 010-604-01

**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"**

**DESCRIPTION OF THE PROPERTY**

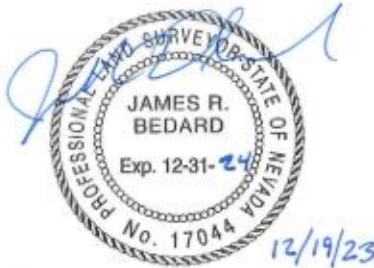
All that property lying within the exterior boundaries of RIVERSIDE DRIVE CONDOMINIUMS, recorded on June 26, 2007 in the office of the County Recorder of Washoe County, Nevada, as File No. 3547781, Tract No. 4795.

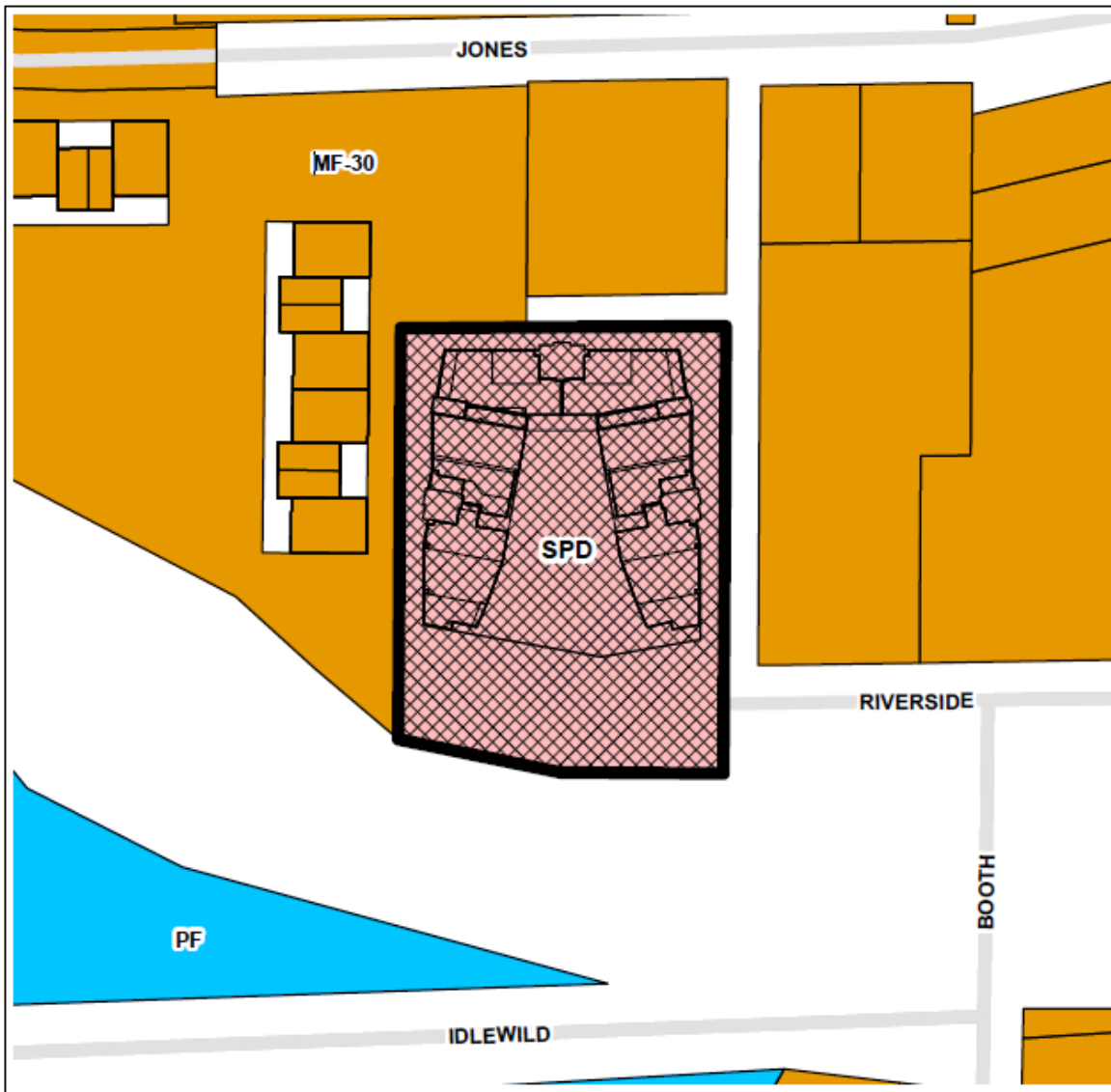
Excepting therefrom all that portion thereof, if any, lying below the natural ordinary high water line of the Truckee River.

The above description appears in that Quitclaim Deed recorded April 1, 2011 as Document No. 3989067 in the Official Records of Washoe County, Nevada.

MAPCA Surveys, Inc.  
580 Mt. Rose Street  
Reno, NV 89509  
(775) 432-2067

James R. Bedard  
PLS 17044





LDC24-00044

(Riverside SPD)



ZONING MAP AMENDMENT  
FROM:  $\pm 1.39$  Acres of MF-30  
TO:  $\pm 1.39$  Acres of SPD



0 0.005 0.01 0.02  
Miles

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Development Services  
Department

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Reno, NV 89505 www.reno.gov

Map Produced: March 2024