

BILL NO.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±3 ACRE SITE LOCATED NORTHWEST OF HOGE ROAD ±670 FEET WEST OF ITS INTERSECTION WITH MASON ROAD FROM UNINCORPORATED TRANSITION – 5 ACRES (UT-5) TO SINGLE-FAMILY RESIDENTIAL – 3 UNITS PER ACRE (SF-3); 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).1430 relating to a ±3 acre site located northwest of Hoge Road ±670 feet west of its intersection with Mason Road and more particularly described in the attached "Exhibit A" and rezoning said property from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3), the same to read as follows:

Sec. 18.02.102(b).1430. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00002, thereby changing the use of land indicated therein, relating to a ±3 acre site located northwest of Hoge Road ±670 feet west of its intersection with Mason Road and more particularly described in the attached "Exhibit A", and rezoning said property from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3).

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 (LDC23-00002 1045 Hoge Road Master Plan and Zoning Map Amendments) by the Truckee Meadows Regional Planning Agency.

CASE NO. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments)
APN NO. 082-361-16

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

APN:082-361-16

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

Township 20 North, Range 19 East, M.D.B.&M.

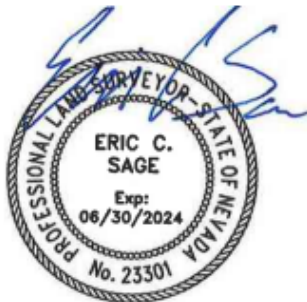
Section 27: The North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$.

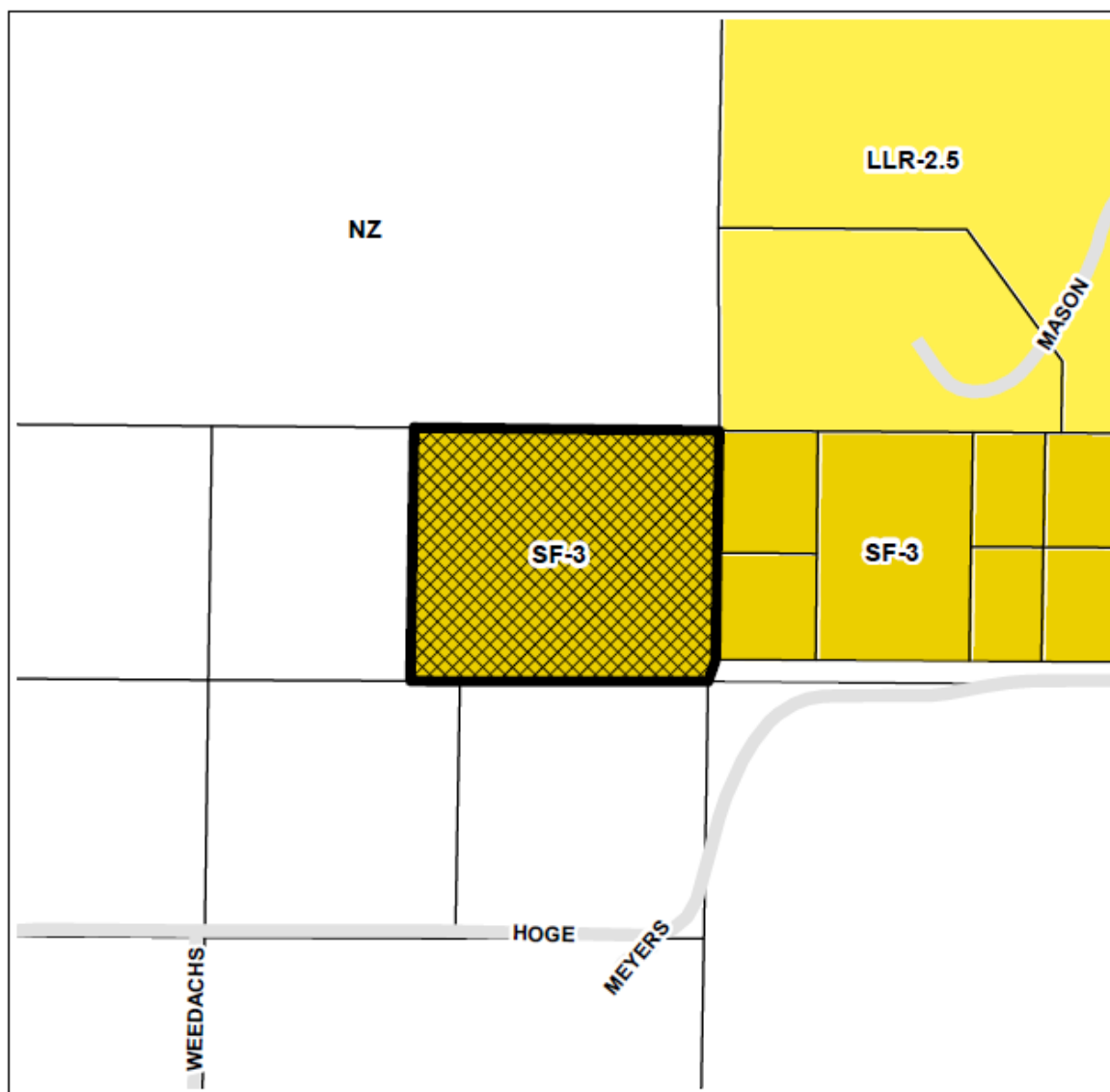
Excepting therefrom the West 264.00 Feet

Also Excepting therefrom all oil, gas and other mineral deposits


Document No. 4401922 is provided pursuant to the requirements of Section 6.NRS 111.312

Note: The above legal description was taken from document No. 5157887 recorded March 25, 2021
official records Washoe County, State of Nevada





LDC23-00002
(1045 Hoge Road Master Plan
and Zoning Map Amendments)

 **ZONING MAP AMENDMENT**
FROM | ±3 acres of NZ
TO | ±3 acres of SF-3



0 0.0125 0.025 0.05
Miles

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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: July 2022