

## **RESOLUTION NO.**

**RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN FROM ±3 ACRES OF UNINCORPORATED TRANSITION (UT) TO SINGLE-FAMILY NEIGHBORHOOD (SF). THE SITE IS GENERALLY LOCATED NORTHWEST OF HOGE ROAD ±670 FEET WEST OF ITS INTERSECTION WITH MASON ROAD AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00002. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.**

**WHEREAS**, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

**WHEREAS**, the Reno City Planning Commission, on November 17, 2022, denied Resolution No. 06-22, to amend the Land Use Plan of the Reno Master Plan attached hereto as Exhibit A, and has recommended that the Council not make the determinations required by law and adopt the proposed amendments;

**WHEREAS**, this Council has held a duly noticed public hearing on December 14, 2022 as required by NRS 278.220;

**NOW, THEREFORE, BE IT RESOLVED** by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
  - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Master Plan Amendment Case No. LDC23-00002, including changes to the Land Use Map as set forth in Exhibit A hereto, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote of the Council:

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ .

\_\_\_\_\_  
Hillary Schieve, Mayor

ATTEST:

\_\_\_\_\_  
Mikki Huntsman, City Clerk

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  $\frac{1}{4}$ .

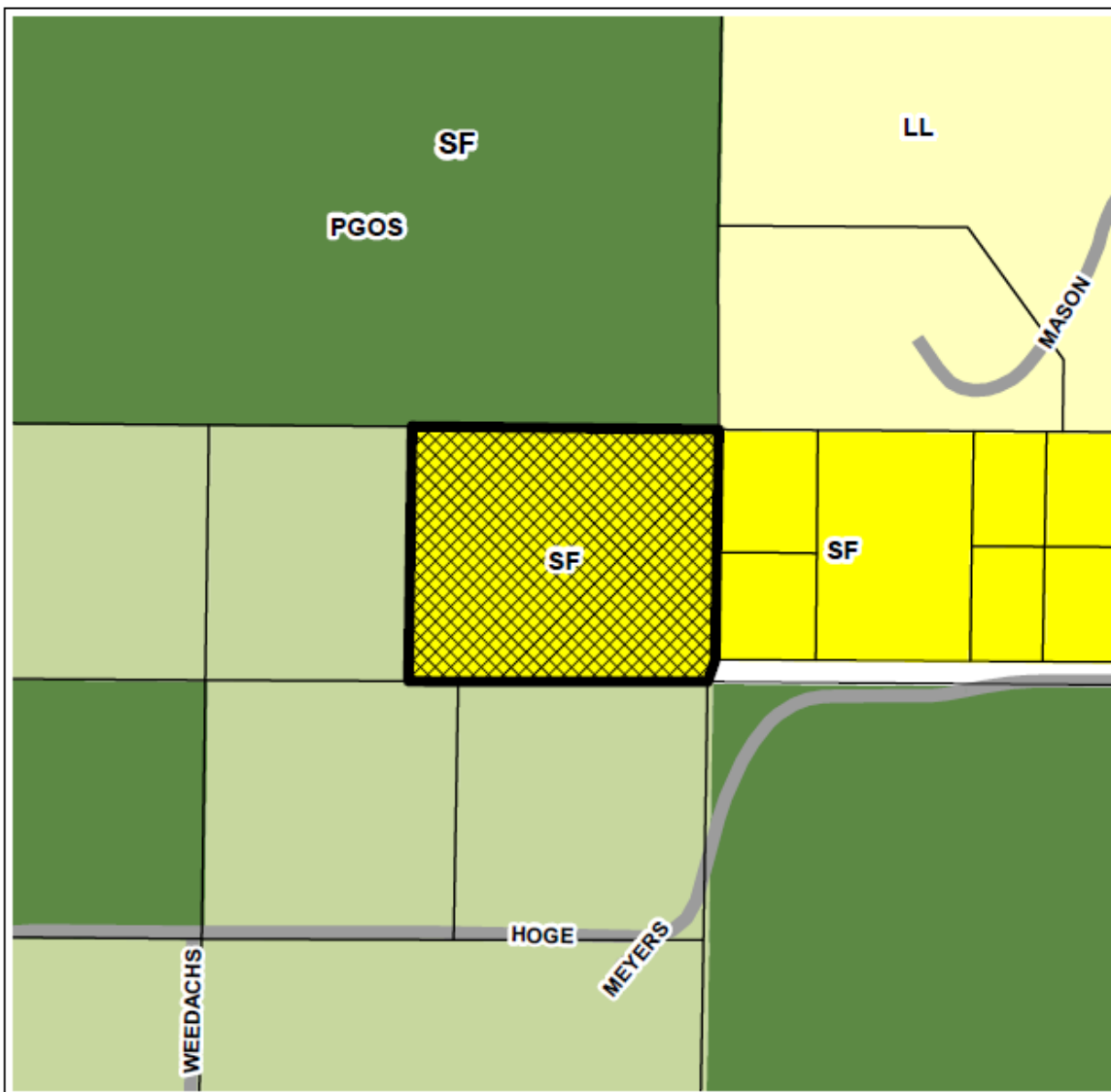
Excepting therefrom the West 264.00 Feet

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

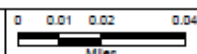
Note: The above legal description was taken from document No. 5157887 recorded March 25, 2021  
official records Washoe County, State of Nevada





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

 **MASTER PLAN AMENDMENT**  
**FROM | ±3 acres of UT**  
**TO | ±3 acres of SF**



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**Development Services**  
**Department**

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Map Produced: July 2022