

BILL NO.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±4.41 ACRE SITE LOCATED DIRECTLY NORTH OF THE INTERSECTION OF PANTHER DRIVE AND U.S. HIGHWAY 395 FROM GENERAL COMMERCIAL (GC) TO INDUSTRIAL COMMERCIAL (IC); 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).1429 relating to a ±4.41 acre site located directly north of the intersection of Panther Drive and U.S. Highway 395 and more particularly described in the attached "Exhibit A" and rezoning said property from General Commercial (GC) to Industrial Commercial (IC), the same to read as follows:

Sec. 18.02.102(b).1429. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00001, thereby changing the use of land indicated therein, relating to a ±4.41 acre site located directly north of the intersection of Panther Drive and U.S. Highway 395 and more particularly described in the attached "Exhibit A", and rezoning said property from General Commercial (GC) to Industrial Commercial (IC).

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 (LDC23-00001 Panther Valley Flex Park Master Plan and Zoning Map Amendments) by the Truckee Meadows Regional Planning Agency.

CASE NO. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)
APN NO's. 082-851-01, 082-851-02, and 082-851-03

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 FOR APN 082-851-01, 082-851-02, AND 082-851-03

A portion of land situated in the Northwest Quarter of Section 23, Township 20 North, Range 19 East, Mount Diablo Meridian, in the City of Reno, Washoe County, Nevada, and being more particularly described as follows:

PARCEL 1 (APN 082-851-01)

Parcel 1A as shown on Record of Survey No. 6077, "Record of Survey Supporting a Boundary Line Adjustment for Panther Meadows LLC & Hinson Homes LLC", filed on September 4, 2019, as Document No. 4948295, Official Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the most South and West corner of Parcel 1 as shown on Parcel Map No. 4499, "Parcel Map for RLL. LLC.", filed on January 5, 2006, as Document No. 3332390, Official Records of Washoe County, Nevada;

THENCE North 34°11'56" West 111.43 feet;

THENCE North 55°48'04" East 115.86 feet;

THENCE South 39°53'07" East 31.66 feet;

THENCE South 34°11'56" East 63.80 feet;

THENCE South 42°36'10" West 51.29 feet to a point of curvature;

THENCE along the arc of a non-tangent 918.38 foot radius curve to the right from which a radius bearing North 40°01'17" West through a central angle of 04°19'06" a distance of 69.22 feet to the POINT OF BEGINNING.

Containing 12,575 square feet of land, more or less.

PARCEL 2 (APN 082-851-02)

Parcel 2A as shown on Record of Survey No. 6077, "Record of Survey Supporting a Boundary Line Adjustment for Panther Meadows LLC & Hinson Homes LLC", filed on September 4, 2019, as Document No. 4948295, Official Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the most North and West corner of Parcel 4 as shown on Parcel Map No. 4499, "Parcel Map for RLL. LLC.", filed on January 5, 2006, as Document No. 3332390, Official Records of Washoe County, Nevada;

THENCE North 89°45'10" East 99.48 feet;

THENCE South 34°11'56" East 69.27 feet;

THENCE North 89°45'10" East 26.60 feet;

THENCE South 34°11'56" East 338.27 feet;

THENCE South 39°53'07" East 49.08 feet;

THENCE South 55°48'04" West 115.86 feet;
THENCE North 34°11'56" West 517.28 feet;
THENCE North 00°14'50" West 11.48 feet to the POINT OF BEGINNING.

Containing 53,350 square feet of land, more or less.

PARCEL 3 (APN 082-851-03):

Parcel 3A as shown on Record of Survey No. 6077, "Record of Survey Supporting a Boundary Line Adjustment for Panther Meadows LLC & Hinson Homes LLC", filed on September 4, 2019, as Document No. 4948295, Official Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the most North and East corner of Parcel 3 as shown on Parcel Map No. 4499, "Parcel Map for RLL, LLC.", filed on January 5, 2006, as Document No. 3332390, Official Records of Washoe County, Nevada;

THENCE South 00°14'50" East 244.27 feet to a point of curvature;

THENCE along the arc of a tangent 150.00 foot radius curve to the right from through a central angle of 42°51'00" a distance of 112.18 feet;

THENCE South 42°36'10" West 145.78 feet;

THENCE North 34°11'56" West 63.80 feet;

THENCE North 39°53'07" West 80.74 feet;

THENCE North 34°11'56" West 338.27 feet;

THENCE South 89°45'10" West 26.60 feet;

THENCE North 34°11'56" West 69.27 feet;

THENCE North 89°45'10" East 480.52 feet to the POINT OF BEGINNING.

Containing 2.90 acres of land, more or less.

BASIS OF BEARING:

Identical to that of Record of Survey No. 6077, "Record of Survey Supporting a Boundary Line Adjustment for Panther Meadows LLC & Hinson Homes LLC", filed on September 4, 2019, as Document No. 4948295, Official Records of Washoe County, Nevada.


Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505





LDC23-00001
(Panther Valley Flex Park Master Plan
and Zoning Map Amendments)

 **ZONING MAP AMENDMENT**
FROM | ±4.41 acres of GC
TO | ±4.41 acres of IC

