

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±0.16 ACRE SITE LOCATED DIRECTLY NORTH OF CRAMPTON STREET ±170 FEET EAST OF ITS INTERSECTION WITH WELLS AVENUE FROM MULTI-FAMILY RESIDENTIAL – 14 UNITS PER ACRE/ WELLS AVENUE NEIGHBORHOOD PLAN (MF-14/WANP) TO GENERAL COMMERCIAL/ WELLS AVENUE NEIGHBORHOOD PLAN (GC/WANP); 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).1434 relating to a ±0.16 acre site located directly north of Crampton Street ±170 feet east of its intersection with Wells Avenue and more particularly described in the attached "Exhibit A" and rezoning said property from Multi-Family Residential – 14 units per acre/ Wells Avenue Neighborhood Plan (MF-14/WANP) to General Commercial/ Wells Avenue Neighborhood Plan (GC/WANP), the same to read as follows:

Sec. 18.02.102(b).1434. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00023, thereby changing the use of land indicated therein, relating to a ±0.16 acre site located directly north of the intersection of Crampton Street ±170 feet east of its intersection with Wells Avenue and more particularly described in the attached "Exhibit A", and rezoning said property Multi-Family Residential – 14 units per acre/ Wells Avenue Neighborhood Plan (MF-14/WANP) to General Commercial/ Wells Avenue Neighborhood Plan (GC/WANP).

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 (LDC23-00023 - 455 Crampton Street Master Plan and Zoning Map Amendments) by the Truckee Meadows Regional Planning Agency.

CASE NO. LDC23-00023 (455 Crampton Street Master Plan and Zoning Map Amendments)
APN NO's. 013-165-10

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:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTHWEST (NW) 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 19 EAST IN THE CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9, IN BLOCK "15" OF BURKES ADDITION, RENO, NEVADA, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON JULY 1ST, 1907, TRACT MAP NO. 7.

APN 013-165-10

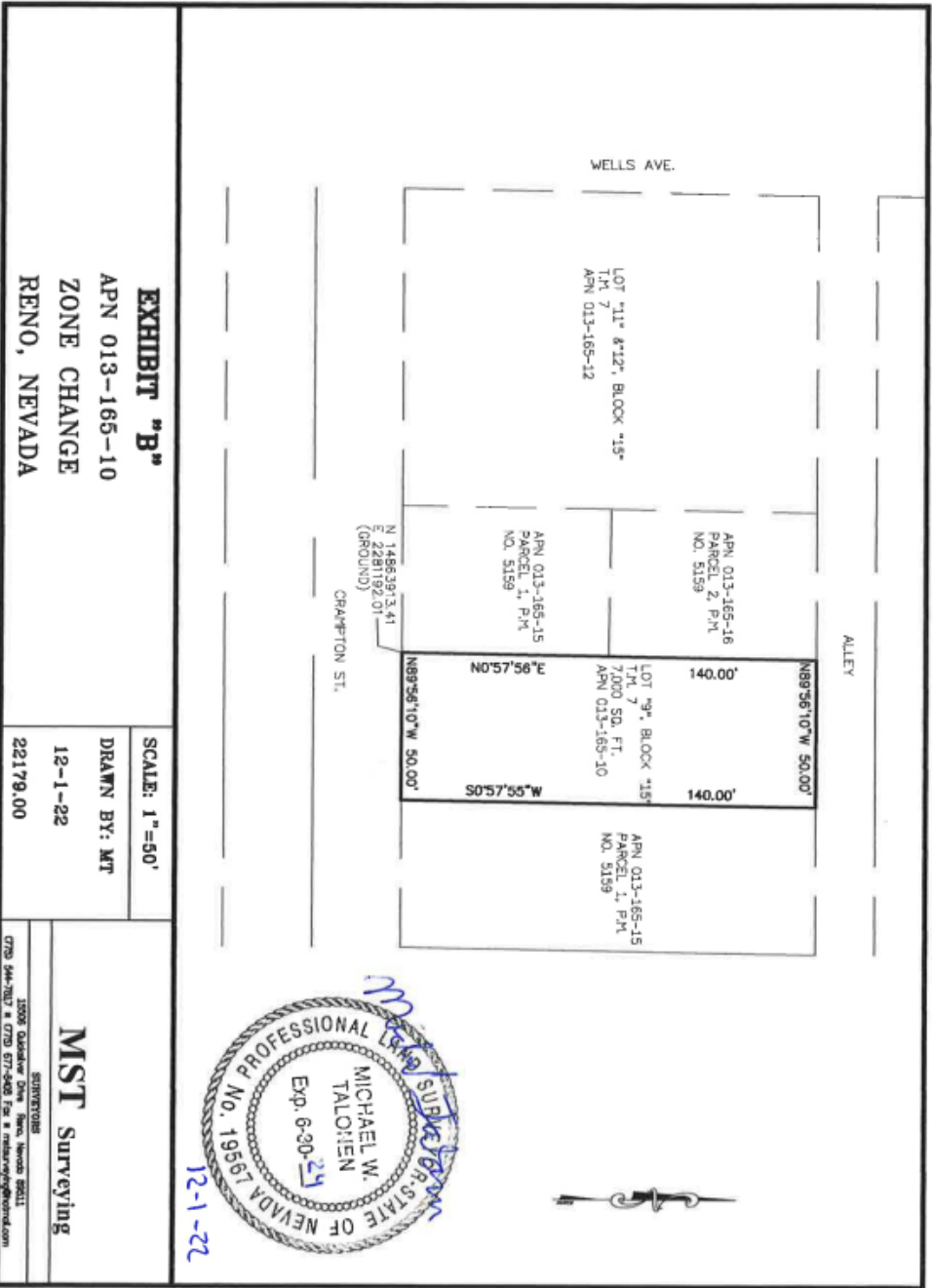
CONTAINING 7,000 SQUARE FEET, MORE OR LESS.

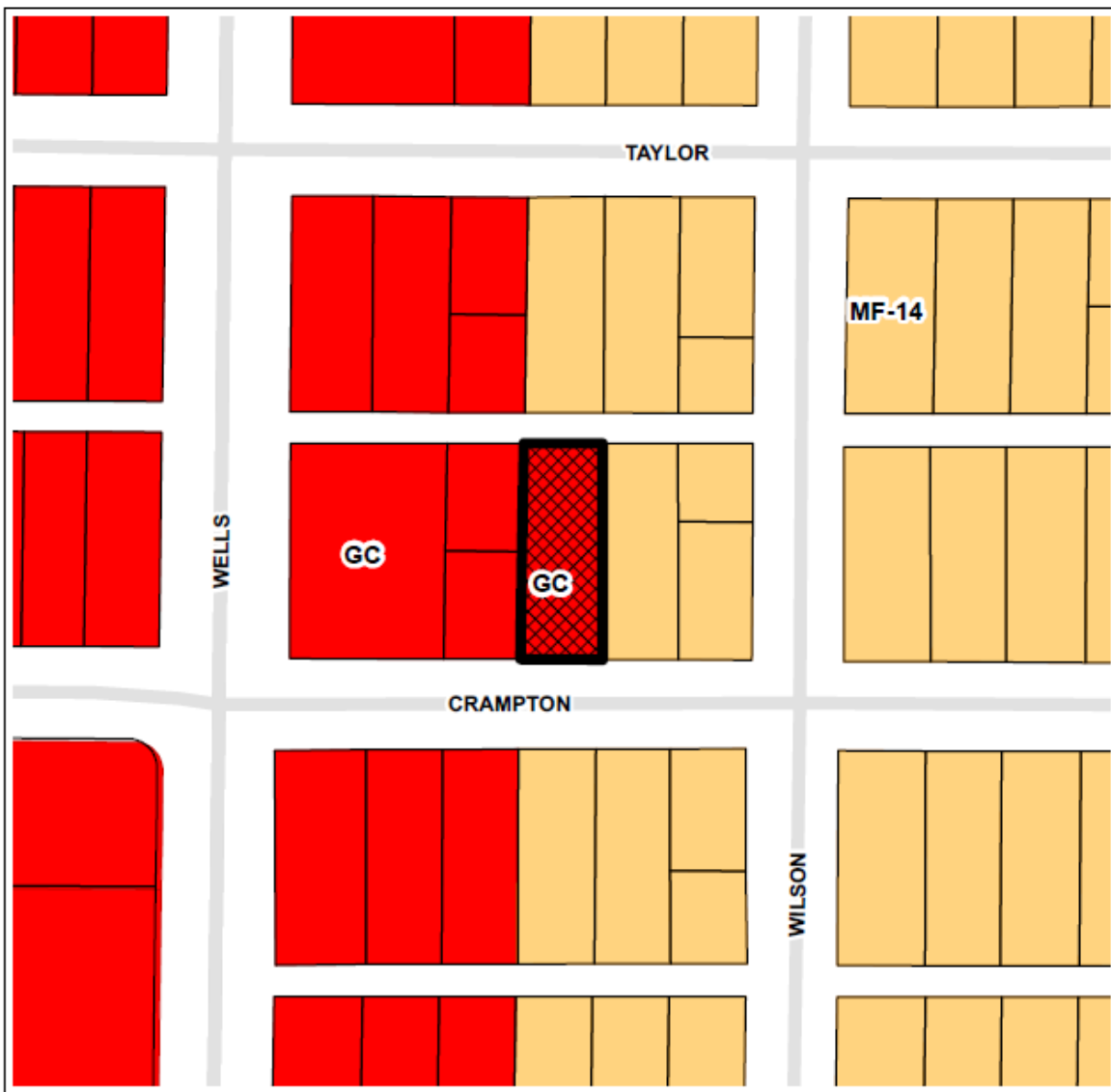
BASIS OF BEARINGS:

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


MICHAEL TALONEN, P.L.S. 19567







LDC23-00023
(455 Crampton Street Master Plan
Amendment/Zoning Map Amendment)

 **ZONING MAP AMENDMENT**
FROM | ±0.16 Acres of MF-14
TO | ±0.16 Acres of GC



0 0.005 0.01 0.02
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: October 2022