

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING DISTRICTS," 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).**

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 \_\_\_\_\_, 2023 by the following vote of the Council:

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

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
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.

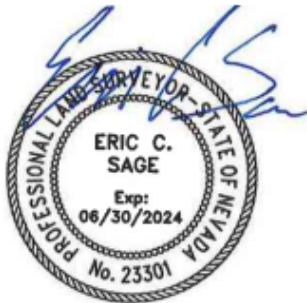
Section 27: The North  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

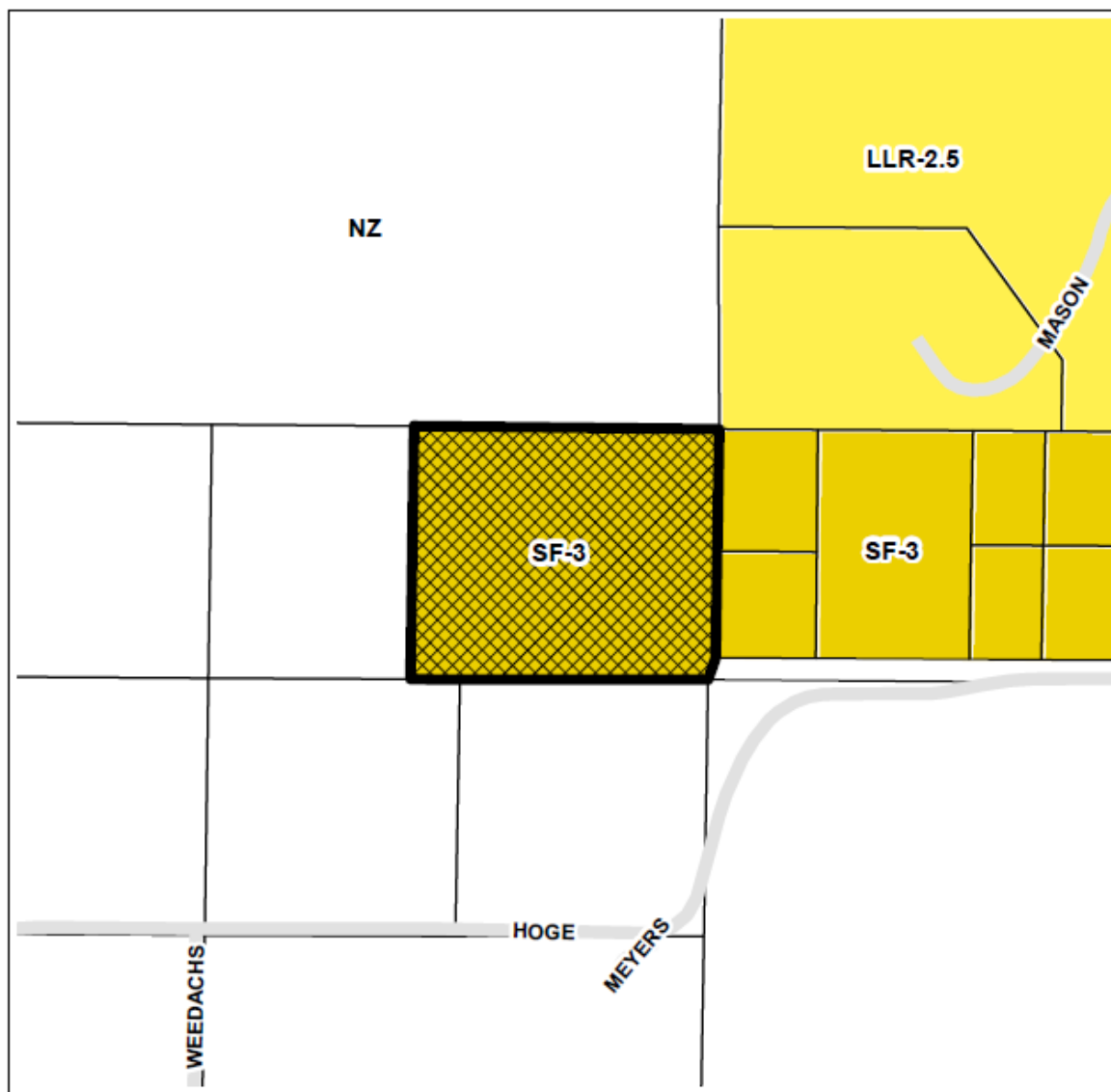
Excepting therefrom the West 264.00 Feet

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

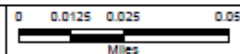
Note: The above legal description was taken from document No. 5157887 recorded March 25, 2021  
official records Washoe County, State of Nevada





**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**



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**Development Services**  
**Department**

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Map Produced: July 2022