

BILL NO. 7236

ORDINANCE NO. _____

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±1.0 ACRE SITE LOCATED ON THE WEST SIDE OF WARREN WAY APPROXIMATELY ±425 FEET SOUTH OF ITS INTERSECTION WITH WEST MOANA LANE, FROM SINGLE-FAMILY RESIDENTIAL – 3 UNITS PER ACRE (SF-3) TO MULTI-FAMILY RESIDENTIAL – 14 UNITS PER ACRE (MF-14); 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).1436 relating to a ±1.0 acre subject site located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane and more particularly described in the attached "Exhibit A" and rezoning said property from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14), the same to read as follows:

Sec. 18.02.102(b).1436. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00029, thereby changing the use of land indicated therein, relating to a ±1.0 acre subject site located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane and more particularly described in the attached "Exhibit A" and rezoning said property from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14).

CASE NO. LDC23-00029 (3655 Warren Way Rezoning)
APN NO. 024-121-04

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.

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 _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

**LEGAL DESCRIPTIONS FOR
ZONE CHANGE**

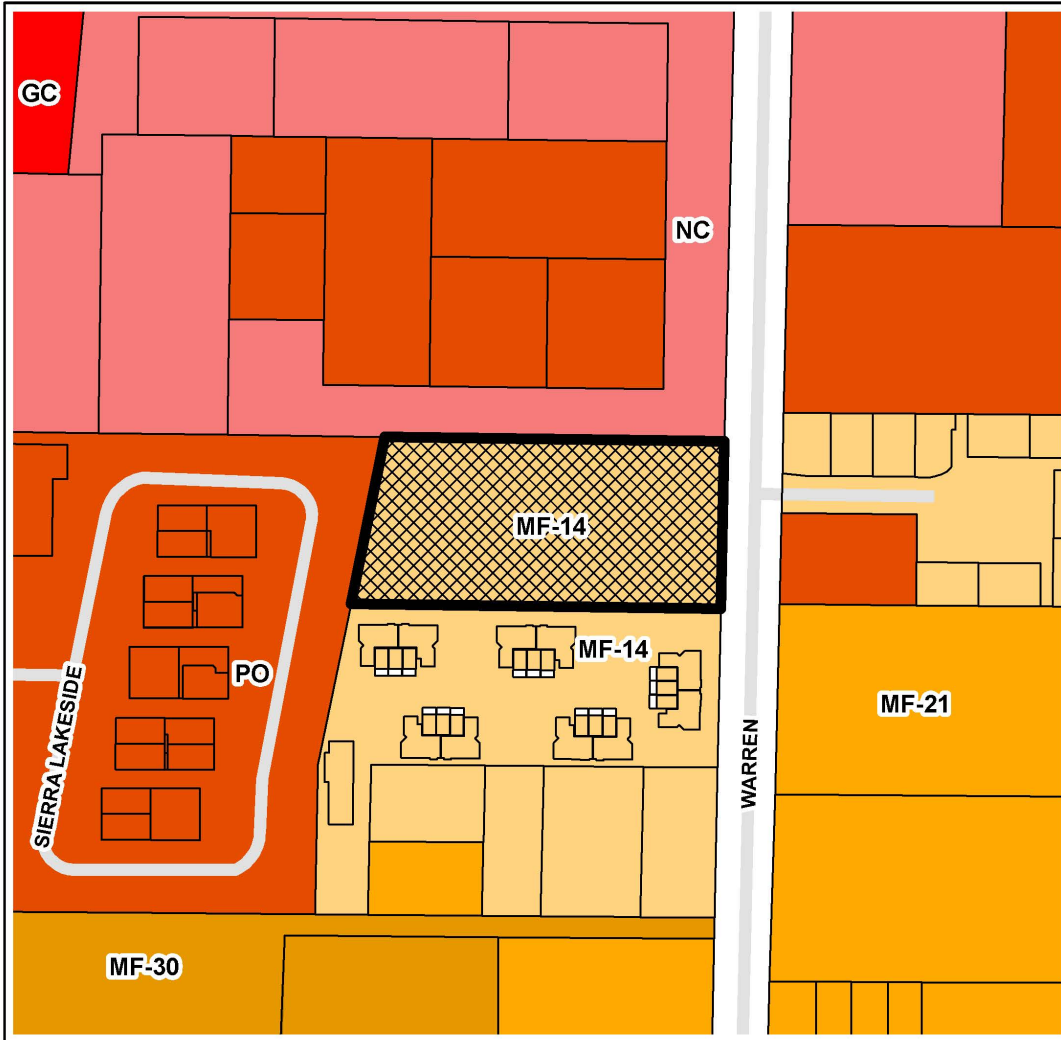
All that certain real property situate within the Northwest One-Quarter (NW 1/4) of Section Twenty-Five (25), Township Nineteen (19) North, Range Nineteen (19) North, Mount Diablo Base and Meridian, City of Reno, Washoe County, State of Nevada, being more particularly described as follows:

BEING the parcel of land described in Document No. 5242325 recorded October 27, 2021 in the Official Records of Washoe County, Nevada.

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436



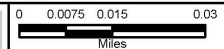
Daniel A. Bigrigg P.L.S.
Nevada Certificate No. 19716



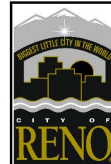
LDC23-00029
(3655 Warren Way
Zoning Map Amendment)



ZONING MAP AMENDMENT
FROM | ±1 Acres of SF-3
TO | ±1 Acres of MF-14



The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. 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: January 2023