

RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN FROM ±80.22 ACRES OF UNINCORPORATED TRANSITION (UT) TO ±14.0 ACRES OF SINGLE FAMILY NEIGHBORHOOD (SF) AND ±66.22 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS). THE ±88.22 ACRE SITE IS GENERALLY LOCATED 1,400 FEET EAST OF THE EASTERN TERMINUS OF MINE SHAFT DRIVE AND FURTHER DESCRIBED IN PLANNING IN CASE NO. LDC21-00034 (CANYON'S EDGE).

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 June 15, 2022, approved Resolution No. 03-22, adopting the amendments to the Land Use Plan of the Reno Master Plan attached hereto as Exhibit A, and has recommended that the Council make the determinations required by law and approve the proposed amendments;

WHEREAS, this Council has held a duly noticed public hearing on July 27, 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 Case No. LDC21-00034 (Canyon's Edge) including changes to the Land Use Map as set forth in Exhibit A hereto, and amends the Resolution 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 by Councilmember _____, and seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2022, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2022.

HILLARY SCHIEVE
MAYOR

ATTEST:

MIKKI HUNTSMAN
CITY CLERK

EXHIBIT A

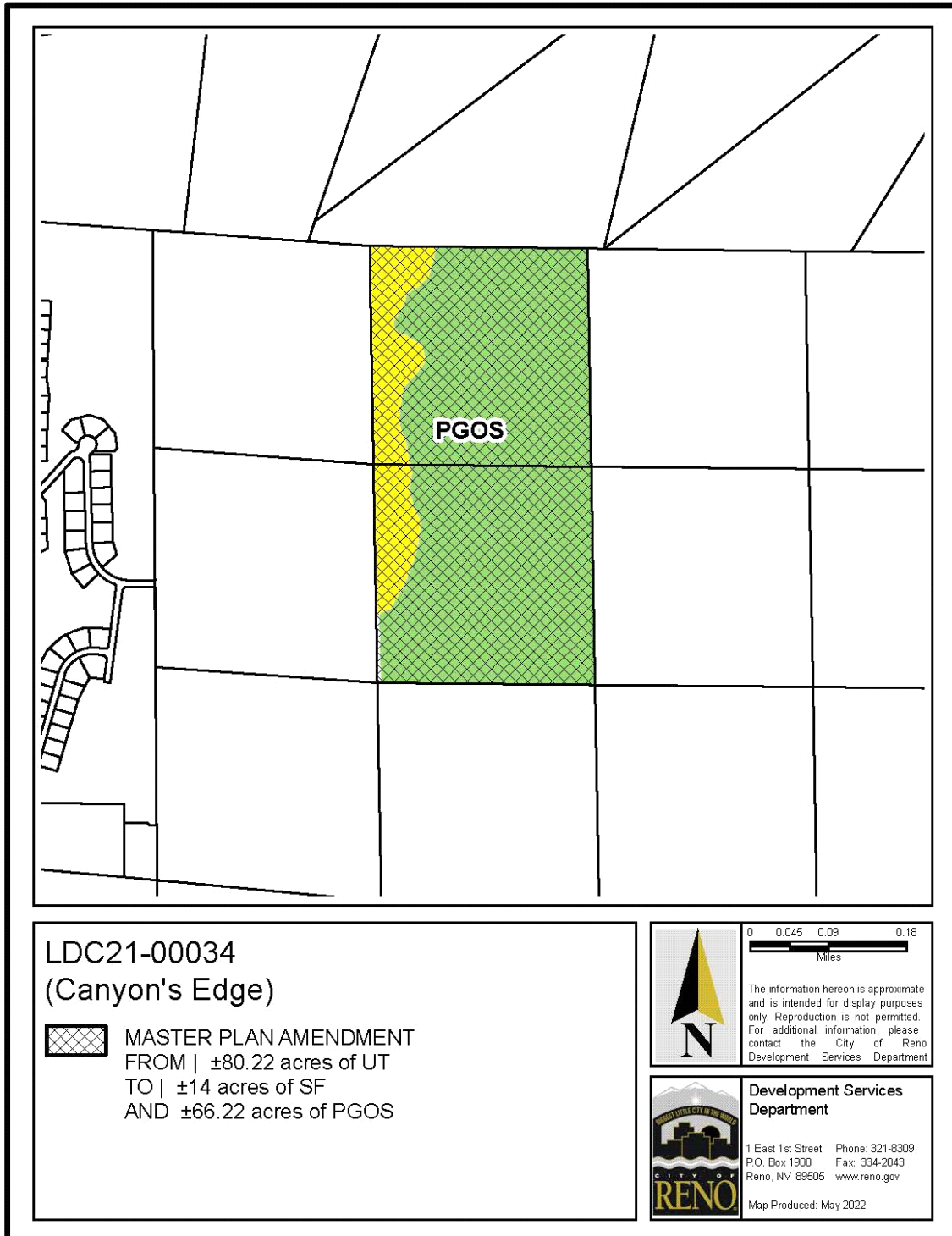




EXHIBIT "A"

PARCEL APN 016-720-01:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

NW 1/4 OF NW 1/4, SECTION 13, T19N, R20E, M.D.B. & M. SHOWN AS LOT 410W AS SHOWN ON THAT CERTAIN AMENDED DIVISION OF LAND MAP, RECORDED OCTOBER 19, 1977 UNDER FILING NO. 493440, OFFICIAL RECORDS.

CONTAINING AN AREA OF 40.00 ACRES FEET OF LAND, MORE OR LESS.

BASIS OF BEARINGS FOR THIS SURVEY BEING THE SAME AS DOCUMENT NO. 493440 OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

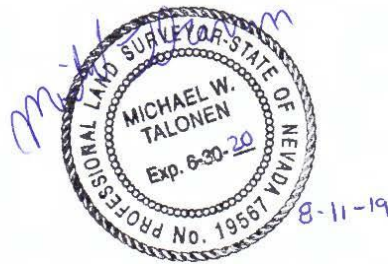




EXHIBIT "A"

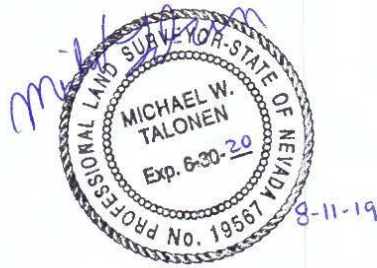
PARCEL APN 016-720-16:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

SW 1/4 OF NW 1/4, SECTION 13 T19N, R20E, M.D.B. & M. SHOWN AS LOT 405W AS SHOWN ON THAT CERTAIN AMENDED DIVISION OF LAND MAP, RECORDED OCTOBER 19, 1977 UNDER FILING NO. 493440, OFFICIAL RECORDS.

CONTAINING AN AREA OF 40.00 ACRES FEET OF LAND, MORE OR LESS.

BASIS OF BEARINGS FOR THIS SURVEY BEING THE SAME AS DOCUMENT NO. 493440 OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THE SURVEY BEING THE SURVEY AS SHOWN ON THE PLAT OF THE CITY OF RENO, NEVADA, IN THE STATE OF NEVADA, COUNTY OF WASHOE COUNTY, NEVADA.

- REFERENCES**
1. LAND MAP NO. 25 FILE NO. 481460.
 2. PARCEL MAP NO. 4818 FILE NO. 335204.

SURVEYOR'S CERTIFICATE

I, JAMES DOLAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THE MAP CORRECTLY REPRESENTS THE LAND PROPOSED FOR ANNEXATION TO THE CITY OF RENO.
2. THE LAND SHOWN LIES WITHIN THE NORTHWEST AND ONE QUARTER (1/4) OF SECTION 11, T18N, R02E, N04E.

MOORE, TADEN (P.S.) 1987



DATE 8-18-2014

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS ____ DAY OF _____, 2014.

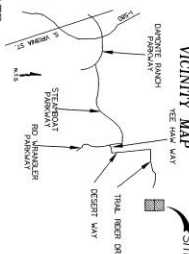
ORDINANCE NO. _____

PAYOR _____

ATTEST: CITY CLERK _____

DATE _____

VICINITY MAP



PETITIONER'S CERTIFICATE

THE UNDERSIGNED, BEING THE OWNERS OF THE TRACTS OF LAND SHOWN HEREON, HEREBY CONSENT TO THE PROPOSED ANNEXATION TO THE CITY OF RENO, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA REVISED STATUTES, CHAPTER 269.670.

VERMILION, K.S. LLC

JAMES DOLAN

DATE _____

STATE OF NEVADA) S.S.

DATE _____

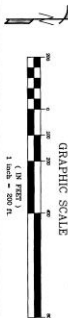
ON THIS ____ DAY OF _____, 2014, JAMES DOLAN, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN THE STATE OF NEVADA, AND REQUESTED THAT I ACT AS A WITNESS AND AFFIX MY OFFICIAL SEAL TO THE ABOVE INSTRUMENT. I HAVE DONE SO IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DAY AND DATE FIRST ABOVE WRITTEN.

LEGAL DESCRIPTION

PARCEL APN 016-720-01:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:
NW 1/4 OF NW 1/4 SECTION 11, T18N, R02E, N04E, AS SHOWN AS LOT 4004 AS SHOWN ON THAT CERTAIN AMENDED DIVISION OF LAND MAP, RECORDED OCTOBER 15, 1977 UNDER FILE NO. 481460, OFFICIAL RECORDS, CONTAINING AN AREA OF 40.00 ACRES FEET OF LAND, MORE OR LESS.
PARCEL APN 016-720-16:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:
SW 1/4 OF NW 1/4 SECTION 11, T18N, R02E, N04E, AS SHOWN AS LOT 4005 AS SHOWN ON THAT CERTAIN AMENDED DIVISION OF LAND MAP, RECORDED OCTOBER 15, 1977 UNDER FILE NO. 481460, OFFICIAL RECORDS, CONTAINING AN AREA OF 40.00 ACRES FEET OF LAND, MORE OR LESS.

NOTES

1. THE PROPERTY IS WITHIN THE SOUTH TRUCKEE NEIGHBORHOOD WATER RECLAMATION FACILITY SERVICE AREA AND EXISTING CITY OF RENO PUBLIC SEWER IS AVAILABLE IN THE SHUT DRIVE.
2. ACCESS TO THE SITE IS VIA THE SHUT DRIVE WHICH IS A CITY OF RENO PUBLIC ROADWAY.
3. THE SURVEY WAS CORRELATED FROM RECORD INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.



MAP TO SUPPORT PETITION FOR ANNEXATION OF CERTAIN LAND TO THE CITY OF RENO, NEVADA PREPARED FOR THE VERMILION, K.S. LLC.

SITUATE IN THE NW 1/4 OF SECTION 11, T18N, R02E, N04E

WASHOE COUNTY SHEET 1 OF 1

MST Surveying

100% GUARANTEE OF ACCURACY
100% SATISFACTION GUARANTEE
100% COMPLIANCE WITH ALL APPLICABLE REGULATIONS
100% COMPLIANCE WITH ALL APPLICABLE STANDARDS

PETITIONER

APN 016-720-01 AREA 40 AC. VIRGINIA 405 LLC
APN 016-720-16 AREA 40 AC. VIRGINIA 405 LLC
TOTAL AREA = 80 AC.

Resolution No. 03-22

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. LDC21-00034 (CANYON'S EDGE) FROM ±80.22 UNINCORPORATED TRANSITION (UT) TO ±14 ACRES OF SINGLE-FAMILY NEIGHBORHOOD (SF) AND ±66.22 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS), AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL. THE ±80.22 ACRES SITE IS LOCATED APPROXIMATELY 1,400 FEET EAST OF THE EASTERN TERMINUS OF MINE SHAFT DRIVE. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF AN ASSOCIATED ANNEXATION AND CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.230 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.230) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on June 15, 2022, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC21-00034 (Canyon's Edge), (hereafter referred to as "the Amendments") are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
- 2. That the Planning Commission recommends that the City Council make the determination

that with the Amendments, the City of Reno Master Plan will continue to serve as:

- (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to annexation of the site and conformance review of the Regional Planning Commission.

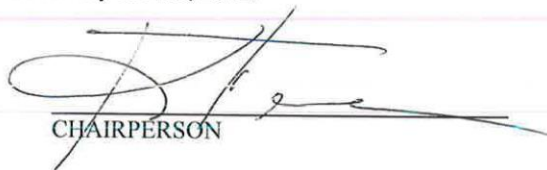
Upon motion of Commissioner Johnson, seconded by Commissioner Velto, the foregoing Resolution was passed and adopted this 15th day of June, 2022, by the following vote of the Commission:

AYES: Gower, Johnson, Taylor, Velto, Villanueva

NAYS: None

ABSTAIN: None ABSENT: Drakulich, Munoz

APPROVED this 15th day of June, 2022.


CHAIRPERSON

ATTEST:


PLANNING MANAGER
RECORDING SECRETARY