

BILL NO.

ORDINANCE NO.

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±2.0 ACRE SITE LOCATED NORTHEAST OF THE TERMINUS OF ALLEN GLEN DRIVE FROM LARGE LOT RESIDENTIAL – 1 ACRE MINIMUM (LLR-1) TO MULTI-FAMILY – 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).1424 relating to a ±2.0 acre subject site located northeast of the terminus of Allen Glen Drive and more particularly described in the attached "Exhibit A" and rezoning said property from Large Lot Residential – 1 acre minimum (LLR-1) to Multi-Family – 14 units per acre (MF-14), the same to read as follows:

Sec. 18.02.102(b).1424. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC22-00069, thereby changing the use of land indicated therein, relating to a ±2.0 acre subject site is located northeast of the terminus of Allen Glen Drive and more particularly described in the attached "Exhibit A," and rezoning said property from Large Lot Residential – 1 acre minimum (LLR-1) to Multi-Family – 14 units per acre (MF-14).

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.

CASE NO. LDC22-00069 (Allen Glen Drive Zoning Map Amendment)
APN NO. 001-271-02 & 001-271-03

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:

EXHIBIT A

LEGAL DESCRIPTION

ZONE CHANGE (APN 001-271-02):

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

BEGINNING AT THE NORTHERLY CORNER COMMON TO COMMON AREA PARCEL 1 & COMMON ARE PARCEL 2, AS SHOWN ON THE OFFICIAL PLAT OF PINION PINES SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, RECORDED FEBRUARY 8TH, 2007, AS DOCUMENT NO. 3496246, TRACT MAP NO. 4742.

THENCE NORTH 00°01'44" WEST A DISTANCE OF 440.00 FEET;

THENCE SOUTH 89°36'03" EAST A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00°01'44" EAST A DISTANCE OF 440.00 FEET;

THENCE NORTH 89°36'42" WEST A DISTANCE OF 100.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

CONTAINING 44,001 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

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

MICHAEL TALONEN, P.L.S. 19567



EXHIBIT A
LEGAL DESCRIPTION

ZONE CHANGE (APN 001-271-03):

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

BEGINNING AT THE NORTHERLY CORNER COMMON TO COMMON AREA PARCEL 1 & COMMON ARE PARCEL 2, AS SHOWN ON THE OFFICIAL PLAT OF PINION PINES SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, RECORDED FEBRUARY 8TH, 2007, AS DOCUMENT NO. 3496246, TRACT MAP NO. 4742.

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THENCE NORTH 00°01'44" WEST A DISTANCE OF 440.00 FEET;

THENCE SOUTH 89°36'03" EAST A DISTANCE OF 100.00 FEET;

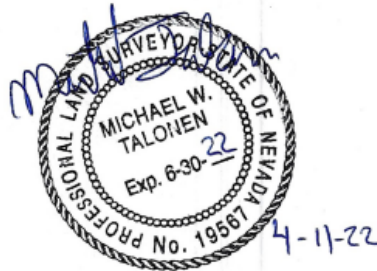
THENCE SOUTH 00°01'44" EAST A DISTANCE OF 440.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

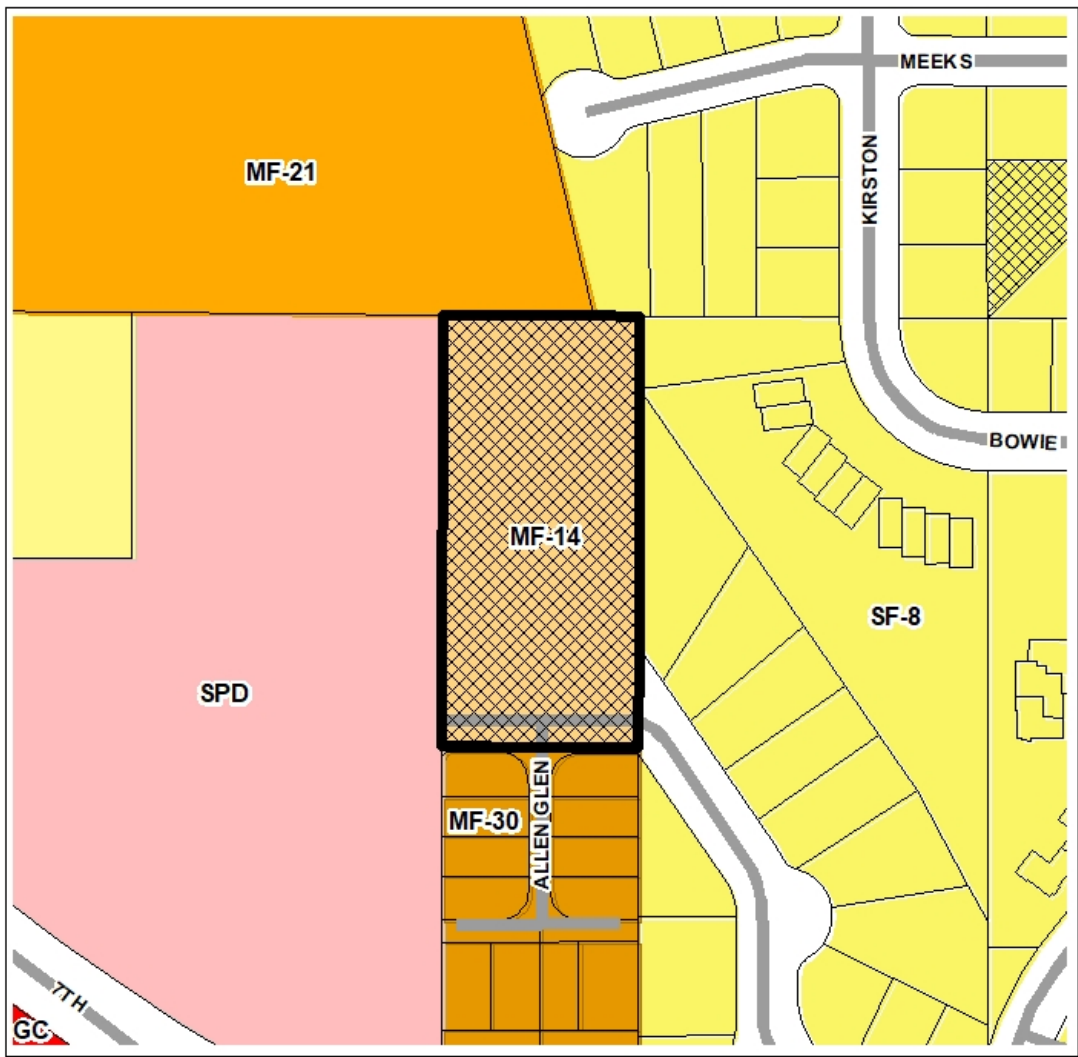
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BASIS OF BEARINGS:


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MICHAEL TALONEN, P.L.S. 19567





LDC22-00069
(Allen Glen Drive Zoning Map Amendment)

 **ZONING MAP AMENDMENT**
 FROM | ±2.0 Acres of LLR-1
 TO | ±2.0 Acres of MF-14



0 0.0075 0.015 0.03
Miles

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: 321-6309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

Map Produced: July 2022