

RESOLUTION NO. _____

RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN FROM ±80.0 ACRES OF UNINCORPORATED TRANSITION (UT) TO ±17 ACRES OF SINGLE-FAMILY NEIGHBORHOOD (SF) AND ±63 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS). THE SITE IS GENERALLY LOCATED ±350 FEET SOUTHEAST OF THE INTERSECTION OF CLAIM JUMPER WAY AND TELLURIUM MINE DRIVE, AND DIRECTLY EAST OF THE TRUCKEE MEADOWS WATER AUTHORITY (TMWA) RESERVOIR TANK AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00021. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.

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 September 6, 2023, approved Resolution No. 03-23, 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 adopt the proposed amendments;

WHEREAS, this Council has held a duly noticed public hearing on October 25, 2023 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 Master Plan Amendment Case No. LDC23-00021, including changes to the Land Use Map as set forth in Exhibit A hereto, and amends Resolution No. 8475 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 of Councilmember _____, seconded by Councilmember _____, the foregoing Resolution was passed and adopted this 25th day of October 2023, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this 25th day of October 2023

Hillary Schieve, Mayor

ATTEST:

Mikki Huntsman, City Clerk

EXHIBIT A

LEGAL DESCRIPTION **For** **Master Plan Area 1**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being a portion of Lot 389W as shown on Amended Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada being more particularly described as follows:

BEGINNING at the East One-Quarter (1/4) corner of said Section 14, being the Northeast corner of said Lot 389W;

THENCE departing said common corner and along the East line of said Section 14 and the East line of said Lot 389W, South $01^{\circ}03'02''$ East, 489.75 feet;

THENCE departing said common boundary and along the following seven (7) courses:

- 1) North $89^{\circ}37'00''$ West, 146.20 feet;
- 2) North $01^{\circ}34'50''$ West, 172.29 feet;
- 3) North $49^{\circ}12'57''$ West, 54.25 feet;
- 4) North $78^{\circ}34'44''$ West, 63.82 feet;
- 5) North $02^{\circ}48'55''$ West, 101.50 feet;
- 6) North $30^{\circ}57'35''$ West, 102.79 feet;
- 7) North $03^{\circ}52'11''$ East, 100.16 feet to the East-West center section line of said Section 14, being the North boundary of said Lot 389W;

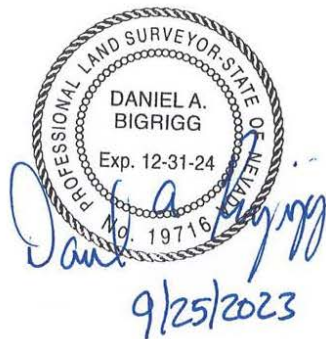
THENCE along said East-West center section line and said North boundary South $85^{\circ}56'22''$ East, 297.44 feet to the **POINT OF BEGINNING**.

Containing 2.55 acres of land more or less.

The basis of bearings for this description is Nevada State Plane, West Zone, North American Datum of 1983/1994 HARN.

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

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



LEGAL DESCRIPTION

**For
Master Plan Area 2**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being a portion of Lot 389W as shown on Amended Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada being more particularly described as follows:

BEGINNING at the East One-Quarter (1/4) corner of said Section 14 being the Northeast corner of said Lot 389W;

THENCE departing said common corner and along the East-West center section line of said Section 14 and the North boundary of said Lot 389W, North $85^{\circ}56'22''$ West, 528.18 feet to the **POINT OF BEGINNING**;

THENCE departing said common boundary and along the following six (6) courses:

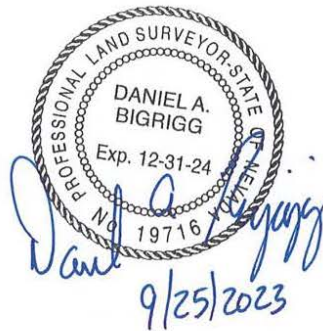
- 1) South $01^{\circ}41'30''$ West, 152.61 feet;
- 2) South $87^{\circ}25'34''$ West, 207.47 feet;
- 3) North $52^{\circ}35'32''$ West, 42.82 feet;
- 4) North $23^{\circ}28'08''$ West, 63.29 feet;
- 5) North $08^{\circ}21'56''$ West, 50.30 feet;
- 6) North $04^{\circ}46'18''$ West, 48.24 feet to the aforementioned East-West center section line of said Section 14 and said North boundary of Lot 389W;

THENCE along said common boundary South $85^{\circ}56'22''$ East, 283.03 feet to the **POINT OF BEGINNING**.

Containing 43,914 square feet of land more or less.

The basis of bearings for this description is Nevada State Plane, West Zone, North American Datum of 1983/1994 HARN.

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



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

LEGAL DESCRIPTION
For
Master Plan Area 3

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being a portion of Lot 389W as shown on Amended Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada being more particularly described as follows:

COMMENCING at the East One-Quarter (1/4) corner of said Section 14 being the Northeast corner of said Lot 389W;

THENCE departing said common corner, South 38°06'01" West, 767.28 feet to the **POINT OF BEGINNING**;

THENCE along the following six (6) courses:

- 1) South 37°30'50" East, 188.64 feet;
- 2) South 26°25'14" East, 191.41 feet;
- 3) South 55°00'08" West, 148.44 feet;
- 4) North 33°46'21" West, 218.88 feet;
- 5) North 30°51'05" West, 168.19 feet;
- 6) North 58°20'10" East, 152.12 to the **POINT OF BEGINNING**.

Containing 61,876 square feet of land more or less.

The basis of bearings for this description is Nevada State Plane, West Zone, North American Datum of 1983/1994 HARN.

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



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

LEGAL DESCRIPTION
For
Master Plan, Area 4

All that certain real property situate within the Southeast One-Quarter (SE 1/4) of the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being a portion of Lot 386W as shown on Amended Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 14 being the Southeast corner of said Lot 386W;

THENCE departing said common corner, North 27°27'09" West, 791.02 feet to the **POINT OF BEGINNING**;

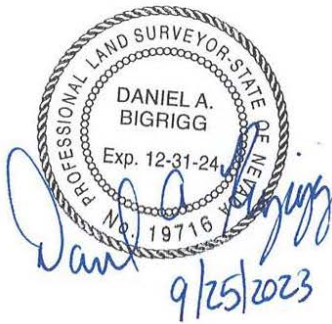
THENCE along the following nine (9) courses:

- 1) North 47°44'50" West, 47.14 feet;
- 2) North 39°58'03" West, 43.81 feet;
- 3) North 37°48'32" West, 74.24 feet;
- 4) North 22°22'31" East, 76.44 feet;
- 5) North 51°01'33" East, 76.71 feet;
- 6) South 62°54'42" East, 77.22 feet;
- 7) South 14°59'42" East, 124.05 feet;
- 8) South 00°42'51" East, 29.82 feet;
- 9) South 54°30'25" West, 99.98 feet to the **POINT OF BEGINNING**.

Containing 29,351 square feet of land more or less.

The basis of bearings for this description is Nevada State Plane, West Zone, North American Datum of 1983/1994 HARN.

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



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

LEGAL DESCRIPTION

For Master Plan Area 5

All that certain real property situate within the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being portions of Lot 389W and Lot 386W as shown on Amended Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 389W, being the Northwest corner of said Lot 386W;

THENCE departing said common corner and along the West boundary of said Lot 389W, North 00°24'58" West, 155.94 feet to the **POINT OF BEGINNING**;

THENCE continuing along said West boundary, North 00°24'58" West, 642.12 feet;

THENCE departing said West boundary and along the following thirty-four (34) courses:

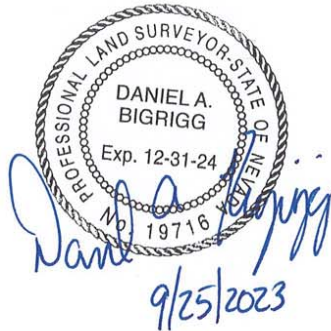
- 1) South 54°26'29" East, 45.51 feet;
- 2) South 48°55'32" East, 53.05 feet;
- 3) South 45°34'16" East, 63.15 feet;
- 4) South 51°03'29" East, 74.39 feet;
- 5) South 57°17'33" East, 164.51 feet;
- 6) South 29°55'04" East, 106.08 feet;
- 7) South 35°45'20" East, 210.34 feet;
- 8) South 43°01'55" West, 119.61 feet;
- 9) South 02°13'54" West, 190.84 feet;
- 10) South 33°30'35" East, 42.26 feet;
- 11) South 42°58'00" East, 73.90 feet;
- 12) South 42°33'30" East, 157.25 feet;
- 13) South 33°42'30" East, 116.84 feet;
- 14) South 15°59'59" East, 129.22 feet;
- 15) South 10°01'41" East, 161.64 feet;
- 16) South 29°22'59" East, 114.09 feet;
- 17) South 00°23'15" West, 28.01 feet;
- 18) South 67°00'54" East, 232.92 feet;
- 19) South 19°06'49" West, 155.11 feet;
- 20) North 75°47'56" West, 95.78 feet;
- 21) North 67°50'15" West, 217.80 feet;

- 22) North 67°55'39" West, 51.23 feet;
- 23) North 50°34'06" West, 68.34 feet;
- 24) North 15°29'06" West, 20.30 feet;
- 25) North 25°16'18" West, 102.67 feet;
- 26) North 20°54'41" West, 47.03 feet;
- 27) North 10°06'56" West, 146.29 feet;
- 28) North 15°59'59" West, 135.72 feet;
- 29) North 31°41'51" West, 75.00 feet;
- 30) North 32°00'59" West, 148.38 feet;
- 31) North 32°12'33" West, 118.01 feet;
- 32) North 53°04'30" West, 40.02 feet;
- 33) North 32°03'51" West, 119.81 feet;
- 34) North 59°12'16" West, 149.08 feet to the **POINT OF BEGINNING**.

Containing 11.25 acres of land more or less.

The basis of bearings for this description is Nevada State Plane, West Zone, North American Datum of 1983/1994 HARN.

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



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

LEGAL DESCRIPTION
For
Master Plan Area 6

All that certain real property situate within the Southeast One-Quarter (SE 1/4) of the Southeast One Quarter (SE 1/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada, being a portion of Lot 386W as shown on Amended Land Map No. 25 recorded October 19, 1977 as File No. 493440 in the Official Records of Washoe County, Nevada being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 386W;

THENCE departing said Northwest corner and along the North boundary of said Lot 386W, South 84°41'08" East, 795.49 feet to the **POINT OF BEGINNING**;

THENCE continuing along said North boundary, South 84°41'08" East, 254.36 feet;

THENCE departing said North boundary and along the following five (5) courses:

- 1) South 46°33'35" West, 41.88 feet;
- 2) South 37°21'53" West, 94.38 feet;
- 3) North 85°37'37" West, 124.79 feet;
- 4) North 28°42'13" West, 80.98 feet;
- 5) North 02°45'56" West, 46.89 feet to the aforementioned North boundary of Lot 386W and the **POINT OF BEGINNING**.

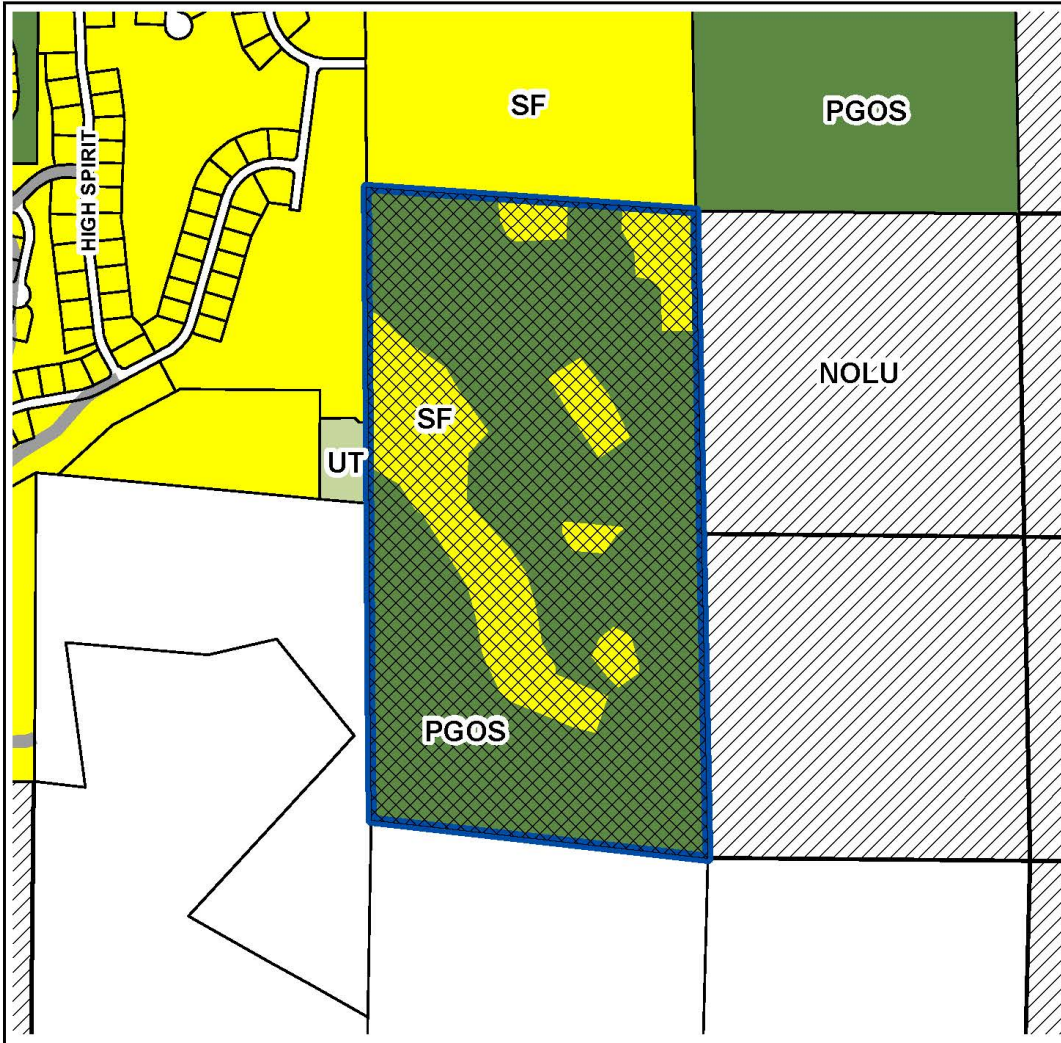
Containing 21,830 square feet of land more or less.

The basis of bearings for this description is Nevada State Plane, West Zone, North American Datum of 1983/1994 HARN.


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

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





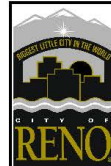
LDC23-00021
(Valley View Estates Master Plan
Amendment/Zoning Map Amendment)

 **MASTER PLAN AMENDMENT**
FROM | ±80 Acres of UT
TO | ±17 Acres of SF
and ±63 Acres of PGOS



0 0.035 0.07 0.14
Miles

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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: September 2023

Resolution No. 03-23

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00021 (VALLEY VIEW ESTATES), FROM ±80 ACRE OF UNINCORPORATED TRANSITION (UT) TO ±17 ACRES OF SINGLE-FAMILY NEIGHBORHOOD AND ±63 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS) GENERALLY LOCATED ±350 FEET SOUTHEAST OF THE INTERSECTION OF CLAIM JUMPER WAY AND TELLURIUM MINE DRIVE, AND DIRECTLY EAST OF THE TRUCKEE MEADOWS WATER AUTHORITY (TMWA) RESERVOIR TANK, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00021 (VALLEY VIEW ESTATES), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

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 278.320 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 278.320) 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 September 6, 2023, 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. LDC23-00021 (Valley View Estates) (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 conformance review of the Regional Planning Commission.

Upon motion of Commissioner Armstrong, seconded by Commissioner Velto, the foregoing Resolution was passed and adopted this 6th day of September, 2023, by the following vote of the Commission:

AYES: Armstrong, Becerra, Drakulich, Munoz, Rohrmeier, Velto
NAYS: Villanueva
ABSTAIN: None ABSENT: None

APPROVED this 6th day of September, 2023.


CHAIRPERSON

ATTEST: 
PLANNING MANAGER
RECORDING SECRETARY

