

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING ±80.0 ACRES OF PROPERTY 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, WITHIN THE CITY OF RENO SPHERE OF INFLUENCE (SOI) AND THE CITY'S PORTION OF THE TRUCKEE MEADOWS SERVICE AREA (TMSA), WASHOE COUNTY, NEVADA, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, all of the property owners within the area proposed to be annexed by this Ordinance have petitioned for annexation pursuant to the provisions of the Nevada annexation law (N.R.S. 268.670); and

WHEREAS, it appears in the best interest of the City of Reno that the property described herein be annexed to the City of Reno; and

WHEREAS, said property as described in the attached Exhibit "A" will be zoned ±69.6 acres of Unincorporated Transition - 40 acres (UT40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) in accordance with R.M.C. Section 18.08.105 upon the date of annexation.

THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. In compliance with the provisions of the Nevada Annexation Law (N.R.S. '268.610 et. seq.) and pursuant to Petitions filed October 25, 2023 with the City of Reno by one hundred percent (100%) of the owners of record within the hereinafter described property contiguous to Ward 2 of the City of Reno, the exterior boundaries of the City of Reno are hereby extended to annex and include the real property described in the attached Exhibit "A".

CASE NO. ANX23-00002 (Valley View Estates Annexation)

APN NO. 145-010-04 & 145-010-05

SECTION 2. Said real property together with all the tenements and inhabitants thereof, shall be subject to all of the laws applicable to the City of Reno and entitled to all the benefits of the government of the City of Reno and is hereby annexed and made a part of Ward 2 of the City of Reno to which said property is contiguous.

SECTION 3. The City Clerk of the City of Reno is hereby instructed to prepare and to file a plat of said territory described in Section 1 of this Ordinance and record the same in the office of the County Recorder of Washoe County, Nevada, together with this Ordinance.

SECTION 4. This Ordinance shall be in effect after its passage, adoption, and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 5. 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:

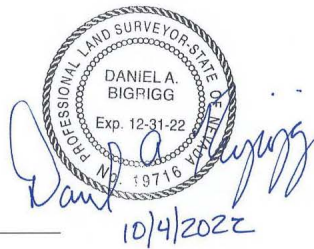
EXHIBIT A

LEGAL DESCRIPTIONS

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 more particularly described as follows:

BEING Parcel 389 as shown on Division of Land Map No. 25 recorded October 19, 1977 as File No. 493440 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

LEGAL DESCRIPTION

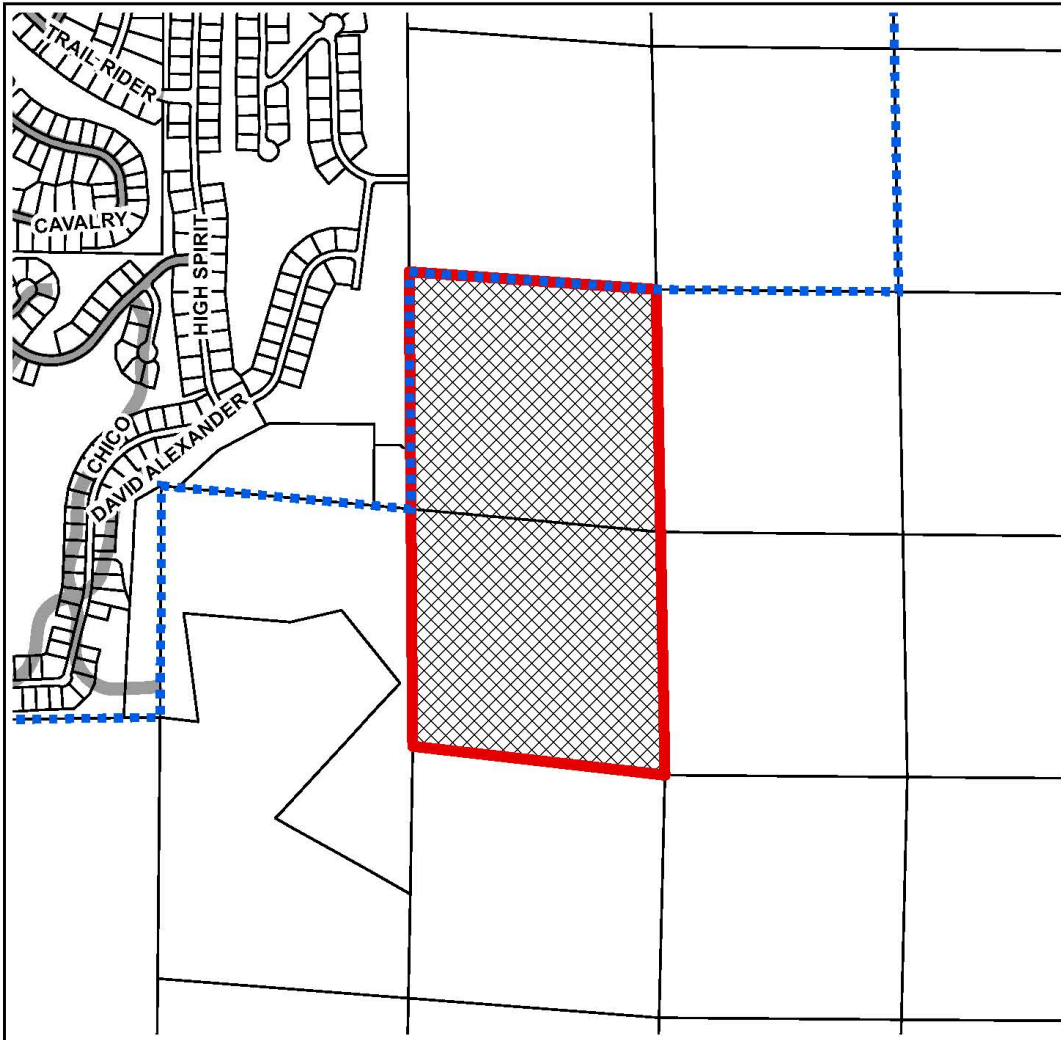
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ANX23-00002
(Valley View Estates Annexation)

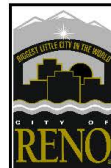
 **ANNEXATION**
of two parcels totaling ± 80 acres

 **CITY LIMITS**



0 0.0475 0.095 0.19
Miles

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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: October 2023