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Requested By

RENO CITY

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 1 of 11 RPTT 0.00



APN # _____

Recording Requested by:

Name Larmi Gundersen
City of Reno - City Clerk
Address P.O. Box 7

City/State/Zip Reno, NV 89504

(for Recorder's use only)

Ordinance No. 5712

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

EXPLANATION: Matter underlined is new; matter in brackets [] is material to be omitted.

BILL NO. 6262

ORDINANCE NO. 5712

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RENO AMENDING ORDINANCE NO. 4041, AS AMENDED, TO EXTEND THE DURATION OF THE REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA, AND PROVIDING FOR OTHER MATTERS RELATING THERETO

WHEREAS, the Redevelopment Agency of the City of Reno (the "Agency") has recommended to the City Council (the "Council") of the City of Reno (the "City") that the Council adopt this Ordinance to amend the duration of the Redevelopment Plan for the Downtown Project Redevelopment Area (the "Plan", attached hereto as Exhibit A) as set forth below; and

WHEREAS, the Council has held a public hearing on such proposed amendment, following publication and mailing of notice of such hearing pursuant to NRS 279.608, and, following such public hearing, the Council, in accordance with the findings set forth below, desires to adopt this Ordinance implementing the recommendation of the Agency to Council; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN AS FOLLOWS:

[SECTION 1. The Council hereby finds and determines that the amendments in the Plan recommended by the Agency are necessary and desirable and in the best interests of the Agency, the City and the project area described in the Plan, and in furtherance of the purposes of the Nevada Community Redevelopment Law, commencing at NRS 279.382 (the "Law"), and that the Plan should be modified and amended in the manner recommended by the Agency.]

SECTION 1. The Council hereby finds and determines that the amendment to the Plan recommended by the Agency are necessary and desirable and in the best interests of the Agency, the City and the project area described in the Plan, and in furtherance of the purpose and intent of the Nevada Community Redevelopment Law, commencing at NRS 279.382, and that the Plan should be amended as set forth in Section 3 below, and as attached in Exhibit B.

[SECTION 2. The Council hereby finds and determines that, and hereby ratifies and confirms the findings and determination of the Agency that, the recommendation to modify and amend the Plan contained in this Ordinance does not and will not constitute substantial changes in the Plan which affect the master or community plan adopted by the Planning Commission or the Council. This is confirmed by the Planning Commission report presented to the City Council on November 27, 1990.]



SECTION 2. The Council hereby finds, determines, ratifies and confirms the findings and determination of the Agency that the recommendation to amend the Plan contained in this Ordinance does not and will not constitute substantial changes to the Plan which will affect the Master Plan of the City.

[SECTION 3. Ordinance No. 3316, as amended, adopting the Plan, shall be further amended and modified by this Ordinance, including Exhibit A attached to this Ordinance.]

SECTION 3. Ordinance No. 4041, as amended, shall be further amended by amending in its entirety Part III of the Plan to read as follows:

The boundaries of the Redevelopment Area are described in the "Legal Description" located in Section XV of this Plan and incorporated herein by reference, and are shown on Exhibit 1 "Project Area Boundaries and Existing Layout of Streets".

The boundaries of the Redevelopment Area may be altered and amended as provided for by Nevada law and as approved by the Agency.

[SECTION 4. The City Clerk and Clerk of the City Council is hereby authorized and directed to submit certified copies of this Ordinance to the Agency, which is hereby vested with the responsibility for carrying out the Plan, as amended by this Ordinance, and to the Assessor and Tax Collector of the County of Washoe, the Planning Commission of the City and the building department of the City.]

SECTION 4. Ordinance No. 4041, as amended, shall be further amended by adding subsections M and N to IX to the Plan to read as follows:

THE PLAN IS AMENDED BY ADDITION OF THE FOLLOWING SUBECTIONS:

M. APPROXIMATE NUMBER OF DWELLING UNITS

The number of dwelling units in the Redevelopment Area shall not exceed the maximum number allowed under the number and densities permitted under the City's Master Plan as implemented and applied by local codes and ordinances.

N. PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF THOSE PURPOSES

In addition to public rights of way, the Redevelopment Area may include public, semi-public, institutional, or non-profit uses including: park and recreational facilities; libraries; educational, fraternal, employee, philanthropic, religious and charitable institutions; utilities; railroad rights of way; and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of the Plan applicable to the uses and as permitted under the City's Master Plan. Property to be used for public purposes in the Redevelopment Area is also designated and described in the Master Plan as it now exists or may be amended from time to time.



[SECTION 5. The officers of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, and other items necessary and desirable for the implementation and redevelopment of the project area described in the Plan.]

SECTION 5. The Plan, as amended, shall be further amended by amending Part XIII to the Plan in its entirety to read as follows:

XIII. Duration of This Plan

Upon the effective date of the ordinance adopting the Third Amendment to the Redevelopment Plan, the provisions of this Redevelopment Plan shall be effective, and the provision of other documents formulated pursuant to this Plan may be made effective until July 14, 2028, forty-five (45) years from the date of the original adoption of the Redevelopment Plan by ordinance pursuant to applicable provisions of [the NRS] Nevada law that limit the life of a Redevelopment Area to a total of forty-five (45) years.

[SECTION 6. 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. The City Clerk and Clerk of the City Council is hereby authorized and directed to have this ordinance published in one issue of the Nevada State Journal, a newspaper printed and published in the City.

SECTION 6. The City Clerk and Clerk of the City Council is hereby authorized and directed to submit certified copies of this Ordinance to the Agency, which is hereby vested with the responsibility for carrying out the Plan, as amended by this Ordinance, and to the Assessor and Tax Collector of the County of Washoe, the Planning Commission of the City and the building department of the City.

SECTION 7. The officers of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, and other items necessary and desirable for the implementation and redevelopment of the project area described in the Plan.

SECTION 8. 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.

PASSED AND ADOPTED this 8th day of June, 2005, by the following vote of Council:

AYES: GUSTIN, ZADRA, HASCHEFF, DORTCH, CASHELL

NAYS: SFERRAZZA



ABSENT: AIAZZI

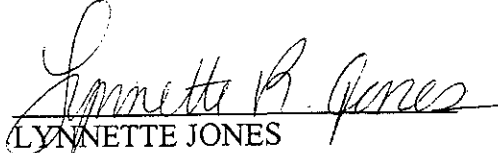
ABSTAIN: NONE



ROBERT A. CASHELL, SR

MAYOR

ATTEST:



LYNNETTE JONES
CITY CLERK



EFFECTIVE DATE: JUNE 10, 2005

