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SARAH TONEY

Washoe County Recorder

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Fee: \$43.00 RPTT: \$0.00

Page 1 of 7

Recording Requested by:

Name: Note-Able Music Therapy

Address: 2590 Orovada Street

City/State/Zip: Reno NV 89512

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Note-Able Music Therapy Services
(Title of Document)
Development Standards Handbook


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(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____

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Signature

Campaign Manager
Title

Sarah E. Toney
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.


This cover page must be typed or printed in black ink.



Note-able Music Therapy Services
Development Standards Handbook

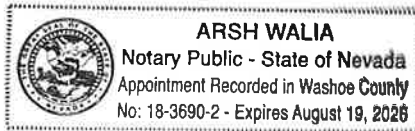
Notice is given that the Development Standards Handbook for the Note-able Music Therapy Services Specific Plan District was approved by the Reno City Council on Jan 17, 2024. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this 19th day of January, 2024

Name: 
Sarah E. Toney

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On this 19th day of January, 2024, before me, a Notary Public personally appeared Sarah E. Toney, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.



(seal) Notary





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INTRODUCTION

Project Location

NMTS is located at 2590 Orovada Street, Reno, NV 89512. The parcel number is #026-284-23 and is 3.0 acres in size. The building was previously the home of High Desert Montessori School and is zoned accordingly as Public Facilities (PF).



Figure 1: Aerial view

Site Description

NMTS is located in a mixed-use neighborhood. The building is over 17,000 square feet on a 3.0 acre parcel. The building houses NMTS' nonprofit programs for adaptive music and music therapy. The renovations plans are described in the NMTS building permit #BLD22-12658E and include:

- Ten sound-attenuated program spaces for music therapy and adaptive music programs
- Indoor auditorium
- Board room
- Shared breakroom
- One staff office with kitchenette

- Three additional offices with kitchenettes and private bathrooms
- Five gender-neutral, individual bathrooms
- Commercial kitchen
- NMTS has yet to finalize plans for renovation of outdoor spaces.

Current Zoning and Surrounding Land Use Designations

The current zoning is Public Facilities (PF) plus commercial kitchen operations. NMTS is adjacent to General Commercial zoning areas on Oddie Boulevard, which are home to large commercial businesses such as Goodwill and Sak-n-Save. In addition, NMTS is near to multi-family housing units, two schools (High Desert Montessori and Rita Cannan Elementary School), and Rosewood Rehabilitation Center. NMTS' parcel is on the City of Reno boundary with Sparks, NV.

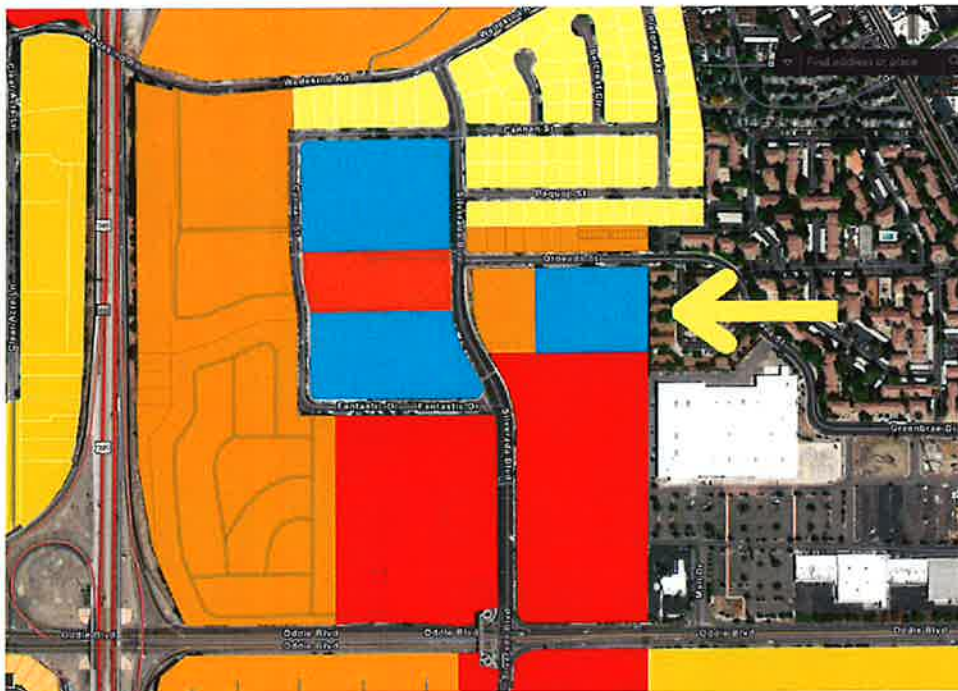


Figure 2: Current Zoning – the blue color designates Public Facilities zoning. The other two parcels with PF zoning are Rita Cannan Elementary School and High Desert Montessori.

DEVELOPMENT STANDARDS

The NMTS SPD allows for both commercial and nonprofit land uses. The plan recognizes the need to properly manage operations and development standards to ensure land use compatibility and incorporates contraol to achieve this.



The standards included in this handbook are meaningful and specific, providing assurances that the current and future development of the site will follow predictable forms. Although the handbook provides for options, there is little flexibility in terms of allowed uses and development intensity.

Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in Reno Municipal Code (RMC), as amended. The Public Facilities (PF) zone standards shall be applied, as modified in this SPD.

Allowed Uses

The SPD establishes specific uses that shall be permitted at the site. These uses have been selected as appropriate for the site and the allowed area.

The uses listed below constitute the allowed uses within the Note-Able Music Therapy Services SPD.

Allowed Uses:

- All the uses allowed within Public Facilities zoning
- Food processing or wholesale bakery
- Commercial kitchen

Design Standards

The NMTS SPD does not require any change to existing PF design standards.

Implementation

Businesses renting space at NMTS will be subject to the licensing procedures required of all related businesses in Reno, under the restrictions and parameters of existing PF zoning.



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

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By my signing below, I acknowledge that I have been advised that once the document has been recorded it may not reproduce a legible copy.


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1/19/24
Date

Sarah E. Toney
Printed Name