

18.02.307 MU: Mixed-Use Urban

(a) **Purpose**
 The MU district is intended to promote an urban pattern of mixed-use development. The MU district is located adjacent to existing/planned high-frequency transit corridors, or where higher pedestrian activity is desired. The district accommodates an integrated mix of higher-density residential, commercial, retail, employment, and other service-oriented uses. Higher-intensity uses are located adjacent to designated Urban Corridors (Virginia Street, Fourth Street, Mill Street and Plumb Lane), with lower intensities near the adjacent residential districts.

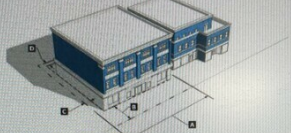


Table 2-20 MU: Lot and Building Standards

General Standards	
A	Lot Width, minimum 30 ft
	FAR, minimum Abutting Virginia Street and Fourth Street: 0.75 (1) Abutting other streets: 0.25 (1)
	FAR, maximum
	Density, minimum Abutting Virginia Street and Fourth Street: 18 du/acre (1) Abutting other streets: --
	Density, maximum --
Setbacks, minimum	
B	Front (Virginia Street and Fourth Street) 18 ft (2)
	Front (Other streets) 12 ft (2)
C	Side 0 ft / 5 ft (3) (4)
D	Rear 0 ft / 5 ft (3) (4)
	Street-Facing Garage 20 ft measured from sidewalk or planned sidewalk to face of garage
	Building Separation 10 feet between principal buildings
Height, maximum	
H	Height -- (5)
	Stories --
Other	
	Accessory uses/structures: See Chapter 18.03 Article 4
	Site and building standards for mixed-use districts: See Chapter 18.04 Article 10
	Development standards (parking, landscaping, etc.): See Chapter 18.04

Notes: (1) See general standards for density in the MU districts in Section 18.04.1003(a)(6).
 (2) See general standards for front setbacks in the MU districts in Section 18.04.1003(a)(2).
 (3) A minimum zero-foot setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors and parking spaces that backup onto an alley.
 (4) The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.
 (5) Site Plan review required for building greater than 85 feet.

Sunset Motel

2091 W 4th St, Reno, NV 89503



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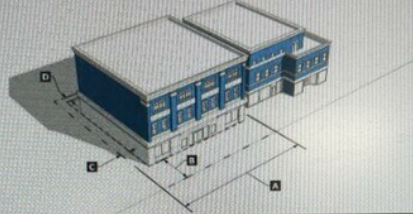


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H	Height	-- [5]
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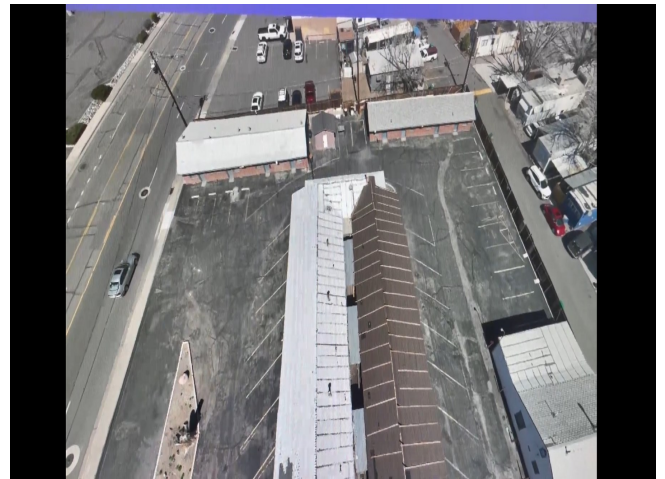
Notes: [1] See general standards for density in the MU district in Section 18.04.1003(a)(4).
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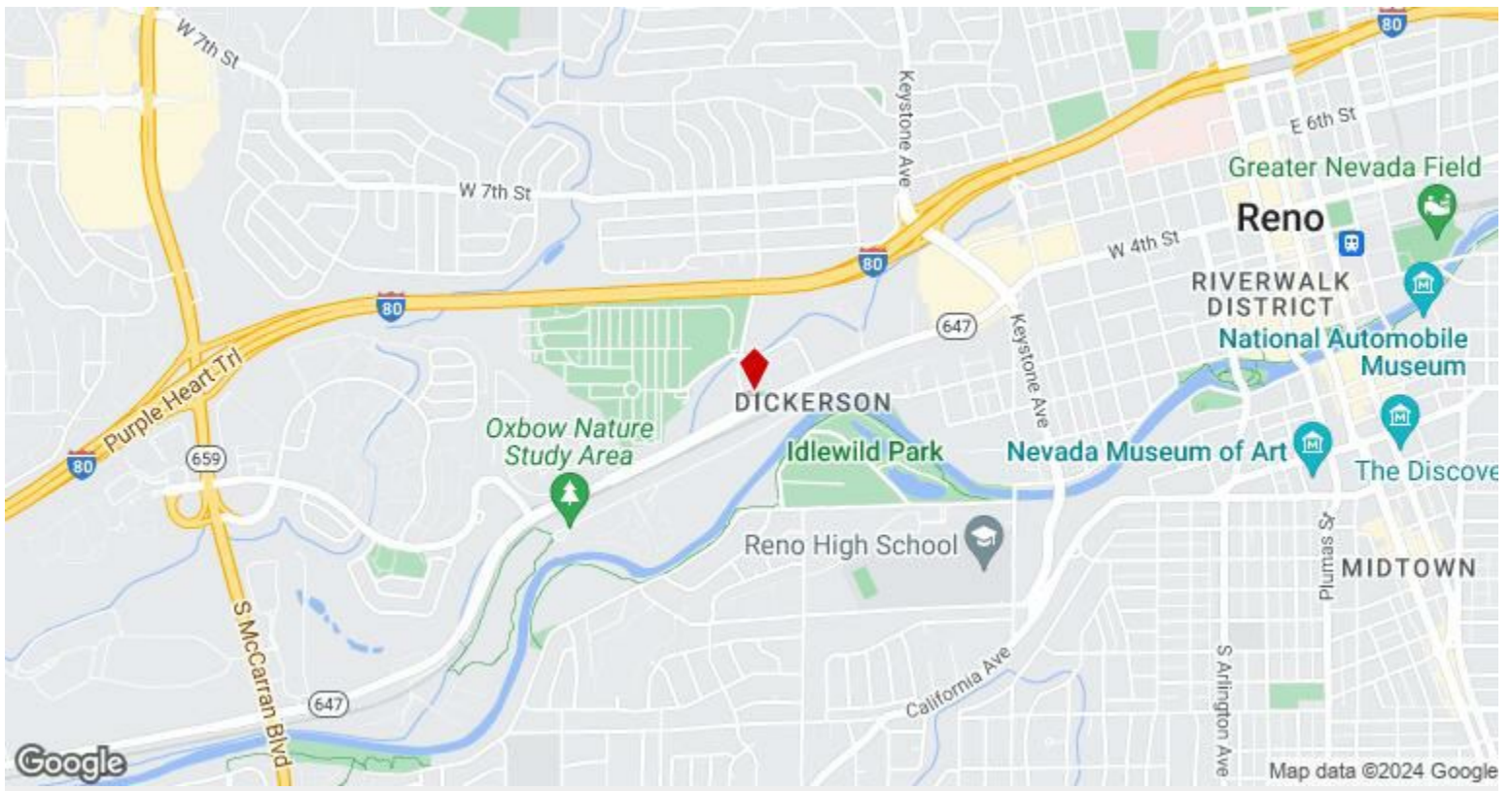
\$3,990,000

OWNER FINANCING AVAILABLE! Prime HIGH DENSITY Multifamily / Commercial Redevelopment Opportunity! Property near downtown Reno! Zoned MU, (Mixed Urban) Property can be a retail and multifamily build out. NO maximum density limitations! NO building HEIGHT restrictions, 2 sewer lines, 4 curb cut entrances, corner lot and all utilities on site. Major opportunity! SANDWICHED between Redevelopment growth on west and east sides! Currently ONSITE is a 1936 non-Operating 37 UNIT motel....

- Corner Lot
- No Height Restrictions
- No maximum Density Restrictions



Price:	\$3,990,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Lot Size:	1.01 AC
Building Size:	10,026 SF
Sale Conditions:	Deferred Maintenance
Average Published Rate:	42
No. Rooms:	38
No. Stories:	1
Year Built:	1936
Parking Ratio:	4.48/1,000 SF
Corridor:	Exterior
Zoning Description:	MUW4

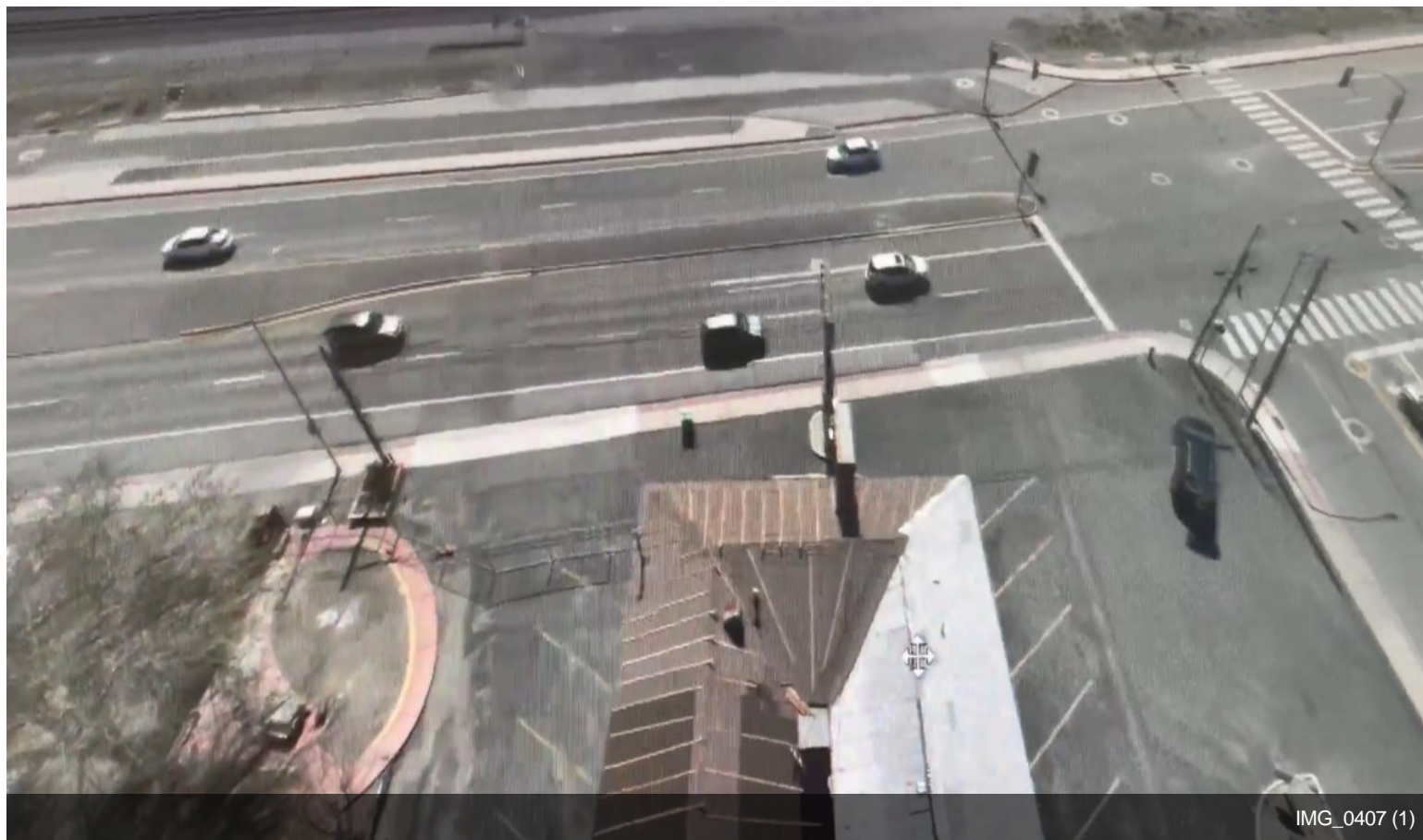


2091 W 4th St, Reno, NV 89503

Property Photos



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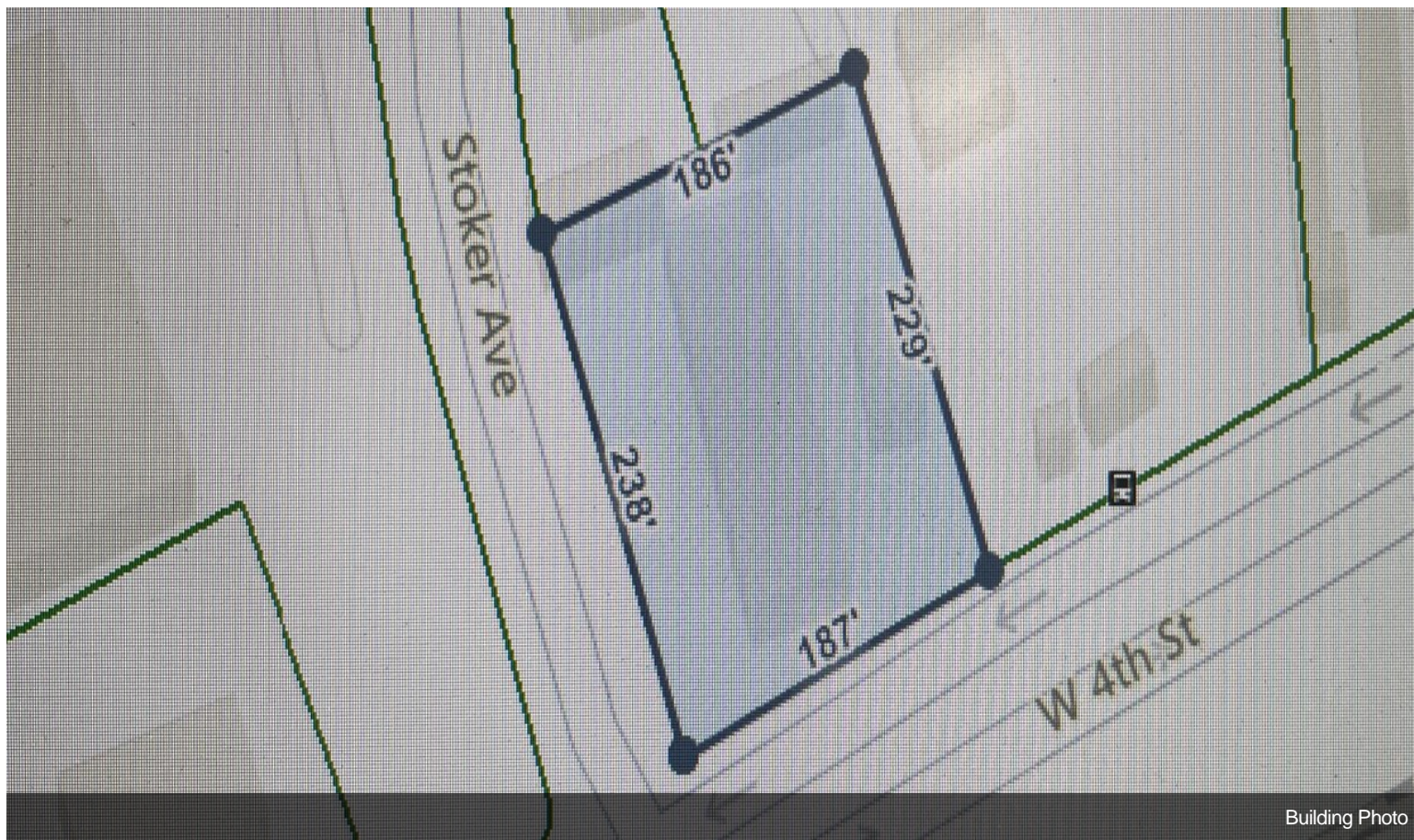


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Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



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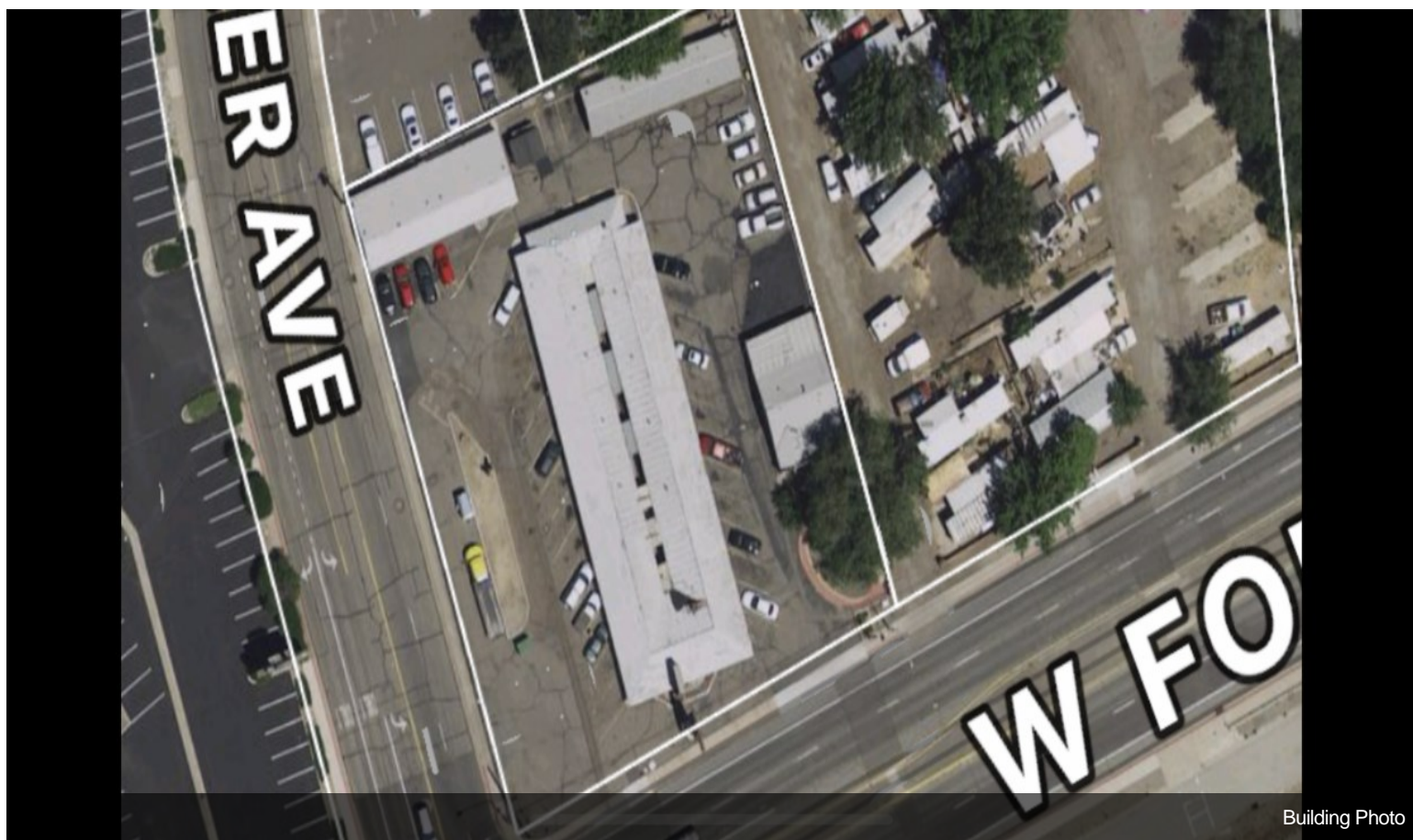


Building Photo



Building Photo

Property Photos

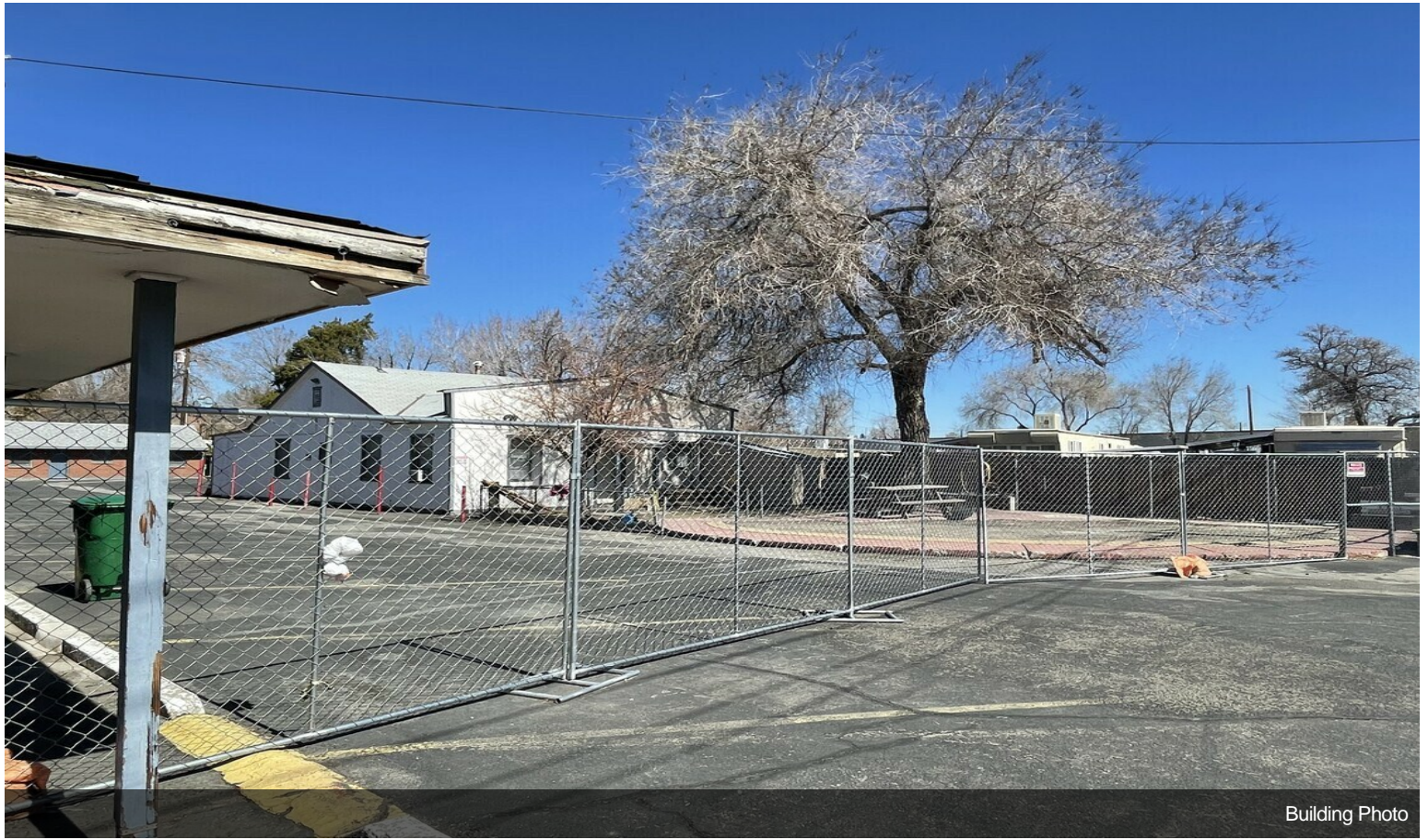


Building Photo



Building Photo

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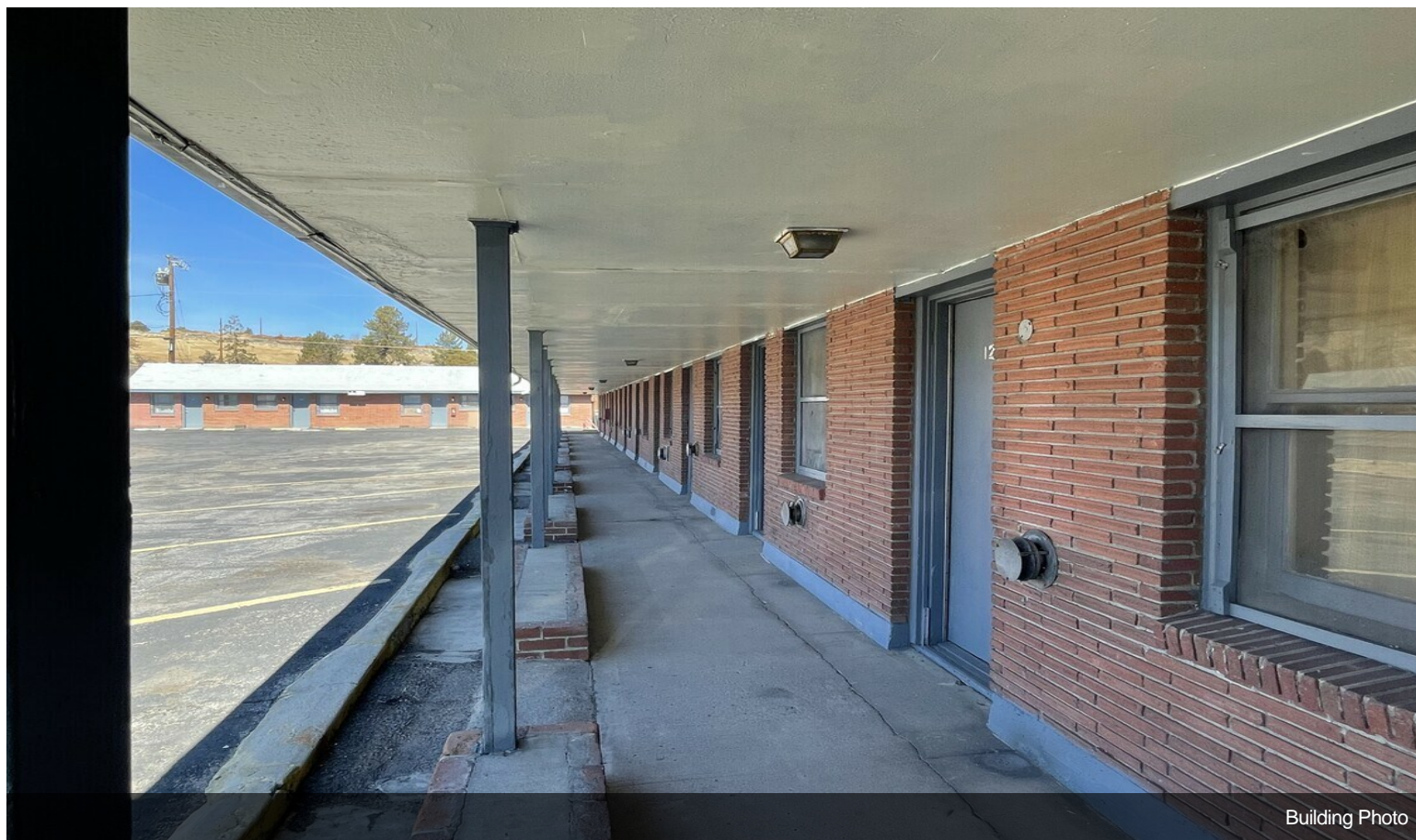


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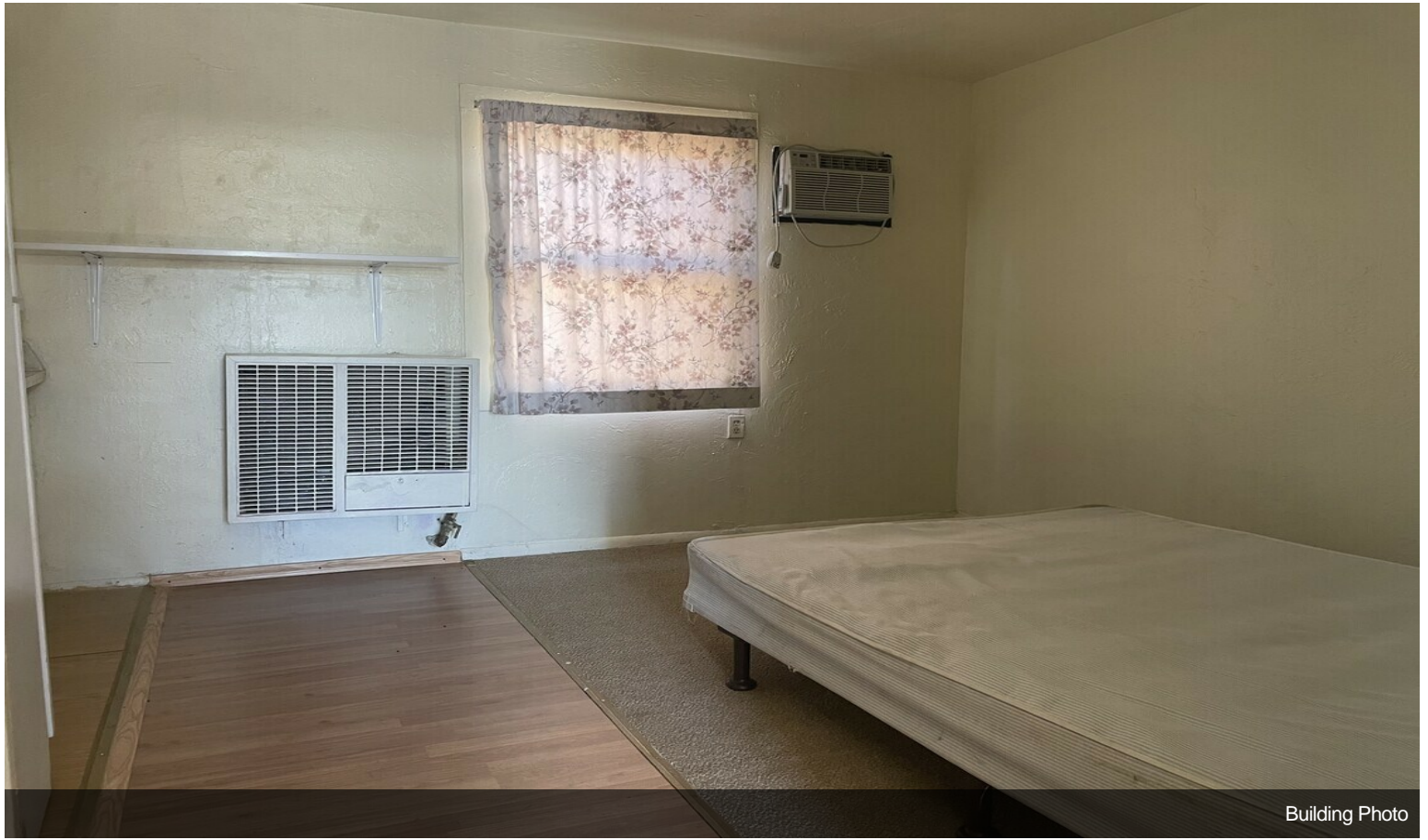


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