

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Reno will hold the below listed public hearing in the Council Chambers of the Reno City Hall, One East First Street, First Floor, on **June 12, 2024** commencing at the time indicated.

10:00 a.m – LDC24-00044 (Riverside Development Specific Plan District)

A request has been made for a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD). The ± 1.39 acre site is located west of the terminus of Riverside Drive north of the Truckee River. The site has a Master Plan land use designation of Suburban Mixed Use (SMU).

10:00 a.m – LDC23-00021 (Valley View Estates)

A request has been made for: 1) a Master Plan amendment from ± 81.81 acres of Unincorporated Transition (UT) to ± 18.72 acres of Single-Family Neighborhood (SF) and ± 63.09 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ± 71.19 acres of Unincorporated Transition – 40 acres (UT-40) and ± 10.62 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ± 81.81 acres of Planned Unit Development (PUD) Valley View Estates. The ± 81.81 acre project site is located ± 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

10:00 a.m – ANX23-00002 (Valley View Estates Annexation)

A request has been made for annexation of an ± 81.81 acre site consisting of two parcels located approximately 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. The subject site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence and has a Master Plan land use designation of Unincorporated Transition (UT).

10:00 a.m – TXT24-00001 (Title 18 – Affordable Housing Initiatives)

A request has been made to amend Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations” Section 18.03.206 “Table of Allowed Uses”, Section 18.03.302 “Residential Uses”, Chapter 18.04 “Development Standards, Section 18.04.905 “Additional Standards for Multi-Family District”, Section 18.04.1503 “Incentives for Affordable Housing”, and Section 18.04.1504 “Density Bonus Incentives for Small Unit Sizes”, in order to expand which zoning districts multi-family and single-family attached uses are allowed, amend use standards for residential uses, relocate the standards for density bonuses in Multi-Family Districts and certain Mixed-Use Districts to a different section of the zoning code, add an expedited building permit processes for affordable housing projects, increase the density bonuses for affordable housing projects and to increase the density bonuses for small units ranging in size from 800 square feet up to 1,200 square feet; together with matters which pertain to or are necessarily connected therewith.

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at [Reno.Gov/PublicComment](https://reno.gov/publiccomment), email to PublicComment@reno.gov or leave a voicemail at 775-393-4499. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the

record.

All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Ad Preview

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10:00 a.m. – IX124-00001 (Title 18 – Affordable Housing Initiatives)

A request has been made to amend Reno Municipal Code Title 18, "Annexation and Land Development", specifically in Chapter 18.03 "Use Regulations", Section 18.03.206 "Table of Allowed Uses", Section 18.03.302 "Residential Uses", Chapter 18.04 "Development Standards", Section 18.04.905 "Additional Standards for Multi-Family District", Section 18.04.1503 "Incentives for Affordable Housing", and Section 18.04.1504 "Density Bonus Incentives for Small Unit Sizes", in order to expand which zoning districts multi-family and single-family attached uses are allowed, amend use standards for residential uses, relocate the standards for density bonuses in Multi-Family Districts and certain Mixed-Use Districts to a different section of the zoning code, add an expedited building permit processes for affordable housing projects, increase the density bonuses for affordable housing projects and to increase the density bonuses for small units ranging in size from 800 square feet up to 1,200 square feet; together with matters which pertain to or are necessarily connected therewith.

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All interested persons are invited to present testimony.
MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL
No.10213561

May 31, 2024

Order Confirmation

Not an Invoice

Account Number:	1118454
Customer Name:	City of Reno - Legals
Customer Address:	City of Reno - Legals 1 E 1ST Street FL 2 Reno NV 89501
Contact Name:	Bailey Johnson
Contact Phone:	775-334-2030
Contact Email:	
PO Number:	May 31, 2024 (PH's)

Date:	05/23/2024
Order Number:	10213561
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	73.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	05/31/2024 - 05/31/2024	Public Notices
RGJ rgi.com	1	05/31/2024 - 05/31/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$347.88
Tax Amount	\$0.00
Service Fee 3.99%	\$13.88
Cash/Check/ACH Discount	-\$13.88
Payment Amount by Cash/Check/ACH	\$347.88
Payment Amount by Credit Card	\$361.76

Order Confirmation Amount	\$347.88
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