

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 **October 25, 2023** commencing at the time indicated.

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

A request has been made for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is 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.

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

A request has been made for annexation of an **±80 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 – ANX24-00001 (Pembroke Drive Annexation)

A request has been made for the annexation of a ±112.4 acre site located across three parcels north of Pembroke Drive, ±796 feet from its intersection with South McCarran Boulevard. The 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 Public/Quasi-Public (PQP). Upon annexation, the site will have the Public Facilities (PF) zoning designation.

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 meeting will be provided to City Council for review prior to adjournment, and entered into 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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MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Oct 13, 2023 #9382265

The following information is to be populated into the interactive form for public notice as required by Reno Municipal Code. The form will produce a PDF version of the Public Notice sign for you to print. If you have any questions concerning this process, please contact (775) 334-2030 or cityclerk@reno.gov.

To get started go to:

<https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications> Select the “**Other Resources**” dropdown and select the applicable public hearing notice sign form: “**Public Hearing Notice - City Council**”.

Please enter the following information onto the sign(s):

Hearing Date: **October 25, 2023**

Hearing Time: **10 am**

Applicant: **City of Reno**

Case Number: **ANX24-00001**

Project Name: **Pembroke Drive Annexation**

Planner (Listed as “Select Dropdown”): **Carter Williams**

*Please copy and paste the below project description into the **DESCRIPTION** field:*

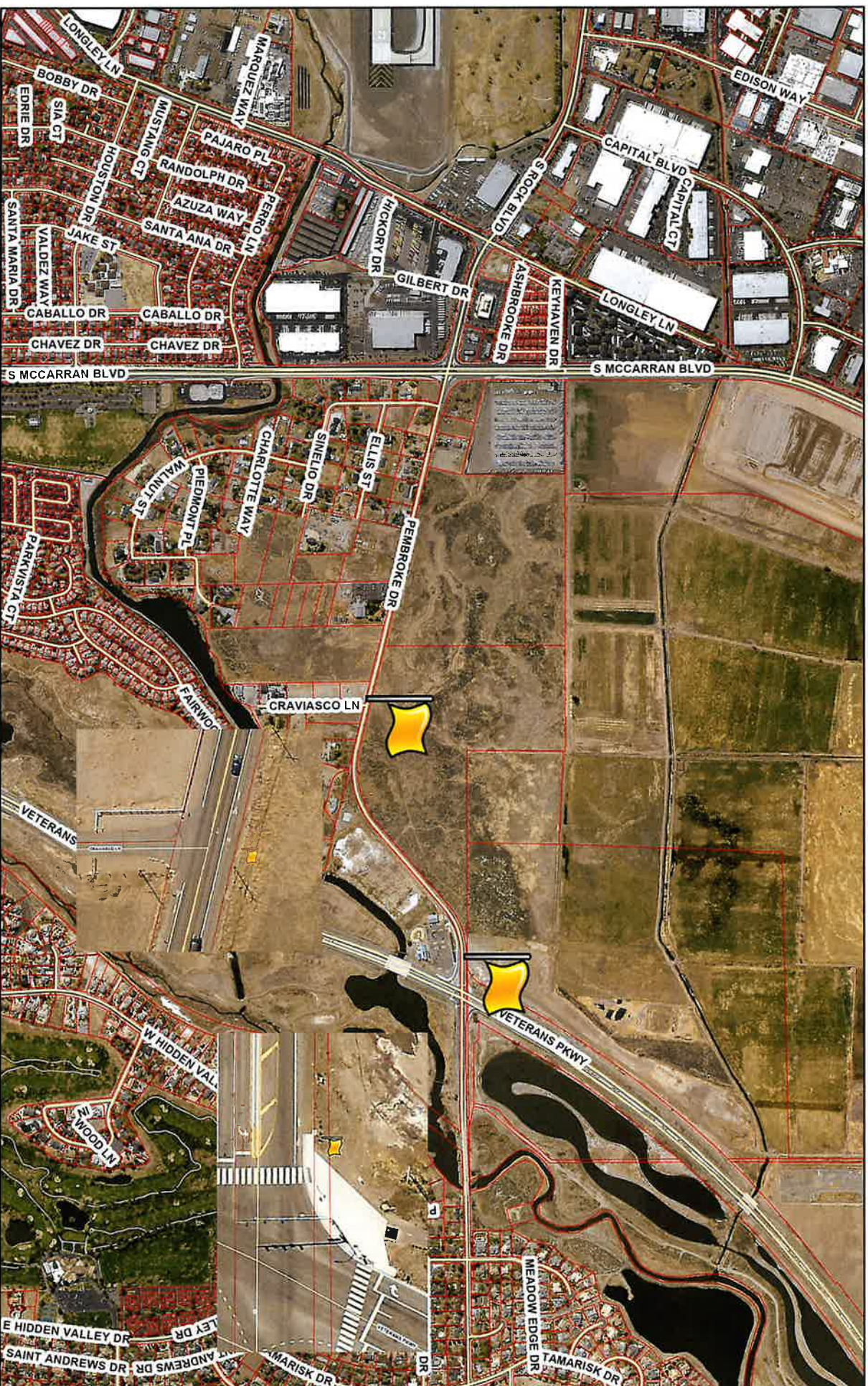
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Number of signs needed for print: **2**

*After you have sent the proof to cityclerk@reno.gov for our final review, please have the signs printed in the format is **36 inches wide by 48 inches tall** and must be printed on **astrobright yellow paper**.*

Posting Location Map - ANX24-00001



8/31/2023, 2:37:31 PM

2021 Aerial Photos (Large Scale)



Red: Band_1



Green: Band_2



Blue: Band_3

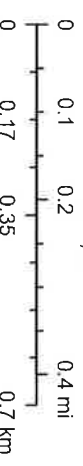
Override 1



Streets

Parcels (No Labels)

1:18,056



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
JF, City of Reno GIS

PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE RENO CITY COUNCIL
IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST
FIRST STREET, RENO, NEVADA.

HEARING DATE & TIME: WEDNESDAY October 25, 2023 at 10:00 AM

APPLICANT: City of Reno

CASE NUMBER: ANX24-00001

PROJECT NAME: Pembroke Drive Annexation

DESCRIPTION: A request has been made for the annexation of a ± 112.4 acre site located across three parcels north of Pembroke Drive, ± 796 feet from its intersection with South McCarran Boulevard. The 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 Public/Quasi-Public (PQP). Upon annexation, the site will have the Public Facilities (PF) zoning designation.

RECEIVED

OCT 11 2023

CITY CLERK

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Carter Williams - 348-6905

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505

*The applicant shall remove this sign within 5 days
after the appeal period for the public hearing has ended.*



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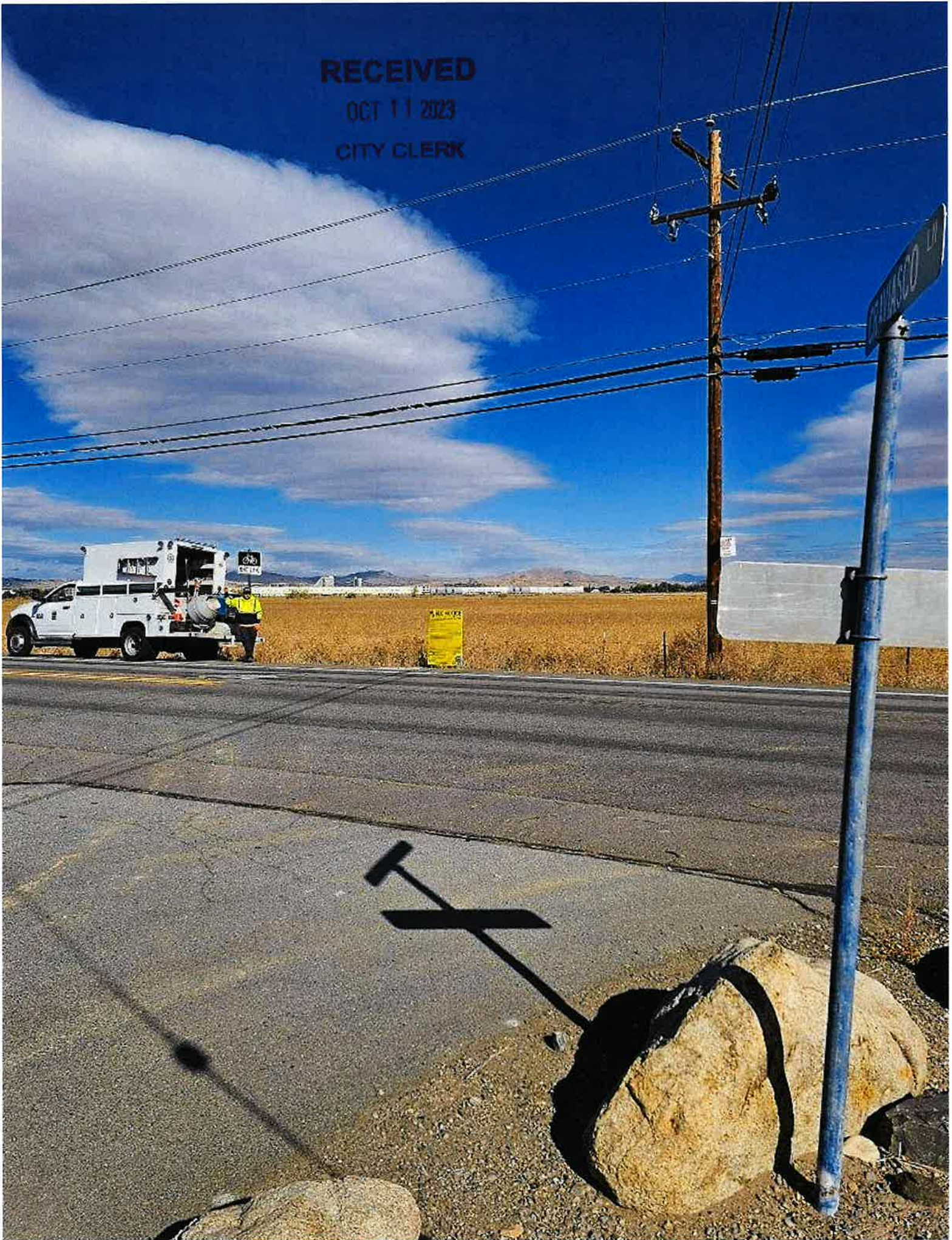
PUBLIC NOTICE
[Illegible text]

CAUTION
[Illegible text]

RECEIVED

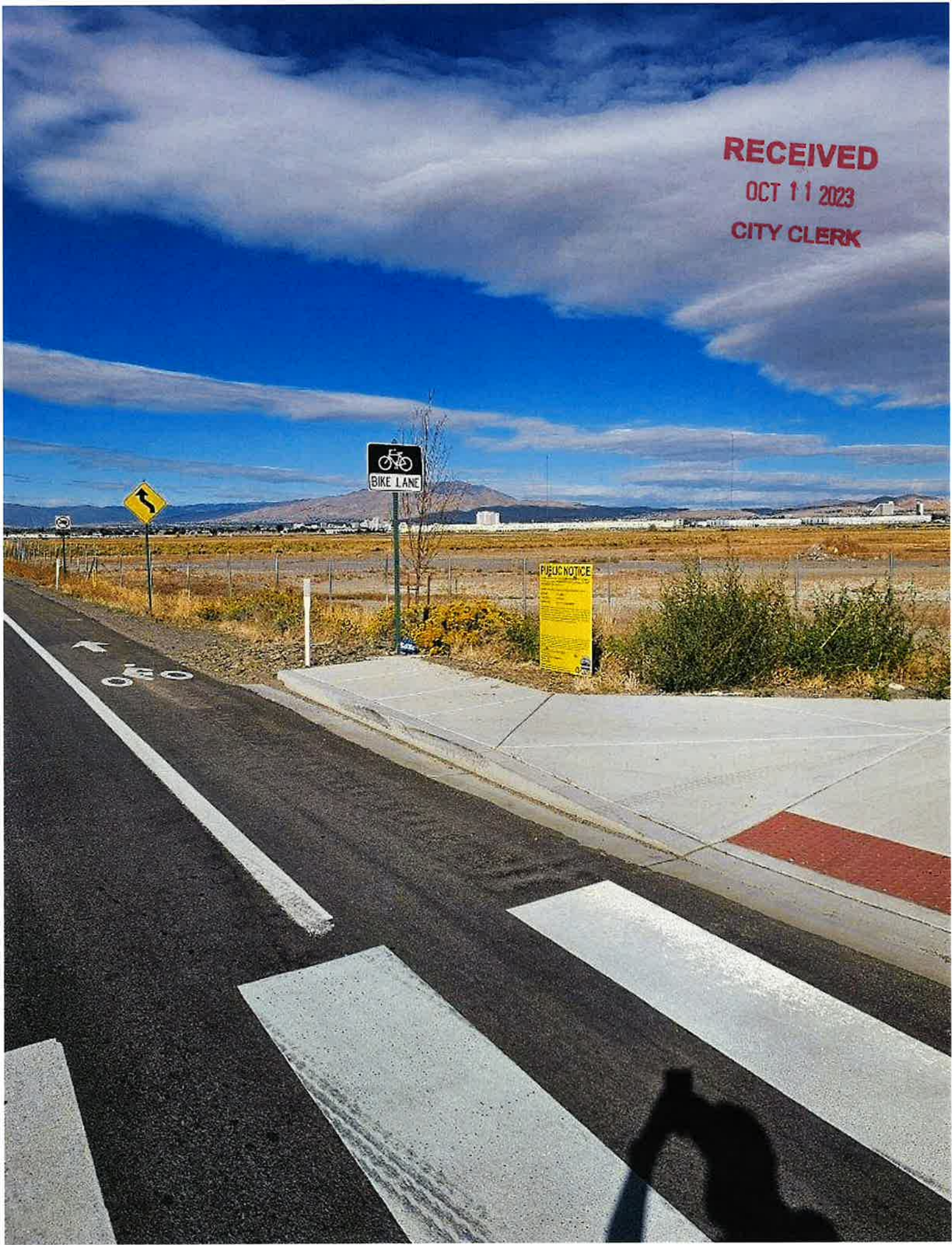
OCT 11 2023

CITY CLERK





RECEIVED
OCT 11 2023
CITY CLERK



AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

Likki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 13th day of October, 2023, she deposited in the United States Post Office at Reno, Nevada, copies of the attached postcard "Notice of Public Hearing" on which postage was fully prepaid, addressed to the property owners shown opposite their names, said noticing being marked "Exhibit A" and made a part hereof; that there is a regular communication by mail between the place of mailing and the place addressed; that said attached list contains the names and addresses of all owners of land in

Case No. ANX24-00001 (Pembroke Drive)

who are required to be notified by law.



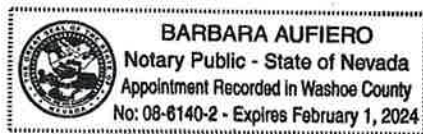
CITY CLERK

SUBSCRIBED and SWORN to before me this

13th day of October, 2023.

Barbara Aufiero

Notary Public in and for the County of Washoe,
State of Nevada



NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **October 25, 2023 at 10 am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **Case # ANX24-00001 (Pembroke Drive Annexation)**

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As a property owner within **750** feet, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Carter Williams, Assistant Planner at (775) 348-6905**.

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CITY OF RENO
City Clerk
P.O. Box 7
Reno, Nevada 89504

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **Ward 3 NAB**

Ilya Arbatman
825 Wilkinson Ave
Reno, NV 89502



CITY OF RENO
City Clerk
P.O. Box 7
Reno, Nevada 89504

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **021-140-16**

DOUGLAS G & ELLEN N AVANZINO
6775 PEBBLE BEACH DR
RENO, NV 89502

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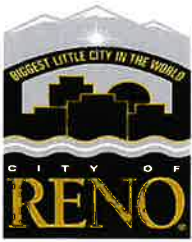
FirstOfpin	lastname	firstname	mailing1	mailcity
Ward 3 NAB	Arbatman	Ilyia	825 Wilkinson Ave	RENO
051-111-09	AVANZINO	DOUGLAS G & ELLEN N	6775 PEBBLE BEACH DR	RENO
021-140-30	AVANZINO FARMS LLC		6775 PEBBLE BEACH DR	RENO
021-083-04	BACON TRUST	DAVID C & KATHRYN A	4835 ELLIS ST	RENO
021-140-04	BAIWA PROPERTIES LLC		2406 PRATER WAY	SPARKS
021-081-13	BELDING	MELVIN D & DIANNA L	4780 SINELIO DR	RENO
051-113-06	BENNETT FAMILY TRUST	WILLIAM & MARY	2445 PIPING ROCK DR	RENO
021-702-04	BLACK	SHARON	2825 FAIRWOOD CT	RENO
051-111-14	BRAUN	SHEALYNN M & RYAN R	6225 PEBBLE BEACH DR	RENO
051-115-09	BRUCH FAMILY LIVING TRUST		2220 PIPING ROCK DR	RENO
021-083-09	BRYANT	JEFFREY & SARAH	4860 PEMBROKE DR	RENO
051-513-19	BRYSON	KYLA M	2070 PIPING ROCK DR	RENO
021-140-24	BULLOCK et al	CAMERON	5990 PEMBROKE DR	RENO
021-140-26	BULLOCK FAMILY TRUST	GARY & RACHEL	5990 PEMBROKE DR	RENO
021-140-23	BULLOCK FAMILY TRUST et al	GARY & RACHEL	5990 PEMBROKE DR	RENO
051-113-03	BUXTON	TIMOTHY J & STORM F	6990 PEBBLE BEACH DR	RENO
051-511-05	CALABRESE/RIMEL LIVING TRUST		2065 PIPING ROCK DR	RENO
021-082-05	CHATELLE	JACOB & NICOLE	4815 SINELIO DR	RENO
051-513-18	COLE FAMILY 2018 TRUST		2080 PIPING ROCK DR	RENO
051-112-05	D & J JONES FAMILY TRUST	BOB & LU ANNA	6660 PEBBLE BEACH DR	RENO
021-140-29	DALLAS	MARK J & KATHERINE E	1555 MANZANITA LN	RENO
051-111-06	DOEHRING	WILLIAM R & ROSA L	2255 PIPING ROCK DR	RENO
051-115-10	ELLIOTT		4750 SLEEPY HOLLOW DR	RENO
240-032-04	EMIGRANT STORAGE-SOUTH MCCARRAN LLC		2500 LONGLEY LN	RENO
021-702-05	ESKOVITZ	NICOLE	2835 FAIRWOOD CT	RENO
021-702-01	EVERSON FAMILY TRUST		635 ROWELL LN	PLEASANTON
021-140-31	FERRERA TRUST	BRUNO	3590 CRAVIASCO LN	RENO
021-083-03	FERRETTO TRUST	CINDY L	4855 ELLIS ST	RENO
021-140-09	FISH	MICHAEL H & PEGGY L	5980 PEMBROKE DR	RENO
051-122-13	GRAY	LINDSAY L	6005 PEBBLE BEACH DR	RENO
Ward 3 NAB	Gutierrez	Emmanuel	21100 Rainier Dr	RENO
Ward 3 NAB	Gutierrez Rodriguez	Maricela	1301 Cordone Ave, Ste 128	RENO
051-513-17	HERNANDEZ TRUST	DELONE W	2090 PIPING ROCK DR	RENO
051-513-16	HIDDEN MEADOWS HOA		9437 DOUBLE DIAMOND PKWY STE 17	RENO
Ward 3 NAB	Hildebrand	Jennifer	908 Yori Ave	RENO
021-083-06	JACKSON	DAVID E	PO BOX 3358	RENO
051-122-01	JACOBSON FAMILY TRUST		6115 PEBBLE BEACH DR	RENO
051-112-02	JEFFERS FAMILY TRUST		500 DAMONTE RANCH PKWY # 860	RENO

ANX24-00001 (Pembroke Drive)

FirstOfpin	lastname	firstname	mailing1	mailcity
051-111-21	KERR	RANDALL & VICKY	6885 PEBBLE BEACH DR	RENO
021-083-07	KLEIN	PIERRE	4830 PEMBROKE DR	RENO
021-081-07	KOCH TRUST	PATRICIA A	4770 SINELIO DR	RENO
021-140-28	KOEHN	JOHN B L	340 KRESGE LN	SPARKS
021-083-02	KOLBET LIVING TRUST	DIANA M B	4865 ELLIS ST	RENO
021-082-03	KROGH	SHANE	4865 SINELIO DR	RENO
021-140-21	LIGHTHOUSE BAPTIST CHURCH RENO		5350 PEMBROKE DR	RENO
240-032-01	LIGHTNER et al	JOHN	4825 PEMBROKE DR	RENO
051-511-03	LIVELY	SHELBY	2055 PIPING ROCK DR	RENO
021-083-10	LUNA-HERNANDEZ	JUAN F	4880 PEMBROKE DR	RENO
240-032-02	MANKE FAMILY TRUST	WILLIAM A	2500 LONGLEY LN	RENO
051-111-17	MARCHESE FAMILY TRUST		6555 PEBBLE BEACH DR	RENO
051-511-10	MARTINEZ	MANUEL & ROBERTA	2095 PIPING ROCK DR	RENO
051-121-21	MC GEE	BRIAN	6355 PLUM HOLLOW CIR	RENO
051-111-12	MITCHELL	JEFF	6445 PEBBLE BEACH DR	RENO
051-121-16	MITTERER FAMILY TRUST		6350 PLUM HOLLOW CIR	RENO
Ward 3 NAB	Moyer	Janna	945 Cordone Ave	Reno
021-082-04	NANCE LIVING TRUST		4835 SINELIO DR	RENO
021-082-06	NAPIER TRUST	ROBERT & JEROLYN	4820 ELLIS ST	RENO
051-121-25	NOT AVAILABLE		NOT SUPPLIED	NOT SUPPLIED
021-701-20	ODYNSKI FAMILY TRUST		2780 FAIRWOOD DR	RENO
021-140-01	ORTEGA et al	JACOBO	910 E WILLIAMS ST	CARSON CITY
021-081-11	OSORIO	CHRISTOPHER M	4790 SINELIO DR	RENO
021-140-15	PADILLA	MANUELA	11770 DEODAR LN	RENO
021-081-09	PEMBROKE VENTURES 1 LLC		12895 WELCOME WAY	RENO
051-111-18	PENNINGTON IRREVOCABLE TRUST	JASON	105 YELLOW PINE CIR	RENO
051-111-02	PIAZZO TRUST	CRAIG W	1801 SKYLINE BLVD	RENO
021-131-38	PREET et al	SURINDER	4790 W HIDDEN VALLEY DR	RENO
051-121-26	REAGAN et al	KRISTIN	6550 PEBBLE BEACH DR	RENO
021-030-21	REGIONAL TRANSPORTATION COMMISSION WASHOE CO		1105 TERMINAL WAY STE 108	RENO
021-030-22	REGIONAL TRANSPORTATION COMMISSION WASHOE CO		PO BOX 30002	RENO
021-050-01	RENO CITY OF		PO BOX 1900	RENO
240-081-06	RFG-DOVE LLC		1250 4TH ST FL 5	SANTA MONICA
Ward 3 NAB	Rodriguez	Marie	4330 Matich Dr	Reno
021-082-09	ROSELL FAMILY TRUST		3386 BELGROVE CIR	SAN JOSE
051-132-20	ROSS FAMILY TRUST		6850 PRESTWICK CIR	RENO
	S Truckee Meadows-Washoe Valley CAB		6593 Champetre Ct	Reno
021-083-08	SANTIAGO	ANGEL A & VICENTA	4840 PEMBROKE DR	RENO

FirstOfpin	lastname	firstname	mailing1	mailcity
021-140-17	SANTIAGO et al	LAURA P	1510 MODEL WAY	RENO
051-113-01	SARMAN LIVING TRUST		6880 PEBBLE BEACH DR	RENO
021-701-21	SASSER TRUST	HELENE Y	2770 FAIRWOOD DR	RENO
021-140-32	SEIDLER TRUST	LESLIE	PO BOX 70581	RENO
051-511-07	SIERRA PACIFIC POWER CO		PO BOX 10100	RENO
Ward 3 NAB	Simeo	Jennifer	4773 Reggie Road	Reno
Ward 3 NAB	Smith	Ryan	1679 Watt St	Reno
021-702-02	SNELL et al	JUDITH R	2805 FAIRWOOD DR	RENO
021-083-05	SOLIS et al	LINO O	1401 S WELLS AVE	RENO
051-111-13	STANTON LIVING TRUST	THOMAS E & KATHLEEN	6335 PEBBLE BEACH DR	RENO
051-112-04	STEPHENS	VINCENT M	6795 PRESTWICK CIR	RENO
021-082-07	SWAIN	FRED G & DANA K	4830 ELLIS ST	RENO
021-082-01	THOMAS	WAYNE L	4885 SINELIO DR	RENO
	University of Nevada Real Estate		c/o Troy Miller	Reno
021-010-08	UNIVERSITY OF NEVADA RENO		1664 N VIRGINIA ST MS 0243	RENO
051-511-08	VISCOVICH	WILLIAM & LORRAINE	7130 ISLAND QUEEN DR	SPARKS
051-111-20	WAITES	NANCY C	6980 PEMBROKE DR	RENO
021-082-08	WALTON FAMILY TRUST		4870 ELLIS ST	RENO
051-511-12	WASHOE COUNTY		1001 E 9TH ST BLDG A	RENO
051-111-15	WEISS et al	TORRENT	1311 WATERFRONT DR # 301	VIRGINIA BEACH
051-122-12	WESSON	JON M	5995 PEBBLE BEACH DR	RENO
051-511-09	WIIG FAMILY TRUST	KAREN E	2085 PIPING ROCK DR	RENO
240-032-03	WODKE FAMILY TRUST	JAMES R & KAREN L	4775 PEMBROKE DR	RENO
051-111-05	YOPE TRUST	NORMA R	6990 PEMBROKE DR	RENO

mailstate	mailzip
NV	89502
NV	89502
NV	89502
NV	89570
NV	89520
NV	89502
NV	89509
NV	89502-760
NV	89509
NV	89502
NV	89502
NV	89502
NV	89502
NV	89512
NV	89557-0243
NV	89436
NV	89502
NV	89502
NV	89512
VA	23451
NV	89502
NV	89502
NV	89502
NV	89502



CITY OF RENO PRINT ORDER FORM

Job Name : ANX24-00001 (Pembroke Drive)

Contact Information (required fields):

Name: Barbara Aufiero

Date File is Available: 10-5-2023

Dept/Division: CITY CLERKS OFFICE

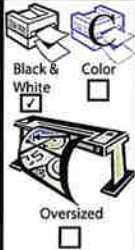
Date Order Due: 10-10-2023

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

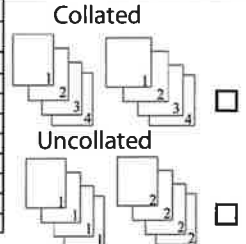
PRODUCTION



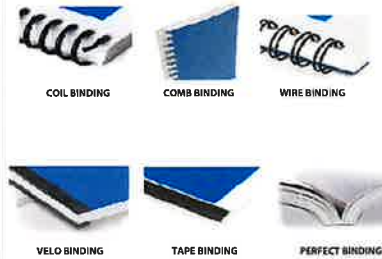
Copies: 100
Sides: SS ☐ DS ☒
Page Size: 8.5 X 11 ☒ 8.5 X 14 ☐ 11 X 17 ☐
Paper Type & Color: ☐ Paper Color: Blue ☒
Paper Weight: ☐

Pastel	Available Sizes & Weights	Prights (letter size only)	Available Weights
Blue	Letter, Legal, & Cardstock	Cosmic Orange	24 lb & cardstock
Green	Letter, Legal, & Cardstock	Gamma Green	24 lb
Ivory	Letter, Legal, & Cardstock	Lift-Off Lemon	24 lb
Yellow	Letter, Cardstock	Lunar Blue	24 lb & cardstock
Pink	Letter, Legal	Planetary Purple	24 lb
Goldenrod	Letter, Legal	Pulsar Pink	24 lb
Buff	Letter	Re-Entry Red	24 lb & cardstock
Lilac	Letter	Solar Yellow	24 lb & cardstock
Salmon	Letter	Terra Green	24 lb & cardstock

* Other paper options are available, please specify in Special Instructions



Binding



Binding:

☐ Comb Bind ☐ Coil Bind ☐ Tape Bind Binding color (pick one): navy
☐ Front cover: ☐ Clear ☐ Regency ☐ Cardstock Color: navy
☐ Back cover: ☐ Clear ☐ Regency ☐ Cardstock Color: navy
☐ 3-ring Binder Size: Color: navy

FINISHING

Laminate/ Mount

Laminating: ☐ Glossy ☐ Matte
Pouch Size: 8.5 X 11 ☐ 8.5 X 14 ☐ 11 X 17 ☐
Mounting: MNT ☐ MNT & L ☐ Foam ☐

Carbonless paper:

☐ 2-part ☐ Color
☐ 3-part ☐ BW
☐ 4-part

Finish

STAPLING ☐ ☐
FOLDING Single ☐ C Fold ☐ Z Fold ☐
CUTTING ☒
DRILLING ☐
PADS ☐ How many pads? Pages per pad:
SHRINKWRAP ☐
TABS ☐
Tab Font
Tab Text
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, OCTOBER 10, 2023 AT 10 AM.

THANK YOU!