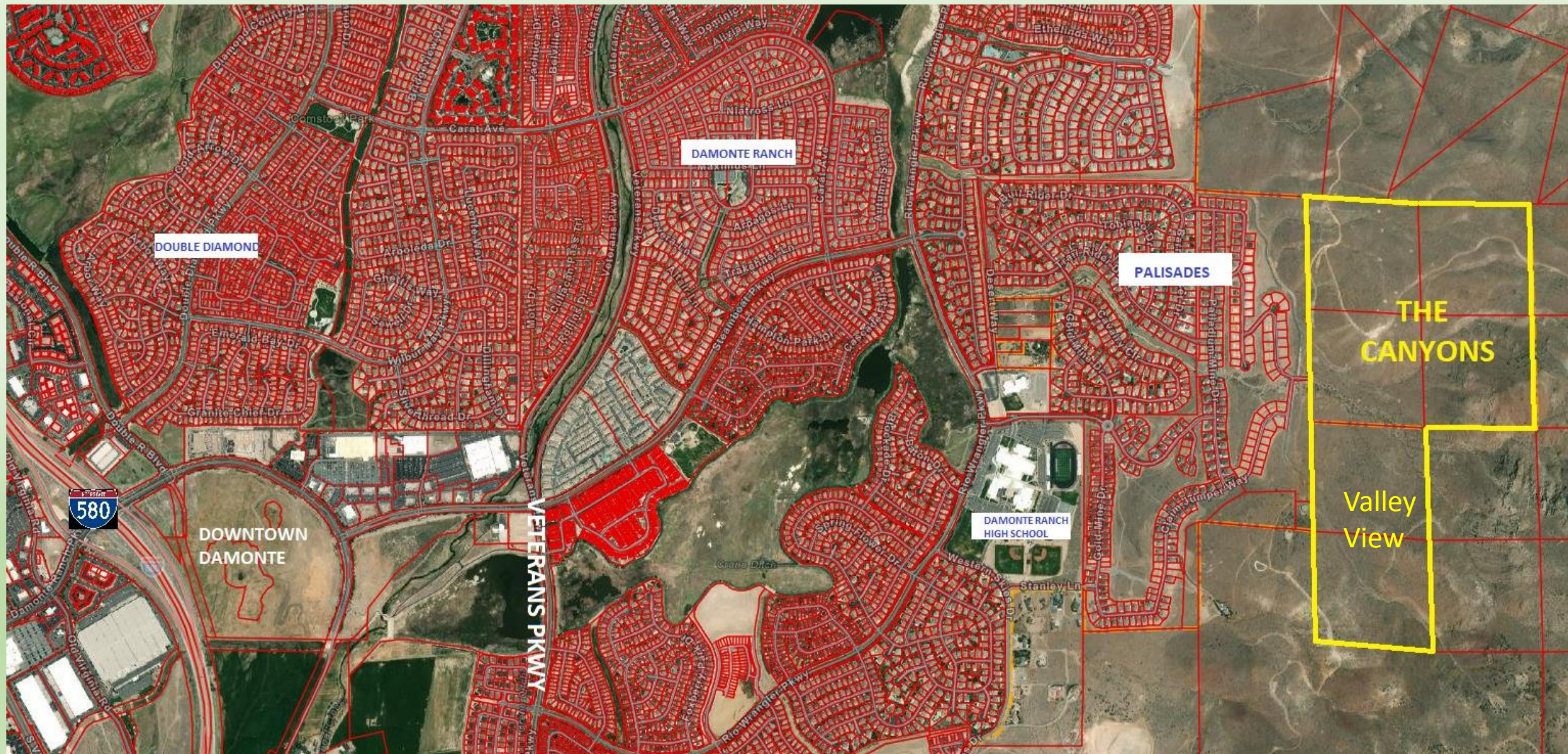


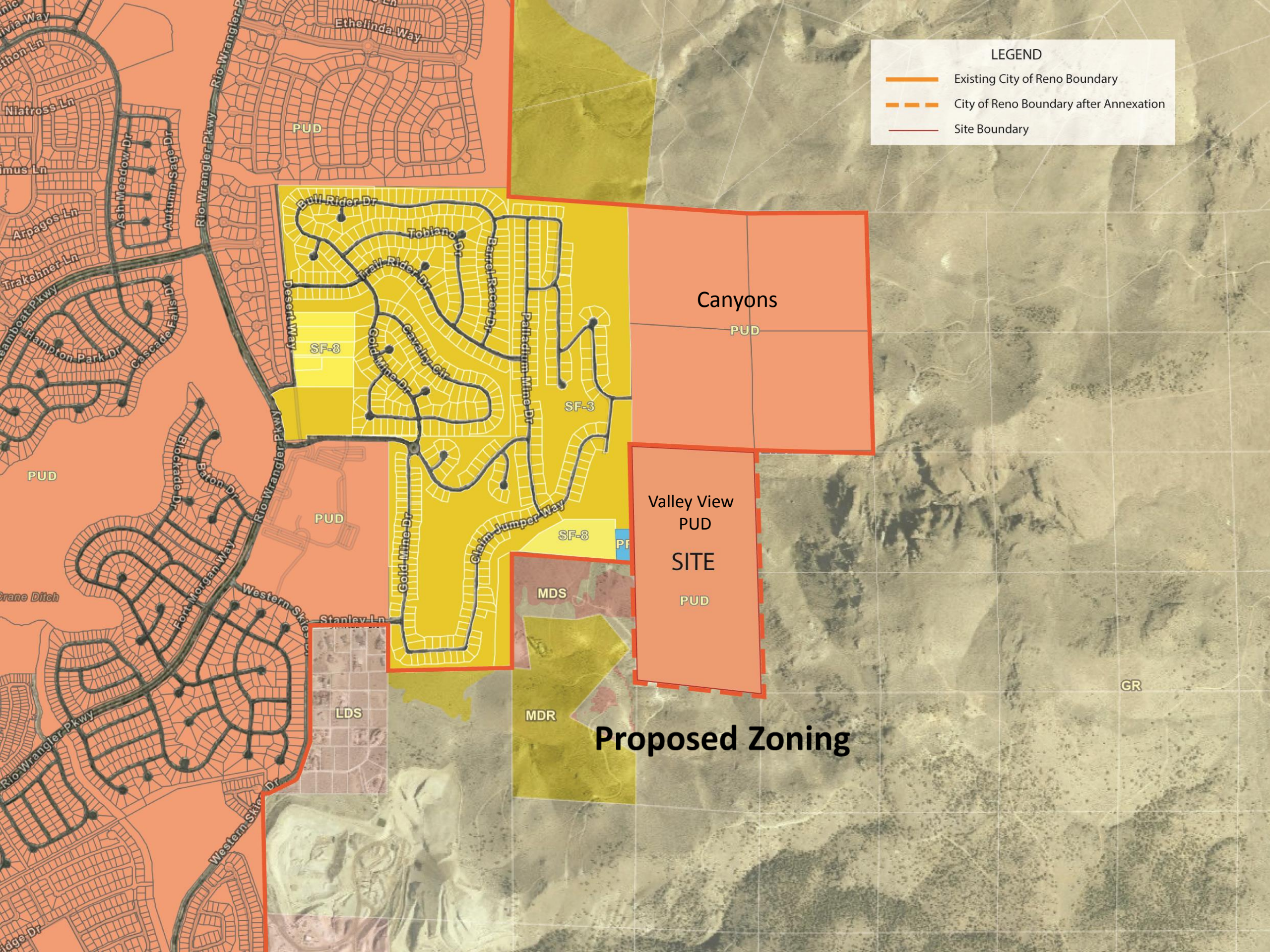
Valley View Estates – Annexation, Master Plan Amendment & Rezoning

Reno City Council - Public Hearing: June 12, 2024

Project summary:

- Annexation and a MPA from UT to 18.7 acres of Single Family & 63 acres of PGOS
- A Zoning Map Amendment from UT-40 and Large Lot Residential (LLR-2.5) to PUD





LEGEND

- Existing City of Reno Boundary
- City of Reno Boundary after Annexation
- Site Boundary

Canyons

PUD

Valley View
PUD

SITE

PUD

Proposed Zoning

Regional Planning Tier Map

LEGEND

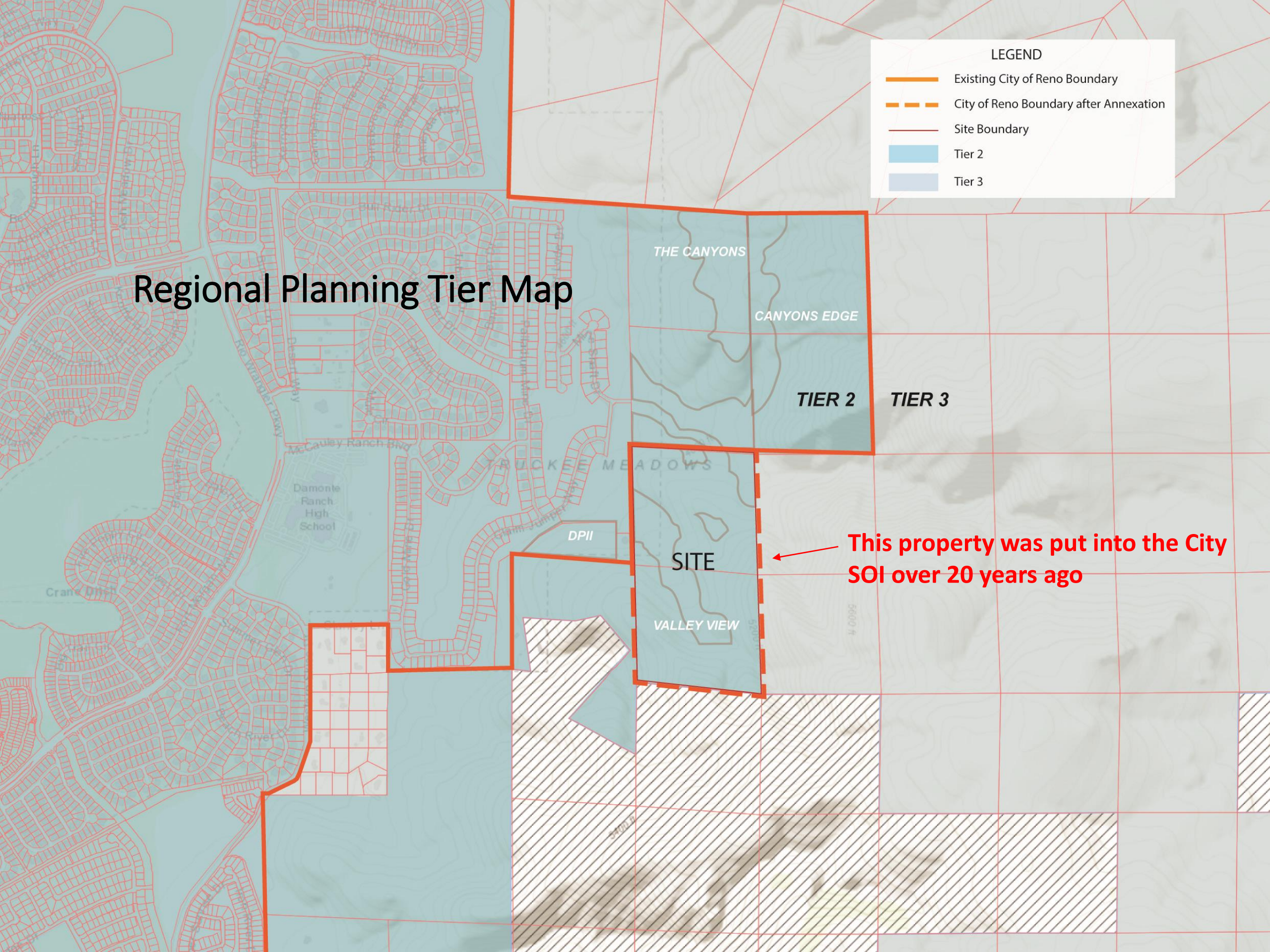
Existing City of Reno Boundary

City of Reno Boundary after Annexation

Site Boundary

Tier 2

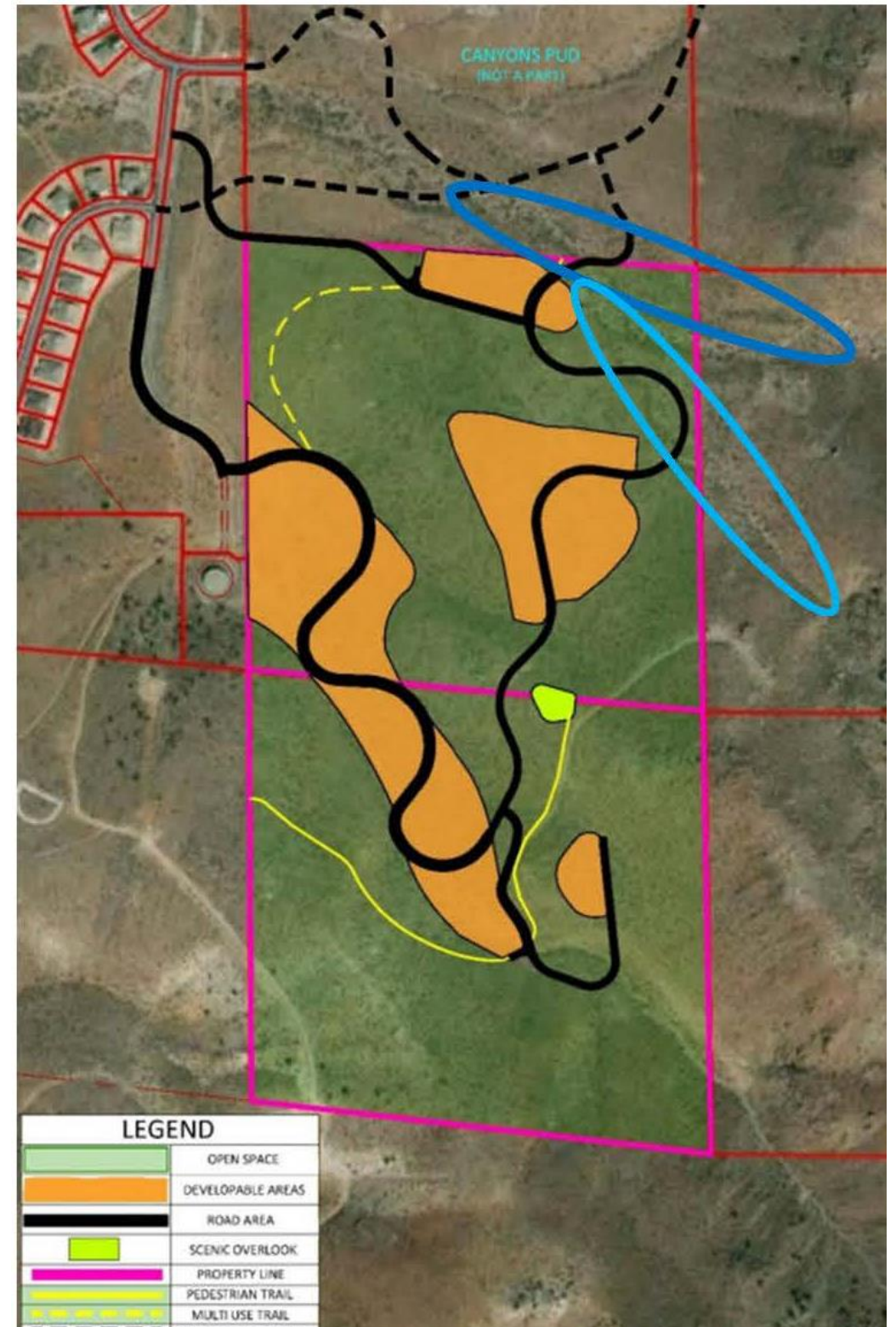
Tier 3



Old Plan from October



Revised Current Plan

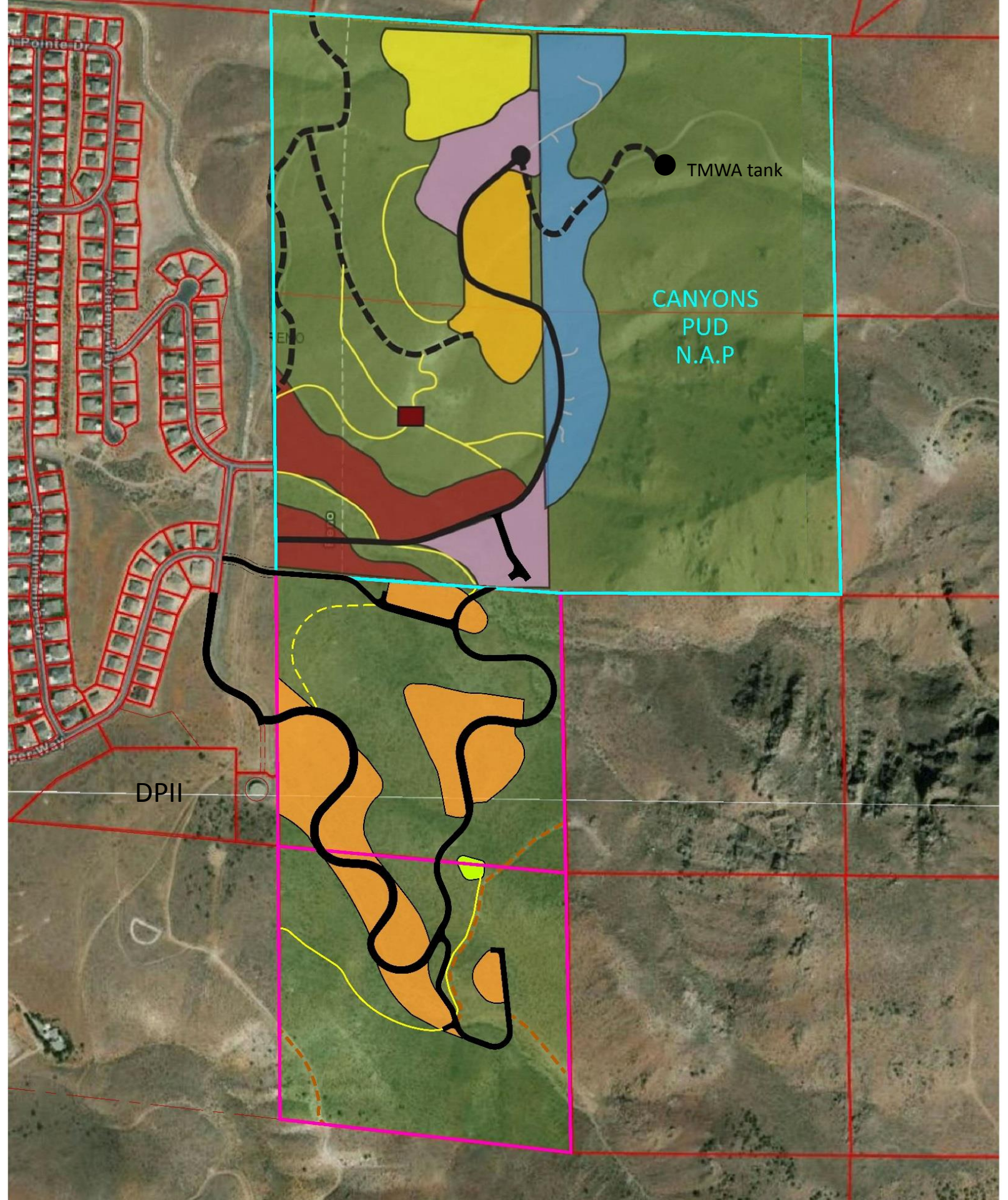


Key Issues at postponement hearing

- Engineered roadways (specific to hillsides to minimize grading)
- Lots in NE Corner (Redesigned & Removed)
- Crossing of Drainage in NE Corner (redesigned, relocated as needed for 2ndary access)
- Feral horse management vetted & approved by advocacy group
- Updated Fiscal & Traffic Studies
- WUI: Fire Marsal approved proposed land plan
- Geotechnical Study (Tentative Map Issue) will address potential for soil quality, earthquakes, etc
- Wildlife: we have response from NDOW & NV Natural Heritage (no specific concerns on this property)

Comprehensive Planning

- Roadway Network with circulation to abutting projects
- Water Planning: TMWA tank serving all of these projects
- Trail Connections: interconnected between projects



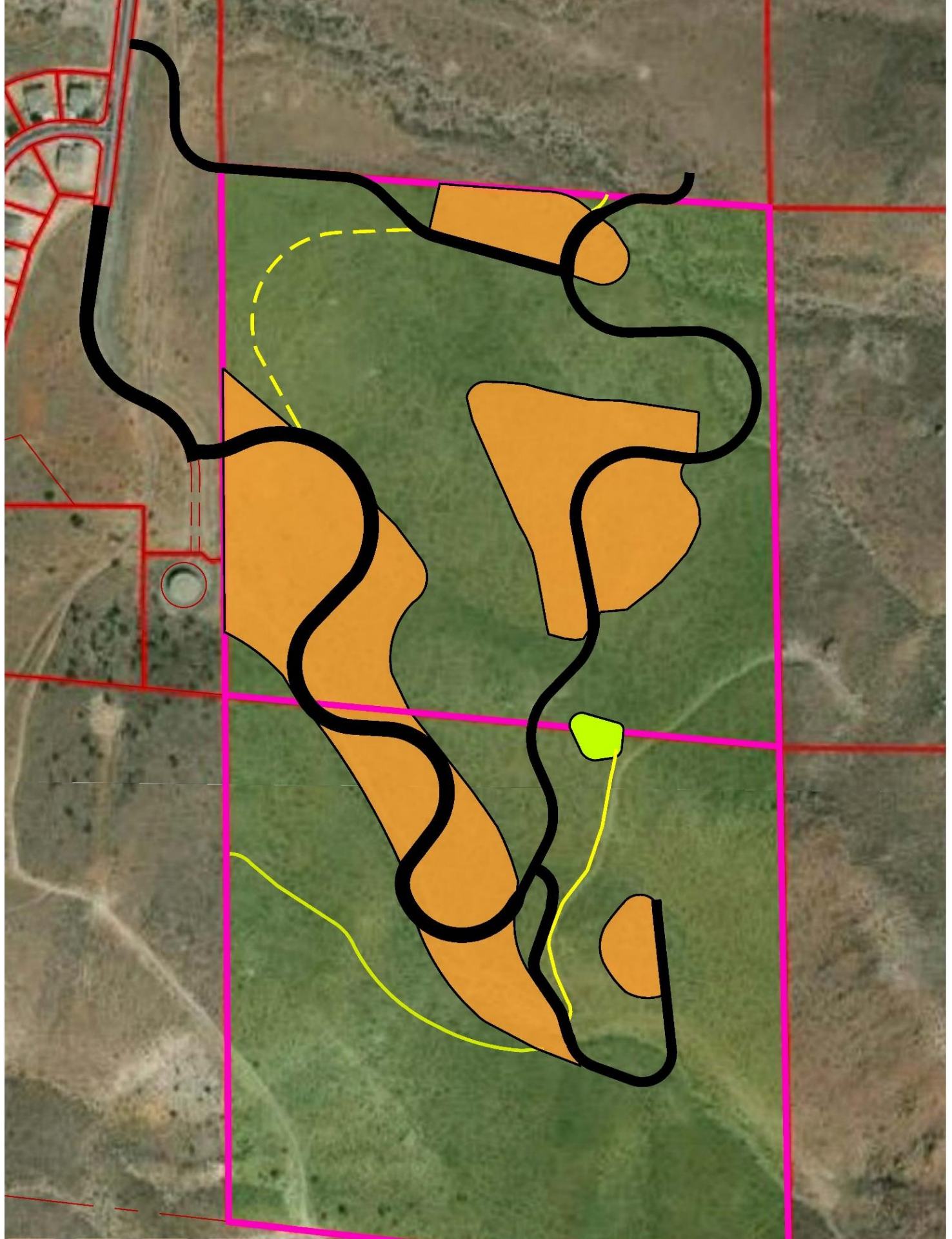
Development Plan

Lotting area (orange) = 18.7 acres (23%)

Open Space is 63 acres (77%)

Trails (in yellow)

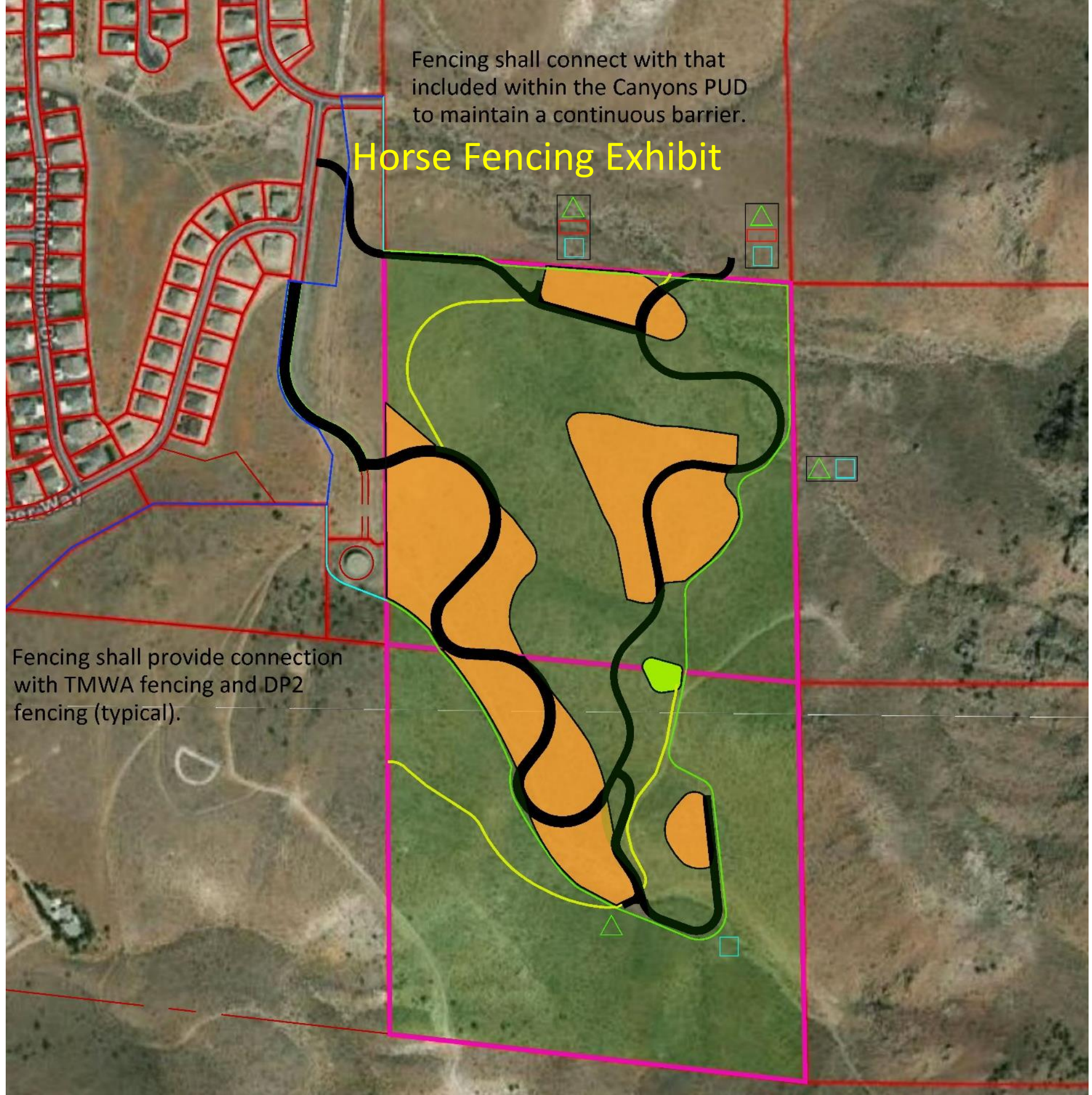
43 lots = 1 home per 1.9 acres (density)



Fencing shall connect with that included within the Canyons PUD to maintain a continuous barrier.

Horse Fencing Exhibit

Fencing shall provide connection with TMWA fencing and DP2 fencing (typical).





Tellurium Mine Rd

Questions & Comments?

