

Legal Ad  
Publish 1 time  
**August 16, 2024**  
1 Proof

## **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 **August 28, 2024** commencing at the time indicated.

### **10:00 a.m – LDC24-00050 (The Canyons PUD Amendment)**

A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).

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](mailto: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 the 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



**Public Notices**

**Public Notices**

**NOTICE OF FINANCIAL CONDITION  
CITY OF RENO**

In accordance with NRS 268.030, the City of Reno hereby publishes notice of the following receipts, disbursements and bills for the period July 1, 2023 through June 30, 2024:

Total Receipts \$ 496,170,479

Total Disbursements/Bills – Vendors (\$ 308,596,293)

Total Disbursements/Bills – Payroll & Payroll-related (\$ 232,091,330)

The receipts total may include duplicate reporting of certain receipts due to the manner in which the data is extracted for reporting purposes. Receipts may include accrued revenues, and disbursements may include accrued expenses not yet paid, as both are reported on a modified cash basis. Detail relating to the individual financial transactions for this reporting period is available upon request by contacting the City of Reno City Clerk's Office by one of the following methods: in writing to P. O. Box 1900, Reno, NV 89505; by phone at (775) 334-2030, or in person at Reno City Hall, One E. First Street, 2nd Floor. A listing of disbursements, excluding employee-related payroll disbursements and disbursements recorded by journal entry is available on City of Reno's website at <http://www.reno.gov/open> by clicking on the applicable data category and fiscal year and quarter.

/s/ Hillary L. Schieve, Mayor

Attested by: /s/ Mikki Huntsman, City Clerk

**MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL**

August 12-16, 2024

**Notice to Creditors**

NOTICE IS HEREBY GIVEN that ELAINE HORTON is the duly appointed and qualified Successor Trustee of the EILEEN F. DALE LIVING TRUST dated July 22, 2019.

EILEEN F. DALE, the Grantor of the Trust died on March 1, 2021. A creditor having a claim against the Decedent, EILEEN F. DALE, or the EILEEN F. DALE LIVING TRUST must file his or her claim with Executor's Attorney Norman Allen, Esq., at the address given below, within ninety (90) days after first publication of this notice.

Norman Allen, Esq.

P.O. Box 19206

**Public Notices**

**Public Notices**

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**10:00 a.m. – LDC24-00050 (The Canyons PUD Amendment)**

A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways and Open Space (PGOS).

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All interested persons are invited to present testimony.

**MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL**

August 16, 2024 10465724

**NOTICE OF CITY ORDINANCE(S) ADOPTION**

NOTICE IS HEREBY GIVEN that the ordinance(s) listed below by title and containing the vote of the Council, was prepared on July 31, 2024. Final action and adoption of such ordinance(s) took place on August 14, 2024.

**BILL NO. 7274, ORDINANCE NO. 6683:**

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**MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL**  
**August 16, 2024 10465724**

posting



*Thank you for your planning application submittal. 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 and post at the project proposal location. If you have any questions concerning this process, please contact (775) 334-2030.*

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 form for **Public Hearing Notice – City Council**

*Your case is scheduled for the **August 28, 2024, City Council Meeting at 10 AM.***

*Please enter the meeting date and time, case number, case name and planner’s name into the corresponding fields. **Also, you must input the Applicant’s name as listed on the application.***

**CASE NO: LDC24-00050**

**CASE NAME: The Canyons PUD Amendment**

**PLANNER: Carter Williams**

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

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A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).

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*Once you have populated all required fields, please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is **36 inches wide by 48 inches tall** and must be printed on **astrobright yellow paper**.*

***Maps of number of postings and posting locations have been provided via email.***

*The public notice sign(s) must be on site no later than **Friday, August 16, 2024 at 5:00 p.m.***

*Please submit legible photographic proof of posting to our office at 1 East First Street, 2<sup>nd</sup> Floor or via email to [cityclerk@reno.gov](mailto:cityclerk@reno.gov). Signs must be clear and legible.*

# 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 AND TIME

August 28, 2024 10:00 am

## APPLICANT

John Munson, Venture Engineering & Consulting, Inc.

## CASE NUMBER

LDC24-00050

## PROJECT NAME

The Canyons PUD Amendment

## DESCRIPTION

A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±164.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).

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Carter Williams - 348-6905

CITY OF RENO  
Community Development Division  
P.O. Box 1900  
Reno, Nevada 89505

Do not remove this sign until after the hearing date.



RECEIVED  
AUG 16 2024  
CITY CLERK

**AFFIDAVIT OF MAILING**

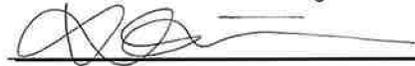
STATE OF NEVADA    )  
                                  :ss.  
COUNTY OF WASHOE )

Mikki 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 16<sup>th</sup> day of August, 2024, 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. LAC 24-00050 (The Canyons PUD Amendment) who are required to be notified by law.

  
\_\_\_\_\_  
CITY CLERK

SUBSCRIBED and SWORN to before me this

19<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_

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 **August 28, 2024, at 10 am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC24-00050 (The Canyons PUD Amendment)**

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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**.

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](http://Reno.Gov/PublicComment), email to [PublicComment@reno.gov](mailto: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 the City Council for review prior to adjournment and entered into the record.

**MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO**

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**MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO**



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

**RETURN SERVICE REQUESTED**

**IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **145-302-07**

WAQAAR AHMAD  
10481 CLAIM JUMPER WAY  
RENO, NV 89521



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

**RETURN SERVICE REQUESTED**

**IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **145-312-03**

BRITTNEY F & ANTHONY G AMORUSO  
10460 MINE SHAFT DR  
RENO, NV 89521

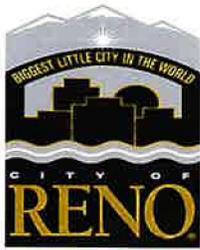
FirstOfpin	lastname	firstname	mailing1
145-302-07	AHMAD	WAAQAR	10481 CLAIM JUMPER WAY
145-312-03	AMORUSO	BRITNEY F & ANTHONY G	10460 MINE SHAFT DR
	Aryte Group		C/O Brooklyn Oswald
145-322-02	BLANK	MICHAEL A	PO BOX 10193
145-322-03	BLANK et al	MICHAEL A	PO BOX 10193
145-301-04	BRAUNSTEIN	BRUCE I & PIA E	10482 CLAIM JUMPER WAY
145-322-04	CATALDO	SALVATORE & NANCY	10340 ALCHEMY WAY
145-230-13	DAMONTE FOOTHILLS LANDSCAPE MAINTENANCE ASSOCIATION		10509 PROFESSIONAL CIR STE 200
145-302-06	DAVIS FAMILY TRUST		10477 CLAIM JUMPER WAY
145-312-01	DEUPREE TRUST		2171 GAZALA LN
	Dolan	Tom	7175 South Virginia Street
145-010-07	DOLAN TRUST	THOMAS S	PO BOX 11770
Ward 2 NAB	Dowdy	Stan	2700 Plumas St #302
145-302-01	DUEMLING	ERIC M	10457 CLAIM JUMPER WAY
145-301-05	DUPLANTIS	BARRY P & JANA C	10478 CLAIM JUMPER WAY
145-311-21	EDDE	RYAN	10485 MINE SHAFT DR
Ward 2 NAB	Fisher	Patrick	6400 Bonde Farms Lane
Ward 2 NAB	Fuji-Strickler	Mimi	835 Huffaker Estates Cir
145-322-06	GALVIN	THOMAS C JR & JANET L	10320 ALCHEMY WAY
145-311-20	GORIN	SEAN D & ANDREA K	10475 MINE SHAFT DR
145-322-05	GYV LIVING TRUST	LEONARD P III	10330 ALCHEMY WAY
Ward 2 NAB	Hinman	Tyler	785 Kingston Ln Apt E
145-322-01	HOLT	ANTHONY G & STEPHANIE B	10420 MINE SHAFT DR
145-311-14	KANG	HANNAH I	10390 ALCHEMY CT
Ward 2 NAB	Keller	Audrey	720 Marewood Trai
145-311-22	KELLY	LECCLIER A & FREDERICK J	10495 MINE SHAFT DR
145-302-02	KERN	RICHARD S & DANA L	10461 CLAIM JUMPER WAY
145-302-05	KILLEIAN	MARAL M	2053 S VIRGINIA ST
145-311-17	KIM	YOUNG K	10445 MINE SHAFT DR
145-332-03	KIM et al	ROBERT K	10240 MOTHER LODGE DR
145-322-07	LAM et al	TIMOTHY H	10310 ALCHEMY WAY
145-301-08	LAWSON	JANET M	10460 CLAIM JUMPER WAY
145-301-02	LIEBERMAN FAMILY TRUST	JOSH & SHELLY	10490 CLAIM JUMPER WAY
145-311-16	LINSCHIED	PHILIP D & ELIZABETH A	10370 ALCHEMY CT
145-312-05	MALGRETOUTE COLLABORATIVE TRUST		10440 MINE SHAFT DR
145-302-04	MARTIE	JAMES A	10469 CLAIM JUMPER WAY
145-322-08	MAYOTT FAMILY TRUST		10300 ALCHEMY WAY
145-010-05	MCCAULEY DEVELOPMENT COMPANY LLC		6400 PEAK RD

*LD084-00050  
(The Conyers PFD Amendment)*



FirstOfpin	lastname	firstname	mailing1
145-332-05	MCNEILL	MICHAEL J & RONDA M	4521 HIGH POINTE DR
145-302-08	MUNSON FAMILY TRUST		4435 NW COLUMBIA AVE
145-301-06	ONG et al	SHAO H	10472 CLAIM JUMPER WAY
145-332-02	PALADINI FAMILY 2018 TRUST	GERALD & DEBORAH A	10250 MOTHER LODGE DR
145-311-15	PRZYBYSZ FAMILY LIVING TRUST		10380 ALCHEMY CT
	S Truckee Meadows-Washoe Valley CAB		6593 Champetre Ct
145-332-01	SEAY	JAMES C IV	10260 MOTHER LODGE DR
Ward 2 NAB	Shinn	Stacey	4932 Meadow Springs Dr
145-010-06	SIX (6) DEVELOPMENT INC		8375 FAIRWAY RIDGE CT
145-332-04	SOOS	GREGORY A & ELIZABETH G	4800 ANNADDEL HEIGHTS DR
016-820-22	SUNNY HILLS RANCHOS		PO BOX 1440
145-301-03	SZUHAI	LAURA I & ANDRAS	10486 CLAIM JUMPER WAY
Ward 2 NAB	Taylor	Hal	2251 W Lakeridge Shores
Ward 2 NAB	TitzeI	David	2170 Humboldt St
145-312-04	TOLLES LIVING TRUST	WILLIAM & CATHERINE	10450 MINE SHAFT DR
	Venture Engineering		C/O John Munson
145-301-07	VESTAL et al	HOWARD R & GWEN L	10466 CLAIM JUMPER WAY
016-720-01	VIRGINIA 40S LLC		5150 MAE ANNE AVE STE 405
145-312-06	WELTE	WILLIAM B & MEGHAN P	10430 MINE SHAFT DR
145-302-03	WHITE	JOHN & JOYCE C	10465 CLAIM JUMPER WAY
145-311-18	WHITMORE FAMILY LIVING TRUST		8725 TOM KITE TRL
145-311-19	WHITMORE FAMILY LIVING TRUST		8725 TOM KIT TRL
145-322-09	ZAFRA	ENRICO D & EDITHA B	235 STETSON DR
145-312-02	ZOTESCU	ALEXANDRU & MARIA M	10470 MINE SHAFT DR

mailcity	mailstate	mailzip
RENO	NV	89521
PORTLAND	OR	97229
RENO	NV	89521
RENO	NV	89521
RENO	NV	89521
Reno	NV	89511
RENO	NV	89521
Reno	NV	89509
RENO	NV	89523
SANTA ROSA	CA	95405
LONG BEACH	CA	90801
RENO	NV	89521
Reno	NV	89519
Reno	NV	89509
RENO	NV	89521
Reno	NV	89502
RENO	NV	89521
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RENO	NV	89523
DANVILLE	CA	94506
RENO	NV	89521



# CITY OF RENO PRINT ORDER FORM

**Job Name :** LDC24-00050 (The Canyons PUD Amendment)

Contact Information (required fields):	
Name: Barbara Aufiero	Date File is Available: August 8, 2024
Dept/Division: CITY CLERKS OFFICE	Date Order Due: August 13, 2024
Contact Phone #: 775-334-2030	Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

<b>PRODUCTION</b>	<input checked="" type="checkbox"/> Black & White <input type="checkbox"/> Color <input type="checkbox"/> Oversized	Copies: 64 Sides: SS <input type="checkbox"/> DS <input type="checkbox"/>	Page Size: <input checked="" type="checkbox"/> 8.5 X 11 <input type="checkbox"/> 8.5 X 14 <input type="checkbox"/> 11 X 17	<table border="1"> <thead> <tr> <th colspan="4">Paper Choices*</th> </tr> <tr> <th>Pastel</th> <th>Available Sizes &amp; Weights</th> <th>Prights (letter size only)</th> <th>Available Weights</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>Letter, Legal, &amp; Cardstock</td> <td>Cosmic Orange</td> <td>24 lb &amp; cardstock</td> </tr> <tr> <td>Green</td> <td>Letter, Legal, &amp; Cardstock</td> <td>Gamma Green</td> <td>24 lb</td> </tr> <tr> <td>Ivory</td> <td>Letter, Legal, &amp; Cardstock</td> <td>Lift-Off Lemon</td> <td>24 lb</td> </tr> <tr> <td>Yellow</td> <td>Letter, Cardstock</td> <td>Lunar Blue</td> <td>24 lb &amp; cardstock</td> </tr> <tr> <td>Pink</td> <td>Letter, Legal</td> <td>Planetary Purple</td> <td>24 lb</td> </tr> <tr> <td>Goldenrod</td> <td>Letter, Legal</td> <td>Pulsar Pink</td> <td>24 lb</td> </tr> <tr> <td>Buff</td> <td>Letter</td> <td>Re-Entry Red</td> <td>24 lb &amp; cardstock</td> </tr> <tr> <td>Lilac</td> <td>Letter</td> <td>Solar Yellow</td> <td>24 lb &amp; cardstock</td> </tr> <tr> <td>Salmon</td> <td>Letter</td> <td>Terra Green</td> <td>24 lb &amp; cardstock</td> </tr> </tbody> </table> <p>* Other paper options are available, please specify in Special Instructions</p>	Paper Choices*				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	Collated <input type="checkbox"/> Uncollated <input type="checkbox"/>
	Paper Choices*																																																
	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																																														
Paper Type & Color: Paper Color: Blue <input type="checkbox"/>		Paper Weight: _____																																															

<b>FINISHING</b>	<b>Binding:</b> <input type="checkbox"/> Comb Bind <input type="checkbox"/> Coil Bind <input type="checkbox"/> Tape Bind    Binding color (pick one): navy <input type="checkbox"/> Front cover: <input type="checkbox"/> Clear <input type="checkbox"/> Regency <input type="checkbox"/> Cardstock    Color: navy <input type="checkbox"/> Back cover: <input type="checkbox"/> Clear <input type="checkbox"/> Regency <input type="checkbox"/> Cardstock    Color: navy <input type="checkbox"/> 3-ring Binder    Size: _____    Color: navy	COIL BINDING COMB BINDING WIRE BINDING VELO BINDING TAPE BINDING PERFECT BINDING
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<b>FINISHING</b>	<b>Laminating:</b> <input type="checkbox"/> Glossy <input type="checkbox"/> Matte Pouch Size: <input type="checkbox"/> 8.5 X 11 <input type="checkbox"/> 8.5 X 14 <input type="checkbox"/> 11 X 17 <b>Mounting:</b> <input type="checkbox"/> MNT <input type="checkbox"/> MNT & L <input type="checkbox"/> Foam	<b>Carbonless paper:</b> <input type="checkbox"/> 2-part <input type="checkbox"/> Color <input type="checkbox"/> 3-part <input type="checkbox"/> BW <input type="checkbox"/> 4-part
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<b>FINISHING</b>	<b>STAPLING</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>FOLDING</b> <input type="checkbox"/> Single <input type="checkbox"/> C Fold <input type="checkbox"/> Z Fold	<b>CUTTING</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>DRILLING PADS</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> How many pads? _____ Pages per pad: _____	<b>SHRINKWRAP TABS</b> <input type="checkbox"/>	<b>Tab Font</b> _____ <b>Tab Text</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____
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**Special Instructions**

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, August 13, 2024 AT 10 AM.  
 THANK YOU!