



PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005500480

Customer: CITY OF RENO - LEGALS

Address: 1 E 1ST ST FL 2

RENO NV 89501 USA

Acct. #: REN-0000000783

Phone: 7753342030

aufierot@reno.gov

CITY OF RENO - LEGALS

Ordered By: City Clerk's Office

OrderStart Date: 12/02/2022

Order End Date: 12/02/2022

Tear Sheets

0

Affidavits

1

Blind Box

Promo Type

Materials

Special Pricing

Size

2 X 51.00

Net Amount

\$331.00

Tax Amount

\$0.00

Total Amount

\$331.00

Payment Method

Credit Card

Payment Amount

\$0.00

Amount Due

\$331.00

Ad Order Notes:

Sales Rep: sboland

Order Taker: sboland

Order Created 11/23/2022

Product	# Ins	Start Date	End Date
12-02-22,	1	12/02/2022	12/02/2022
12-02-22,	1	12/02/2022	12/02/2022

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

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 December 14, 2022 commencing at the time indicated.

10:00 a.m. – ANX23-00001 (1045 Hoge Road Annexation)

A request has been made for annexation of one ± 3 acre parcel located northwest of Hoge Road ± 670 feet west of its intersection with Mason Road. The subject site is located within the City of Reno Sphere of Influence and has a Master Plan land use designation of Unincorporated Transition (UT). Upon annexation, the subject site will have a zoning designation of Unincorporated Transition – 5 acres (UT-5). [Ward 4]

10:00 a.m. – LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments)

A request has been made for: 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF), and; 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The ± 3 acre site is located northwest of Hoge Road ± 670 feet west of its intersection with Mason Road.

[Ward 4]

10:00 a.m. – LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)

A request has been made for: 1) a Master Plan amendment from Suburban Mixed-Use (SMU) to Industrial (I), and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ± 4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395. [Ward 4]

10:00 a.m. – LDC22-00050 (Sierra Senior Care PUD Amendment)

A request has been made for an amendment to the Sierra Senior Care Planned Unit Development (PUD) zoning district design standards handbook to allow for 96 multi-family dwelling units on the vacant northern ± 3.26 acre portion of the PUD. Also, in order to accommodate the proposed use, various additions to design standards are proposed including: building architecture, setbacks, lighting, landscaping, parking, etc. The ± 5.09 acre PUD is generally located north of the terminus of Beck Street and south of Mountain View Drive. The site has a Master Plan land use designation of Multi-Family Neighborhood (MF). [Ward 1]

10:00 a.m. – LDC23-00005 (Highland Zoning Map Amendment)

A request has been made for a zoning map amendment from ± 112.6 acres of Planned Unit Development (PUD) to ± 48.31 acres of Multi-Family Residential (MF-14), ± 44.39 acres of Parks, Greenways and Open Space (PGOS), ± 16.17 acres of Multi-Family Residential (MF-30), and ± 3.73 acres of General Commercial (GC). The ± 112.6 acre subject site has $\pm 1,982'$ of frontage on Lemmon Drive, $\pm 477'$ of frontage on Sky Vista Parkway, and $\pm 732'$ of frontage on Vista Knoll Parkway with a Master Plan land use designation of Suburban Mixed-Use (SMU) and Special Planning Area (SPA). [Ward 4]

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

Dec. 2, 2022

#5500480

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

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 December 14, 2022, 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: ANX23-00001

CASE NAME: 1045 Hoge Road Annexation

PLANNER: Grace Mackedon

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

A request has been made for annexation of one ±3 acre parcel located northwest of Hoge Road ±670 feet west of its intersection with Mason Road. The subject site is located within the City of Reno Sphere of Influence and has a Master Plan land use designation of Unincorporated Transition (UT). Upon annexation, the subject site will have a zoning designation of Unincorporated Transition – 5 acres (UT-5). [Ward 4]

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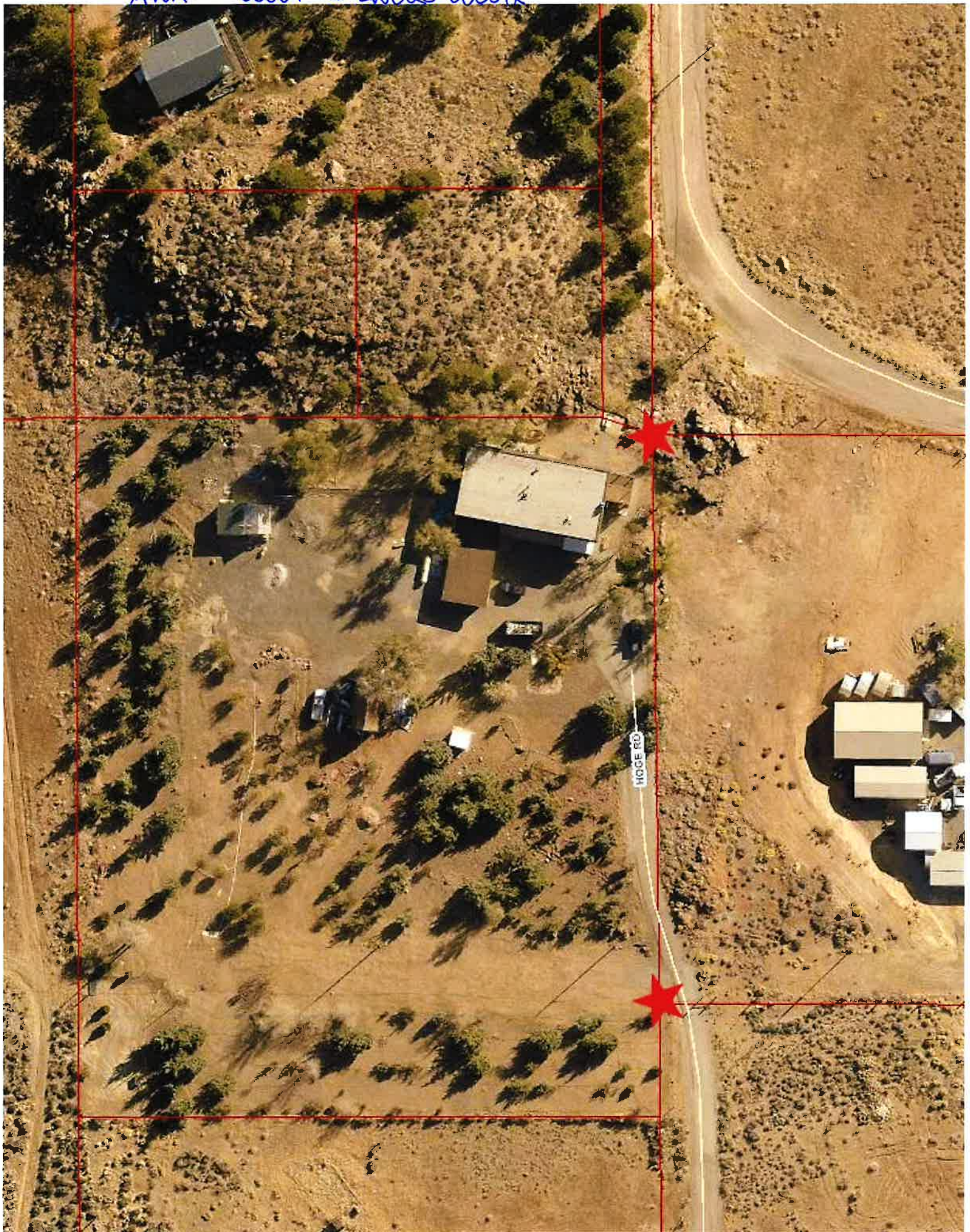
*Once you have populated all required fields please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is **36 inches wide by 48 inches tall** and must be printed 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 December 2, 2022, at 5:00 p.m.

Please submit legible photographic proof of posting to our office at 1 East First Street, 2nd Floor or via email to cityclerk@reno.gov. Signs must be clear and legible.

ANX23-00001 & LNC23-00002



RECEIVED

DEC 02 2022

CITY CLERK

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 December 14, 2022 at 10:00 AM

APPLICANT: Poyi Chen

CASE NUMBER: ANX23-00001

PROJECT NAME: 1045 Hoge Road Annexation

DESCRIPTION: A request has been made for annexation of one ±3 acre parcel located northwest of Hoge Road ±670 feet west of its intersection with Mason Road. The subject site is located within the City of Reno Sphere of Influence and has a Master Plan land use designation of Unincorporated Transition (UT). Upon annexation, the subject site will have a zoning designation of Unincorporated Transition - 5 acres (UT-5). (Ward 4)

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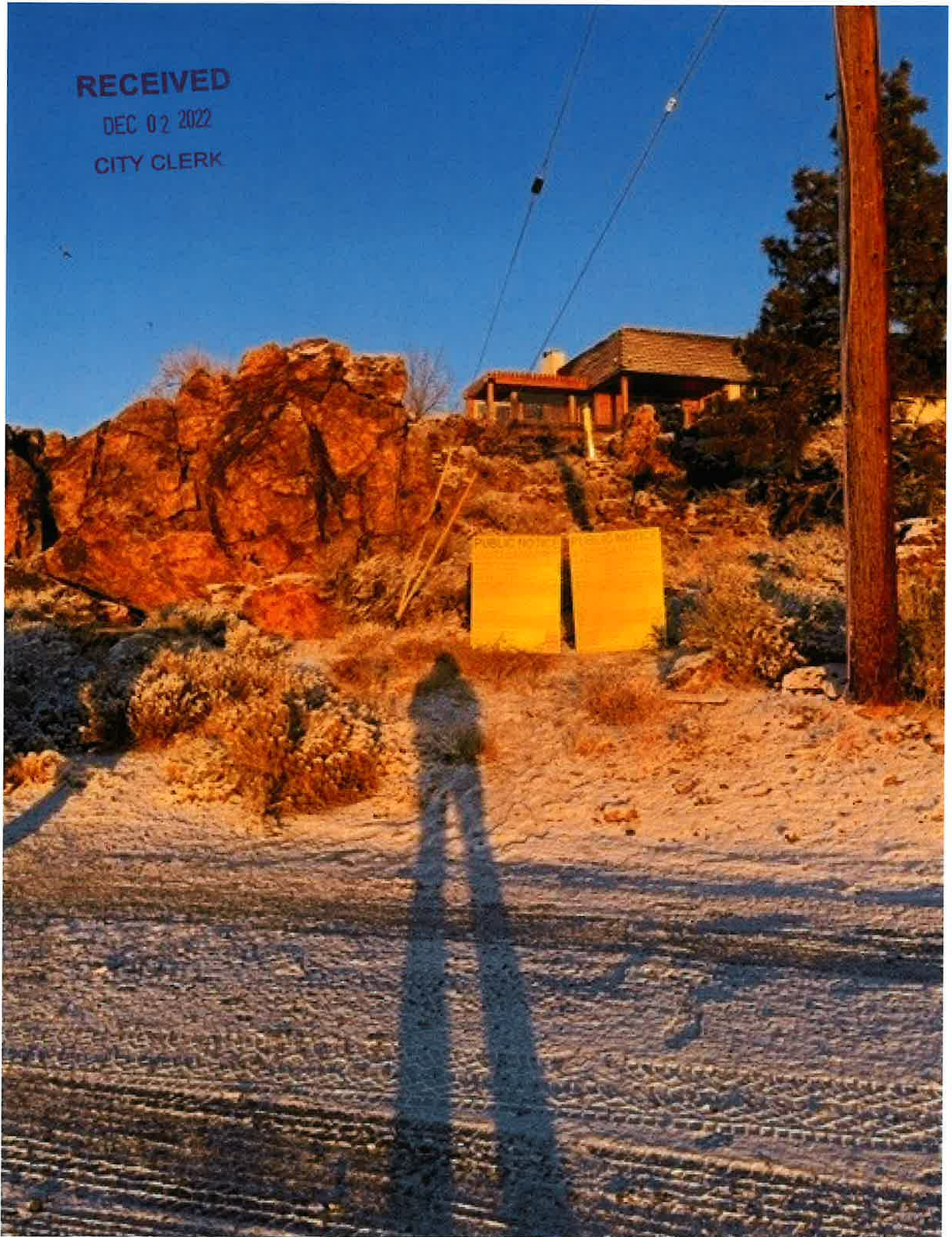
Grace Whited - 657-4691
CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505



RECEIVED

DEC 02 2022

CITY CLERK



PUBLIC NOTICE

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Grace Whited - 657-4691

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

Do not remove this sign until after the hearing date.



RECEIVED

DEC 02 2022

CITY CLERK

RECEIVED

DEC 02 2022

CITY CLERK



AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

Mikki Hentsman, 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 2nd day of December, 2022, 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. AMX 23-00001 (1045 Hoge Road Annexation) who are required to be notified by law.

Cliff Hentsman
CITY CLERK

SUBSCRIBED and SWORN to before me this

2nd day of December, 2022.

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 **December 14, 2022 at 10 am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **ANX23-00001 (1045 Hoge Road Annexation)**

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As a property owner within **950** feet, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Grace Mackedon, Associate Planner at (775) 657-4691**.

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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: **082-761-04**

WILLIAM E BECK
2052 ELNA RD
CANTONMENT, FL 32533



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **Ward 4 NAB**

Corey Bond
1336 Lynx Street
Reno, NV 89506

FirstOfpin	lastname	firstname	mailing1	mailing2	mailcity
082-761-04	BECK	WILLIAM E	2052 ELNA RD		CANTONMENT
Ward 4 NAB	Bond	Corey	1336 Lynx Street		Reno
Ward 4 NAB	Briscoe	John	7255 Soverain Lane		Reno
082-361-18	BURKE	FORD L & LAUREN	1676 WOODHAVEN CIR		ROSEVILLE
082-361-29	BURKE	TIMOTHY F	4945 EISAN AVE		RENO
082-361-19	BURKE et al	GABRIEL T	1335 HOGE RD		RENO
082-761-05	CEVASCO LIVING TRUST		730 RUBY AVE		RENO
082-361-16	CHEN	POYI	1045 HOGE RD		RENO
082-762-03	CHRISTENSON et al	TRACY M	805 HOGE RD		RENO
082-763-01	COOK & SON ENTERPRISES LLC		7950 ZARAGOZA CT		SPARKS
082-361-22	CRITES	LOYD W & DIANA	1050 HOGE RD		RENO
082-763-04	CRUZ-NUNEZ	ARMANDO	635 HOGE RD		RENO
082-764-10	DIAZ et al	ARMANDO	3415 HEIGHTS DR		RENO
082-361-17	FEDINIC	CYNTHIA	PO BOX 9358		RENO
082-763-03	GRANATA	ARCHIE	1720 S ARLINGTON AVE		RENO
082-761-03	GREENE	MATTHEW S	1135 HORN AVE		WEST HOLLYWOOD
082-761-02	HARRIS FAMILY TRUST	MILTON & NORMA	755 HARRIS RD		RENO
Ward 4 NAB	Harvey	Bryan	1100 University Park Court		Reno
082-762-09	HOFMANN FAMILY TRUST	PAUL & MARY	PO BOX 8785		RENO
082-763-11	HOLST TRUST	LESLIE & DEBRA	760 HARRIS RD		RENO
Ward 4 NAB	Kelly	Renee	2800 Scottsdale Road		Reno
082-763-02	LEE et al	JOSEPH K	5120 MASON RD		RENO
082-361-61	LICEA et al	CUAUTHEMOC	5275 HOGE RD		RENO
Ward 4 NAB	Luck	Victoria	7640 Bichon St		Reno
082-763-05	MAKRIS FAMILY TRUST		198 HOGE RD		RENO
082-361-89	MAYA PROPERTIES LLC		995 WANDER WAY		INCLINE VILLAGE
082-361-60	MCCOMBS LIVING TRUST		PO BOX 5966		RENO
082-361-21	MORENO	STEPHANIE	7757 TULEAR ST		RENO
	North Valleys CAB		7115 Soverain Ln	Attn Patrick Shea	RENO
082-762-01	O'NEILL	GREGORY W & NONA B	9160 E DESERT COVE AVE UNIT 3		SCOTTSDALE
082-361-62	PARRA et al	RANDITA M & RAMON	1250 WEEDACHS RD		RENO
082-361-30	POTTS	ERNEST M	1040 HOGE RD		RENO
082-764-08	PRESTON	TYLER M	4850 MASON RD		RENO
082-764-09	ROBERT MCNAMARA & TRACY CANDELA		630 HOGE RD		RENO
Ward 4 NAB	Simmonds	Richard	P.O. Box 9059		Reno
082-361-35	SMITH et al	DANIEL V	4965 MASON RD		RENO
082-762-05	SMOTHERS	DALEEN R	5130 KOENIG RD		RENO
082-361-33	SMYRES FAMILY TRUST	GARY A & LOIS I	4670 OLMSTED CT		RENO

AUX 23-0001
 (1045 Hoge Road
 Amendment)

mailstate	mailzip
FL	32533
NV	89506
NV	89506
CA	95747
NV	89506
NV	89506
NV	89503
NV	89506
NV	89506
NV	89436
NV	89506
NV	89506
NV	89506
NV	89503
NV	89507
NV	89509
CA	90069
NV	89506
NV	89512
NV	89507
NV	89506
NV	89512
NV	89506
NV	89506
NV	89506
NV	89506
NV	89451
NV	89513
NV	89506
NV	89506
AZ	85260
NV	89506
NV	89506
NV	89506
NV	89506
NV	89506
NV	89507
NV	89506
NV	89506
NV	89519

FirstOfpin	lastname	firstname	mailing1	mailing2	mailcity
Ward 4 NAB	Souther	Jared	8591 Silver Shores Drive		Reno
082-361-04	United States of America UNITED STATES OF AMERICA		Bureau of Land Management NONE	5665 Morgan Hill Rd	Carson City RENO
	United States of America Dept of Housin		Attn: Ramiro Delgado	34 Civic Center Plaza	Santa Ana
	Washoe Co Assessor's		1001 E 9th St		Reno
	Washoe County Comm. Dev.		1001 E 9th St		Reno
	Washoe County Public Works		1001 E 9th St	c/o Mojra Hauenstein	Reno
	Washoe County Treasurer		P.O. Box 30039		Reno
Ward 4 NAB	White	John	8552 Moth Circle		Reno
082-762-06	WHITLOCK	JAMES B & LINDSEY M	5015 MASON RD		RENO
082-361-63	WILTOWSKY	VINCENT & SANDRA	5267 HOGE RD		RENO
082-764-07	WINTER et al	RYAN	3565 GYPSUM RD APT 4		RENO
	Wood Rodgers, Inc.		1361 Corporate Blvd	Attn: Eric Hasty	Reno
082-762-02	WYLLIE	RICHARD L & JUDITH A	755 HOGE RD		RENO

mai	state	mai	zip
NV		89506	
NV		89701	
NV		0	
CA		92701	
NV		89520	
NV		89520	
NV		89520	
NV		89520	
NV		89506	
NV		89506	
NV		89506	
NV		89503	
NV		89502	
NV		89506	



CITY OF RENO PRINT ORDER FORM

Job Name : ANX23-00001

Contact Information (required fields):

Name: Barbara

Date File is Available: 11-22-2022

Dept/Division: City Clerk's Office

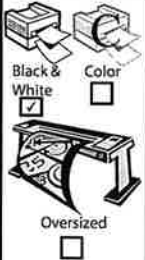
Date Order Due: 11-30-2022

Contact Phone #: (775) 334-2030

Contact Email: CityClerk@reno.gov

0371-7400-6000-

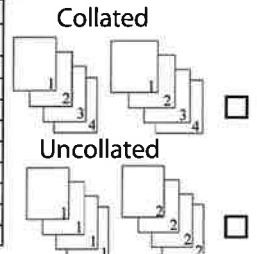
PRODUCTION



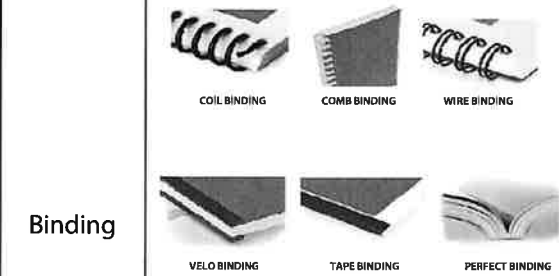
Copies: 52
Sides: SS, DS
Page Size: 8.5 X 11, 8.5 X 14, 11 X 17
Paper Type & Color: Blue
Paper Color: Blue
Paper Weight: _____

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

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



FINISHING



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

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, SHRINKWRAP, TABS
Tab Font: _____
Tab Text:
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Special Instructions

BLUE POSTCARDS NEEDED BY NOVEMBER 30, 2022 AT 10 AM @ THE CITY CLERKS OFFICE. THANK YOU.