



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

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	1					2 X 51.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$331.00	\$0.00	\$331.00	Credit Card	\$0.00	\$331.00

Ad Order Notes:

Sales Rep: sbohland

Order Taker: sbohland

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.

**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 ±1,982' of frontage on Lemmon Drive, ±477' of frontage on Sky Vista Parkway, and ±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](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 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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**10:00 a.m – LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments)**  
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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 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

*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: LDC23-00002**

**CASE NAME: 1045 Hoge Road Master Plan and Zoning Map Amendments**

**PLANNER: Grace Mackedon**

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

---

**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]**

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, 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.

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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, 2<sup>nd</sup> Floor or via email to [cityclerk@reno.gov](mailto:cityclerk@reno.gov). Signs must be clear and legible.***

ANX 23-00001 & LDC 23-00002



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: LDC23-00002

PROJECT NAME: 1045 Hoge Road Master Plan and Zoning Map Amendments

DESCRIPTION: 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 1.3 acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road. (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](http://Reno.GoV.PublicComment), email to [PublicComments@reno.gov](mailto:PublicComments@reno.gov) or leave a voicemail at 775-395-4699. 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.

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



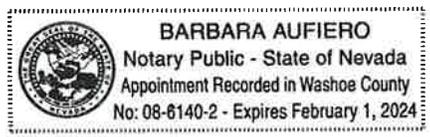
**AFFIDAVIT OF MAILING**

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 2<sup>nd</sup> 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. LC23-00002 (Hwy 395 Road Master Plan & Zoning Map Amendments) who are required to be notified by law.

Mikki Huntsman  
CITY CLERK

SUBSCRIBED and SWORN to before me this  
2<sup>nd</sup> 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 **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]

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**.

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 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**



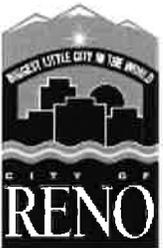
CITY OF RENO  
City Clerk  
P.O. Box 7  
Reno, Nevada 89504

RETURN SERVICE REQUESTED

### IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **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
082-761-04	BECK	WILLIAM E	2052 ELNA RD
Ward 4 NAB	Bond	Corey	1336 Lynx Street
Ward 4 NAB	Briscoe	John	7255 Souverain Lane
082-361-18	BURKE	FORD L & LAUREN	1676 WOODHAVEN CIR
082-361-29	BURKE	TIMOTHY F	4945 EISAN AVE
082-361-19	BURKE et al	GABRIEL T	1335 HOGGE RD
082-761-05	CEVASCO LIVING TRUST		730 RUBY AVE
082-361-16	CHEN	POYI	1045 HOGGE RD
082-762-03	CHRISTENSON et al	TRACY M	805 HOGGE RD
082-763-01	COOK & SON ENTERPRISES LLC	LOYD W & DIANA	7950 ZARAGOZA CT
082-361-22	CRITES	ARMANDO	1050 HOGGE RD
082-763-04	CRUZ-NUNEZ	ARMANDO	635 HOGGE RD
082-764-10	DIAZ et al	ARMANDO	3415 HEIGHTS DR
082-361-17	FEDINIC	CYNTHIA	PO BOX 9358
082-763-03	GRANATA	ARCHIE	1720 S ARLINGTON AVE
082-761-03	GREENE	MATTHEW S	1135 HORN AVE
082-761-01	HARRIS FAMILY TRUST	MILTON & NORMA	755 HARRIS RD
Ward 4 NAB	Harvey	Bryan	1100 University Park Court
082-762-09	HOFMANN FAMILY TRUST	PAUL & MARY	PO BOX 8785
082-763-11	HOLST TRUST	LESLIE & DEBRA	760 HARRIS RD
Ward 4 NAB	Kelly	Renee	2800 Scottsdale Road
082-763-02	LEE et al	JOSEPH K	5120 MASON RD
082-361-61	LICEA et al	CUAUTHEMOC	5275 HOGGE RD
Ward 4 NAB	Luck	Victoria	7855 Treasure Cove Court
082-763-05	MAKRIS FAMILY TRUST		198 HOGGE RD
082-361-08	MAYA PROPERTIES LLC		995 WANDER WAY
082-361-60	MCCOMBS LIVING TRUST		PO BOX 5966
Ward 4 NAB	Miranda	Mark	3504 Tripp Dr
082-361-21	MORENO	STEPHANIE	7757 TULEAR ST
	North Valleys CAB		7115 Souverain Ln
082-762-01	O'NEILL	GREGORY W & NONA B	9160 E DESERT COVE AVE UNIT 313
082-361-62	PARRA et al	RANDITA M & RAMON	1250 WEEDACHS RD
082-361-30	POTTS	ERNEST M	1040 HOGGE RD
082-764-08	PRESTON	TYLER M	4850 MASON RD
082-764-09	ROBERT MCNAMARA & TRACY CANDELA TRUST		630 HOGGE RD
Ward 4 NAB	Simmonds	Richard	P.O. Box 9059
082-361-34	SMITH et al	DANIEL V	4965 MASON RD
082-762-05	SMOTHERS	DALEEN R	5130 KOENIG RD

LSC 23-00002

C1045 Hoge Road

Hogerdon 2

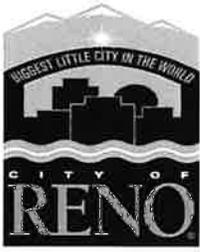
Zoning Map

Amendments



FirstOfpin	lastname	firstname	mailing1
082-361-33	SMYRES FAMILY TRUST	GARY A & LOIS I	4670 OLMSTED CT
Ward 4 NAB	Souther	Jared	8591 Silver Shores Drive Bureau of Land Management
082-430-23	UNITED STATES OF AMERICA		NONE
	United States of America Dept of Housing and Urban Development		Attn: Ramiro Delgado
	Washoe Co Assessor's		1001 E 9th St
	Washoe County Comm. Dev.		1001 E 9th St
	Washoe County Public Works		1001 E 9th St
	Washoe County Treasurer		P.O. Box 30039
Ward 4 NAB	White	John	8552 Moth Circle
082-762-06	WHITLOCK	JAMES B & LINDSEY M	5015 MASON RD
082-361-63	WILTOWSKY	VINCENT & SANDRA	5267 HOGE RD
082-764-07	WINTER et al	RYAN	3565 GYPSUM RD APT 4
	Wood Rodgers, Inc.		Attn: Eric Hasty
082-762-02	WYLLIE	RICHARD L & JUDITH A	755 HOGE RD

mailing2	mailcity	mailstate	mailzip
	RENO	NV	89519
	Reno	NV	89506
5665 Morgan Hill Rd	Carson City	NV	89701
	RENO	NV	0
34 Civic Center Plaza	Santa Ana	CA	92701
	Reno	NV	89520
c/o Mojra Hauenstein	Reno	NV	89520
	Reno	NV	89520
	Reno	NV	89520
	Reno	NV	89506
	RENO	NV	89506
	RENO	NV	89506
	RENO	NV	89503
1361 Corporate Blvd	Reno	NV	89502
	RENO	NV	89506



# CITY OF RENO PRINT ORDER FORM

**Job Name :** LDC23-00002 (1045 Hoge Road ZMA and MPA)

**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-

<b>PRODUCTION</b>	<input checked="" type="checkbox"/> Black & White <input type="checkbox"/> Color <input type="checkbox"/> Oversized	Copies: 54 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>Pastei</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*				Pastei	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*																																																
Pastei	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 Paper Weight:																																																	

<b>FINISHING</b>	COIL BINDING COMB BINDING WIRE BINDING VELO BINDING TAPE BINDING PERFECT BINDING	Binding: <input type="checkbox"/> Comb Bind <input type="checkbox"/> Coil Bind <input type="checkbox"/> Tape Bind <input type="checkbox"/> 3-ring Binder Binding color (pick one): navy <input type="checkbox"/> Front cover: <input type="checkbox"/> Clear <input type="checkbox"/> Regency <input type="checkbox"/> Cardstock <input type="checkbox"/> Back cover: <input type="checkbox"/> Clear <input type="checkbox"/> Regency <input type="checkbox"/> Cardstock Color: navy Size: Color: navy
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<b>FINISHING</b>	Laminating: <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 Mounting: <input type="checkbox"/> MNT <input type="checkbox"/> MNT & L <input type="checkbox"/> Foam	Carbonless paper: <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"/>	<b>SHRINKWRAP</b> <input type="checkbox"/>	<b>TABS</b> <input type="checkbox"/> <input type="checkbox"/>	Tab Font _____ Tab Text 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____
	How many pads? _____ Pages per pad: _____						

**Special Instructions**

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