



PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005584337

Customer: CITY OF RENO - LEGALS

Address: 1 E 1ST ST FL 2

RENO NV 89501 USA

Acct. #: REN-0000000783

Phone: 7753342030

cityclerk@reno.gov

CITY OF RENO - LEGALS

Ordered By: City Clerk's Office

OrderStart Date: 02/10/2023

Order End Date: 02/10/2023

Tear Sheets

0

Affidavits

1

Blind Box

Promo Type

Materials

Special Pricing

Size

2 X 27.00

Net Amount

\$235.00

Tax Amount

\$0.00

Total Amount

\$235.00

Payment Method

Credit Card

Payment Amount

\$235.00

Amount Due

\$0.00

Ad Order Notes:

Sales Rep: KFurnace

Order Taker: KFurnace

Order Created

02/03/2023

Product	# Ins	Start Date	End Date
02-10-23,	1	02/10/2023	02/10/2023
02-10-23,	1	02/10/2023	02/10/2023

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

Text of Ad: 02/03/2023

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 **February 22, 2023** commencing at the time indicated.

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 ±3acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road.

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).

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 PublicComm@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
No 5584337

February 10, 2023

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 **February 22, 2023** commencing at the time indicated.

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

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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 February 22, 2023, 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).

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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 **February 10, 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.



Date & Time: Fri, Feb 10, 2023, 08:09:56 PST
Position: +039.573433° / -119.8417110° (±28.31ft)
Altitude: 5237ft (±48.1ft)
Datum: WGS-84
Azimuth/Bearing: 086° N86E 1529mils Magnetic (±14°)
Elevation Angle: -89.5°
Horizon Angle: -89.8°
Zoom: 1.0X
PUBLIC NOTICE 1045 HOGE ROAD

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 February 22, 2023 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).

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RECEIVED

FEB 10 2023

CITY CLERK

Staff reports will be available for review the Friday prior to the public hearing at www.reno.gov

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.



HEAR

APPLIC

CASE N

PROJEC

DESCRIP

A request
Transition
amendme
Residentia
Road ±670

Those who wish to
comment form found
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.

Staff re

Grace W
CITY OF RE
Developmen
P.O. Box 190
Reno, NV 895

Do not remove

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Staff reports will be available for review the Friday prior to the public hearing at www.reno.gov

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



PUBLIC NOTICE 1045 HOGE ROAD 2

Zoom: 1.0X

Horizon Angle: -89.6°

Elevation Angle: -88.3°

Azimuth/Bearing: 01.4° N14E 0249mils Magnetic (±13°)

Datum: WGS-84

Altitude: 5226ft (±1.8ft)

Position: +039.573340° / -119.840291° (±15.0ft)

Date & Time: Fri, Feb 10, 2023, 07:53:45 PST

RECEIVED
FEB 10 2023
CITY CLERK

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).

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Staff report

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

Do not remove this sign until after the hearing date

Date & Time: Fri, Feb 10, 2023, 08:10:21 PST

Position: +039.573413° / -119.841715° (±15.1ft)

Altitude: 5246ft (±11.7ft)

Datum: WGS-84

Azimuth/Bearing: 013° N13E 0231mils Magnetic (±13°)

Elevation Angle: ±11.2°

Horizon Angle: ±01.4°

Zoom: 10x

PUBLIC NOTICE 1045-HOGE ROAD 3.4

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 February 22, 2023 at 10:00 AM

APPLICANT: PVI, CHEN

CASE NUMBER: AN423-00091

PROJECT NAME: 1045 Hoge Road Addition

DESCRIPTION: A request for a Master Plan and Land Use Ordinance for the subject site is located within the City of Reno, Nevada and has a Master Plan and Land Use Ordinance for the subject site. The subject site is located within the City of Reno, Nevada and has a Master Plan and Land Use Ordinance for the subject site. The subject site is located within the City of Reno, Nevada and has a Master Plan and Land Use Ordinance for the subject site.

City of Reno
Development Services Department
PO Box 1000
Reno, NV 89503

DO NOT REMOVE THIS SIGN UNTIL AFTER THE PUBLIC HEARING DATE.

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 February 22, 2023 at 10:00 AM

APPLICANT: PVI, CHEN

CASE NUMBER: AN423-00091

PROJECT NAME: 1045 Hoge Road Addition

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City of Reno
Development Services Department
PO Box 1000
Reno, NV 89503

DO NOT REMOVE THIS SIGN UNTIL AFTER THE PUBLIC HEARING DATE.

RECEIVED
FEB 10 2023
CITY CLERK

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

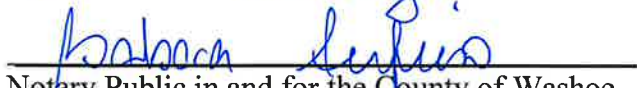
COUNTY OF WASHOE)

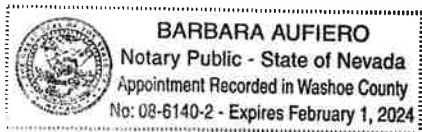
Mikki Huntsmen, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 10th day of February, 2023, she deposited in the United States Post Office at Reno, Nevada, copies 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. ANX 23-00001 (1045 Hoge Road Annexation) who are required to be notified by law.


CITY CLERK

SUBSCRIBED and SWORN to before me this

10th day of February, 2023.


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 **February 22, 2023 at 10 am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for Case # **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).

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

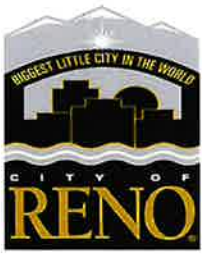
FirstOfpin	lastname	firstname	mailing1	mailing2
082-762-01	AKERS	PATRICK & MEGAN	705 HOGG RD	
082-761-04	BECK	WILLIAM E	2052 ELNA RD	
Ward 4 NAB	Bond	Corey	1336 Lynx Street	
082-361-18	Briscoe	John	7255 Souverain Lane	
082-361-29	BURKE	FORD L & LAUREN	1676 WOODHAVEN CIR	
082-361-19	BURKE	TIMOTHY F	4945 EISAN AVE	
082-761-05	BURKE et al	GABRIEL T	1335 HOGG RD	
082-361-16	CEVASCO LIVING TRUST		730 RUBY AVE	
082-762-03	CHEN	POYI	1045 HOGG RD	
082-762-01	CHRISTENSON et al	TRACY M	805 HOGG RD	
082-361-22	COOK & SON ENTERPRISES LLC		7950 ZARAGOZA CT	
082-763-04	CRITES	LOYD W & DIANA	1050 HOGG RD	
082-764-10	CRUZ-NUNEZ	ARMANDO	635 HOGG RD	
082-361-17	DIAZ et al	ARMANDO	3415 HEIGHTS DR	
082-763-03	FEDINIC	CYNTHIA	PO BOX 9358	
082-761-02	GUZMAN	SABAS G	9394 RED BARON BLVD	
Ward 4 NAB	HARRIS FAMILY TRUST	MILTON & NORMA	755 HARRIS RD	
082-762-08	Harvey	Bryan	1100 University Park Court	
082-763-11	HOFMANN FAMILY TRUST	PAUL & MARY	PO BOX 8785	
Ward 4 NAB	HOLST TRUST	LESLIE & DEBRA	760 HARRIS RD	
082-763-02	Kelly	Renee	2800 Scottsdale Road	
082-361-61	LEE et al	JOSEPH K	5120 MASON RD	
Ward 4 NAB	LICEA et al	CUAUTHEMOC	5275 HOGG RD	
082-763-05	Luck	Victoria	7640 Bichon St	
082-361-89	MAKRIS FAMILY TRUST		198 HOGG RD	
082-361-60	MAYA PROPERTIES LLC		995 WANDER WAY	
082-361-21	MCCOMBS LIVING TRUST		PO BOX 5966	
	MORENO	STEPHANIE	7757 TULEAR ST	
082-361-62	North Valleys CAB		7115 Souverain Ln	Attn Patrick Shea
082-361-30	PARRA et al	RANDITA M & RAMON	1250 WEEDACHS RD	
082-764-08	POTTS	ERNEST M	1040 HOGG RD	
082-764-09	PRESTON	TYLER M	4850 MASON RD	
082-761-03	ROBERT MCNAMARA & TRACY CANDELA TRUST		630 HOGG RD	
Ward 4 NAB	SCOTT	ERIC	7200 TIMBER RIDGE CT	
082-361-34	Simmonds	Richard	P.O. Box 9059	
082-762-05	SMITH et al	DANIEL V	4965 MASON RD	
	SMOTHERS	DALEEN R	5130 KOENIG RD	
082-361-33	SMYRES FAMILY TRUST	GARY A & LOIS I	4670 OLMSTED CT	

ANY 23-00001
 (1045 Hogg Road Amherst, N.Y.)

mailcity	mailstate	mailzip
RENO	NV	89506
CANTONMENT	FL	32533
Reno	NV	89506
Reno	NV	89506
ROSEVILLE	CA	95747
RENO	NV	89506
RENO	NV	89506
RENO	NV	89503
RENO	NV	89506
RENO	NV	89506
SPARKS	NV	89436
RENO	NV	89506
RENO	NV	89506
RENO	NV	89503
RENO	NV	89507
RENO	NV	89506
RENO	NV	89512
RENO	NV	89507
RENO	NV	89506
Reno	NV	89512
RENO	NV	89506
RENO	NV	89506
RENO	NV	89506
RENO	NV	89506
INCLINE VILLAGE	NV	89451
RENO	NV	89513
RENO	NV	89506
Reno	NV	89506
RENO	NV	89506
RENO	NV	89506
RENO	NV	89506
RENO	NV	89506
RENO	NV	89523
Reno	NV	89507
RENO	NV	89506
RENO	NV	89506
RENO	NV	89519

FirstOfpin	lastname	firstname	mailing1	mailing2
Ward 4 NAB	Souther	Jared	8591 Silver Shores Drive Bureau of Land Management	5665 Morgan Hill Rd
082-361-23	UNITED STATES OF AMERICA	NONE	NONE	
	United States of America Dept of Housing and Urban Development		Attn: Ramiro Delgado	34 Civic Center Plaza
	Washoe Co Assessor's		1001 E 9th St	
	Washoe County Comm. Dev.		1001 E 9th St	
	Washoe County Public Works		1001 E 9th St	c/o Mojra Hauenstein
	Washoe County Treasurer		P.O. Box 30039	
Ward 4 NAB	White	John	8552 Moth Circle	
082-762-06	WHITLOCK FAMILY TRUST		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.		1361 Corporate Blvd.	Attn: Eric Hasty
082-762-02	WYLLIE	RICHARD L & JUDITH A	755 HOGE RD	

mailcity	mailstate	mailzip
Reno	NV	89506
Carson City	NV	89701
RENO	NV	0
Santa Ana	CA	92701
Reno	NV	89520
Reno	NV	89520
Reno	NV	89520
Reno	NV	89520
Reno	NV	89506
RENO	NV	89506
RENO	NV	89506
RENO	NV	89506
RENO	NV	89503
Reno	NV	89502
RENO	NV	89506



CITY OF RENO PRINT ORDER FORM

Job Name : ANX23-00001 (1045 Hoge Road Annexation)

Contact Information (required fields):

Name: Bailey Johnson and/or Barbara Aufiero

Date File is Available: 2-2-2023

Dept/Division: City Clerk's Office

Date Order Due: 2-7-2023

Contact Phone #: 775-334-2030

Contact Email: cityclerk@reno.gov

0371-7400-6000-

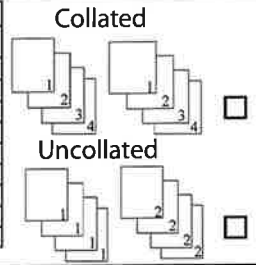
PRODUCTION



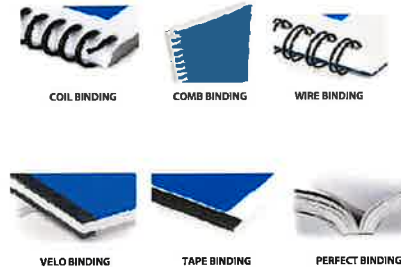
Copies: 52
Sides: SS, DS
Page Size: 8.5 X 11, 8.5 X 14, 11 X 17
Paper Type & Color: Blue
Paper Color: Blue
Paper Weight:

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



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 needed by February 7, 2023 at 10 am. Please deliver to City Clerk's Office on the 2nd Floor at Reno City Hall.