



PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005331270

**Customer:** CITY OF RENO - LEGALS  
**Address:** 1 E 1ST ST FL 2  
 RENO NV 89501 USA  
**Acct. #:** REN-0000000783  
**Phone:** 7753342030  
 auferot@reno.gov  
 CITY OF RENO - LEGALS  
**Ordered By:** Barbara Aufiero

OrderStart Date: 07/15/2022

Order End Date: 07/15/2022

<b>Tear Sheets</b>	<b>Affidavits</b>	<b>Blind Box</b>	<b>Promo Type</b>	<b>Materials</b>	<b>Special Pricing</b>	<b>Size</b>
0	1					2 X 19.00

<b>Net Amount</b>	<b>Tax Amount</b>	<b>Total Amount</b>	<b>Payment Method</b>	<b>Payment Amount</b>	<b>Amount Due</b>
\$203.00	\$0.00	\$203.00	Credit Card	\$203.00	\$0.00

**Ad Order Notes:**

Sales Rep: mweber

Order Taker: mweber

Order Created 07/08/2022

Product	# Ins	Start Date	End Date
07-15-22,	1	07/15/2022	07/15/2022
07-15-22,	1	07/15/2022	07/15/2022

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

**Text of Ad:** 07/08/2022

**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 July 27, 2022 commencing at the time indicated.

**10:00 a.m. - LDC21-00034 (Canyon's Edge)**

A request has been made for: 1) an amendment to the Master Plan land use designation from  $\pm 80.22$  acres of Unincorporated Transition (UT) to  $\pm 14$  acres of Single Family (SF) and  $\pm 66.22$  acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The  $\pm 80.22$  acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive.

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.

**All interested persons are invited to present testimony.**

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL  
 No. 5331270 July 15, 2022

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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 July 27, 2022, City Council Meeting at 10AM.***

*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: **LDC21-00034**

CASE NAME: **CANYON’S EDGE**

PLANNER: **BROOKLYN OSWALD**

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

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**A request has been made for: 1) an amendment to the Master Plan land use designation from ±80.22 acres of Unincorporated Transition (UT) to ±14 acres of Single Family (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive.**

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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 **July 15, 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.***



# 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

July 27, 2022 10:00 a.m.

## APPLICANT

Virginia 40's LLC

## CASE NUMBER

LDC21-00034

## PROJECT NAME

Canyons Edge

## DESCRIPTION

A request has been made for: 1) an amendment to the Master Plan land use designation from ±80.22 acres of Unincorporated Transition (UT) to ±14 acres of Single Family (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The ±80.22 acres site is located approximately 1.400 feet east of the eastern terminus of Mine Shaft Drive.

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Brook Oswald - 326-6635

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



Do not remove this sign until after the hearing date.



RECEIVED  
JUL 15 2022  
CITY CLERK



RECEIVED

JUL 15 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 AND TIME  
July 27, 2022 10:00 a.m.

APPLICANT  
Vigora & Associates, LLC

CASE NUMBER  
LOCC-2022-0034

PROJECT NAME  
Carpenter Road

DESCRIPTION  
The project consists of a 1.5-mile section of Carpenter Road, from the intersection of Carpenter Road and Highway 395 to the intersection of Carpenter Road and Highway 101. The project includes the construction of a new 10-foot wide sidewalk on the north side of the road, the installation of new streetlights, and the installation of new water and sewer lines. The project also includes the construction of a new 10-foot wide sidewalk on the south side of the road, the installation of new streetlights, and the installation of new water and sewer lines.

City of Reno  
City of Reno Development Division  
P.O. Box 100  
Reno, Nevada 89503-0100  
Tel: 775-335-5555  
Fax: 775-335-5555

Brook Oswald - 326-6835







posting



1/15/2021, 3:32:45 PM



Override 1



Parcels (No Labels)



Reno City Limits Outline

Streets

1:9,028



USDA FSA, GeoEye, Maxar, Esri, HERE, Garmin, IFC, City of Reno GIS

City of Reno GIS  
City of Reno

**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 15<sup>th</sup> day of July, 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. LDC21-00034 (Canyon's Edge) who are required to be notified by law.

*[Signature]*

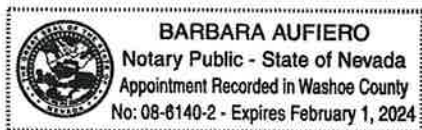
CITY CLERK

SUBSCRIBED and SWORN to before me this

15<sup>th</sup> day of July, 2022.

*[Signature]*

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 **July 27, 2022 at 10am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC21-00034 (Canyon's Edge)**

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As a property owner within **2350** feet, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Brooklyn Oswald, Associate Planner at (775)326-6635.**

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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: **145-261-03**

TRAVIS B & SHANNON E ADAMS  
10450 PALLADIUM MINE DR  
RENO, NV 89521



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

**RETURN SERVICE REQUESTED**

**IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **145-302-01**

DAVID R & ROSEANNE C ADNERSON  
10457 CLAIM JUMPER WAY  
RENO, NV 89521



FirstOfpin	lastname	firstname	mailing1
145-261-03	ADAMS	TRAVIS B & SHANNON E	10450 PALLADIUM MINE DR
145-302-01	ADNERSON	DAVID R & ROSEANNE C	10457 CLAIM JUMPER WAY
145-331-05	ALCORN	THOMAS J	10260 PALLADIUM MINE DR
145-261-07	ANDERSON FAMILY TRUST	KEVIN & JENNIFER	10420 PALLADIUM MINE DR
145-311-12	BAGBY	WILLIAM R & NINETTE L	10385 ALCHEMY CT
145-311-08	BARTAK	ROBERT L	10345 ALCHEMY WAY
145-322-02	BLANK	MICHAEL A	PO BOX 10193
145-322-03	BLANK et al	MICHAEL A	10400 MINE SHAFT DR
145-331-02	BROWN	TERRY D III & NICOLE M	10290 PALLADIUM MINE DR
145-331-03	CALDWELL LIVING TRUST	JANET C	10280 PALLADIUM MINE DR
145-331-16	CAMPBELL LIVING TRUST		10255 MOTHER LODGE DR
145-322-04	CATALDO	SALVATORE & NANCY	10340 ALCHEMY WAY
145-321-09	CHARLES G SWANSON & DEBRA A CAMPBELL 2010 TRUST		10335 ALCHEMY WAY
145-321-01	CORDOVA	KELLY A & CRISTOBAL E	10340 PALLADIUM MINE DR
145-331-14	CROCKET FAMILY TRUST		10235 MOTHER LODGE DR
145-311-09	DODSON	SHERRY L & JAMES C	10355 ALCHEMY WAY
	Dolan	James	8240 Willow Ranch Trail
145-030-07	DOLAN PROPERTIES II LLC		5150 MAE ANNE AVE STE 405
145-311-21	EDDE	RYAN	10485 MINE SHAFT DR
145-261-06	FARNADY et al	GENEVIEVE	10430 PALLADIUM MINE DR
Ward 2 NAB	Fisher	Patrick	6400 Bonde Farms Lane
145-261-08	FRIEDEN LIVING TRUST	JOHN & LYNDA	10416 PALLADIUM MINE DR
Ward 2 NAB	Fuji-strickler	Mimi	835 Huffaker Estates Cir
145-322-06	GALVIN	THOMAS C JR & JANET L	10320 ALCHEMY WAY
145-331-17	GARRICK	DAVID J & SARI L	10265 MOTHER LODGE DR
145-311-07	GORE	JEFFREY & MARY E	10350 PALLADIUM MINE DR
145-311-20	GORIN	SEAN D & ANDREA K	10475 MINE SHAFT DR
145-322-05	GUYP LIVING TRUST	LEONARD P III	10330 ALCHEMY WAY
Ward 2 NAB	Hammett	Julia	7700 Meadow Vista Drive
145-321-02	HANKINS et al	CURTIS M	10330 PALLADIUM MINE DR
Ward 2 NAB	Heinemann	Jack	1775 Gold Belt Dr
145-321-03	HEINEN et al	STEVEN P	10326 PALLADIUM MINE DR
145-261-02	HEIL	STEVEN D & VIOLETA A	10460 PALLADIUM MINE DR
145-322-01	HOLT	ANTHONY G & STEPHANIE B	10420 MINE SHAFT DR
145-261-09	JOHNSON	RHONDA K & MITCHELL S	10410 PALLADIUM MINE DR
145-331-01	JULIANO	JANICE E	10300 PALLADIUM MINE DR
145-311-14	KANG	HANNAH I	10390 ALCHEMY CT
Ward 2 NAB	Keats	Donna	2265 Sunrise Dr

\*LDC 21-00034 (Canyon's Edge).





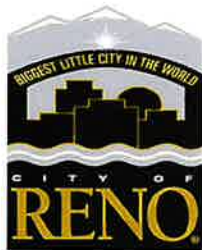
FirstOfpin	lastname	firstname	mailing1
145-311-22	KELLY	LECCIER A & FREDERICK J	10495 MINE SHAFT DR
145-311-17	KIM	YOUNG K	10445 MINE SHAFT DR
145-332-03	KIM et al	ROBERT K	10240 MOTHER LOD E DR
145-311-10	KIM TRUST	SUNG C	10365 ALCHEMY CT
	KLS Planning & Design		1 East 1st Street, Ste 1400
145-332-08	KOLDA	EDWARD F & JERALDINE A	4509 HIGH POINTE DR
145-322-07	LAM et al	TIMOTHY H	10310 ALCHEMY WAY
Ward 2 NAB	Langdon	Tyler	22870 Carriage Drive
Ward 2 NAB	Langer	Mara	10788 Stone Hollow Dr
145-321-04	LEID	JOVANNA N & NICHOLAS J	10320 PALLADIUM MINE DR
145-302-02	LENNAR RENO LLC		9425 DOUBLE DIAMOND PKWY
145-311-16	LINSCH EID	PHILIP D & ELIZABETH A	10370 ALCHEMY CT
145-321-07	LOOPER	WILLIAM E & LINDA	10315 ALCHEMY WAY
145-261-05	MALKIEWICH TRUST	LM	10436 PALLADIUM MINE DR
145-331-07	MARCARIAN	ROGER D & ALINE E	10240 PALLADIUM MINE DR
145-261-04	MARPHIS LIVING TRUST	ROGER & VIRGINIA	10440 PALLADIUM MINE DR
145-331-12	MARTIE	JAMES H & KIMBERLY J	10215 MOTHER LOD E DR
016-720-31	MASCARELLI IRREVOCABLE FAMILY TRUST		PO BOX 766
145-322-08	MAYOTT FAMILY TRUST		10300 ALCHEMY WAY
145-010-05	MCCAULEY LIVING TRUST	PHILIP	6400 PEAK RD
145-261-01	MCDADE	JAMES & AMBER L	10470 PALLADIUM MINE DR
145-332-05	MCNEILL	MICHAEL J & RONDA M	4521 HIGH POINTE DR
145-311-13	MOORE-SHAMAN et al	MICHELLE A	10395 ALCHEMY CT
145-321-05	MURRAY	CLAYNE T & BONNIE J	20000 MIDDLETON CIR APT 20101
145-321-06	NUSRAT et al	ARIFA	10305 ALCHEMY WAY
145-332-02	PALADINI FAMILY 2018 TRUST		10250 MOTHER LOD E DR
145-331-08	PIERCY LIVING TRUST	MARLA M	PO BOX 19237
145-293-01	PIERUCCI	MARC & LISA S	10500 PALLADIUM MINE DR
145-311-15	PRZYBYSZ	GERALD & DEBORAH A	10380 ALCHEMY CT
145-331-11	RAPER	ROBERT R	10205 MOTHER LOD E DR
145-331-06	RILEY	DRAKE F & MICHELLE L	10250 PALLADIUM MINE DR
145-332-07	RINDER	KARL A & JULIE M	4513 HIGH POINTE DR
	S Truckee Meadows-Washoe Valley CAB		6593 Champetre Ct
Ward 2 NAB	Schwarzer	Steven	909 Providence Pl
145-321-08	SCOTT	MELISSA & GARY B	10325 ALCHEMY WAY
145-332-01	SEAY	JAMES C IV	10260 MOTHER LOD E DR
145-332-06	SHADEL et al	BRYAN J	4517 HIGH POINTE DR
145-331-09	SHERIFF FAMILY LIVING TRUST		3039 FEATHERTOP DR





FirstOfpin	lastname	firstname	mailing1
145-010-06	SIX (6) DEVELOPMENT INC		8375 FAIRWAY RIDGE CT
145-332-04	SOOS	GREGORY A & ELIZABETH G	4800 ANNADEL HEIGHTS DR
145-010-10	STANLEY RIDGE ESTATES LLC		8810 WESTERN SKIES DR
016-820-15	SUNNY HILLS RANCHOS		PO BOX 1440
145-293-03	SWANN FAMILY TRUST		10480 PALLADIUM MINE DR
Ward 2 NAB	Taylor	Hal	2551 West Lakeridge Shores
145-331-15	TOPLENSZKY et al	TIBOR J	10245 MOTHER LODGE DR
145-010-04	TORMEY	CHRISTOPHER J	380 NE 8TH ST
145-030-08	TRUCKEE MEADOWS WATER AUTHORITY		PO BOX 30013
016-720-14	VIRGINIA 405 LLC		5150 MAE ANNE AVE STE 405
	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
145-311-11	WELLS FAMILY TRUST	SHAY & MISTY	10375 ALCHEMY CT
145-331-04	WENINGER	SASITHORN C	10270 PALLADIUM MINE DR
145-293-02	WHITE et al	PATRICIA I	10490 PALLADIUM MINE DR
145-311-18	WHITMORE FAMILY LIVING TRUST		8725 TOM KITE TRL
145-311-19	WHITMORE FAMILY LIVING TRUST		8725 TOM KIT TRL
145-010-07	WMR PROJECTS LLC		826 BLUE FALLS PL
145-322-09	ZAFRA	ENRICO D & EDITHA B	235 STETSON DR

mailing2	mailcity	mailstate	mailzip
	RENO	NV	89523
	SANTA ROSA	CA	95405
	RENO	NV	89521
	LONG BEACH	CA	90801
	RENO	NV	89521
	Reno	NV	89519
	RENO	NV	89521
	COUPEVILLE	WA	98239
ATTN LANDS DEPARTMENT	RENO	NV	89520
	RENO	NV	89523
	Reno	NV	89520
c/o Mojra Hauenstein	Reno	NV	89520
	Reno	NV	89520
	RENO	NV	89521
	RENO	NV	89521
	RENO	NV	89521
	RENO	NV	89523
	RENO	NV	89523
	RENO	NV	89511
	DANVILLE	CA	94506



# CITY OF RENO PRINT ORDER FORM

Job Name : LDC21-00034 (Canyon's Edge)

## Contact Information (required fields):

Name: Bailey/Barbara

Date File is Available: 7/7/2022

Dept/Division: City Clerk's Office

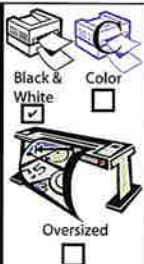
Date Order Due: 7/12/2022

Contact Phone #: 775-334-2030

Contact Email: cityclerk@reno.gov

0371-7400-6000-

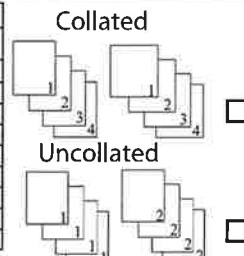
PRODUCTION



Copies: 98  
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	Primitives (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 7/12/2022 @ 10 AM. Please deliver to City Clerk's Office.