

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 **October 25, 2023** commencing at the time indicated.

10:00 a.m – LDC23-00021 (Valley View Estates)

A request has been made for: 1) a Master Plan amendment from ± 80 acres of Unincorporated Transition (UT) to ± 17 acres of Single-Family Neighborhood (SF) and ± 63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ± 69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ± 10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ± 80 acres of Planned Unit Development (PUD) Valley View Estates. The ± 80 acre project site is located ± 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

10:00 a.m – ANX23-00002 (Valley View Estates)

A request has been made for annexation of an **± 80 acre site consisting of two parcels** located approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. The subject site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence, and has a Master Plan land use designation of Unincorporated Transition (UT).

10:00 a.m – ANX24-00001 (Pembroke Drive Annexation)

A request has been made for the annexation of a ± 112.4 acre site located across three parcels north of Pembroke Drive, ± 796 feet from its intersection with South McCarran Boulevard. The site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence, and has a Master Plan land use designation of Public/Quasi-Public (PQP). Upon annexation, the site will have the Public Facilities (PF) zoning designation.

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

Ad Preview

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MIKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Oct 13, 2023 #9382265

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 October 25, 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: LDC23-00021

CASE NAME: Valley View Estates

PLANNER: Brooklyn Oswald

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

A request has been made for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

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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 October 13, 2023, 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.

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

October 25, 2023

HEARING TIME

10:00 a.m.

APPLICANT

McCauley Living Trust

CASE NUMBER

ANX23-00002 and LDC23-00021

PROJECT NAME

Valley View Estates

DESCRIPTION

ANX23-00002 (Valley View Estates Annexation) A request has been made for annexation of an ± 80 acre site consisting of two parcels located approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. The subject site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence, and has a Master Plan land use designation of Unincorporated Transition (UT).

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

Brook Oswald - 326-6635

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

Do not remove this sign until after the hearing date.

RECEIVED

OCT 13 2023

CITY CLERK



PUBLIC NOTICE

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

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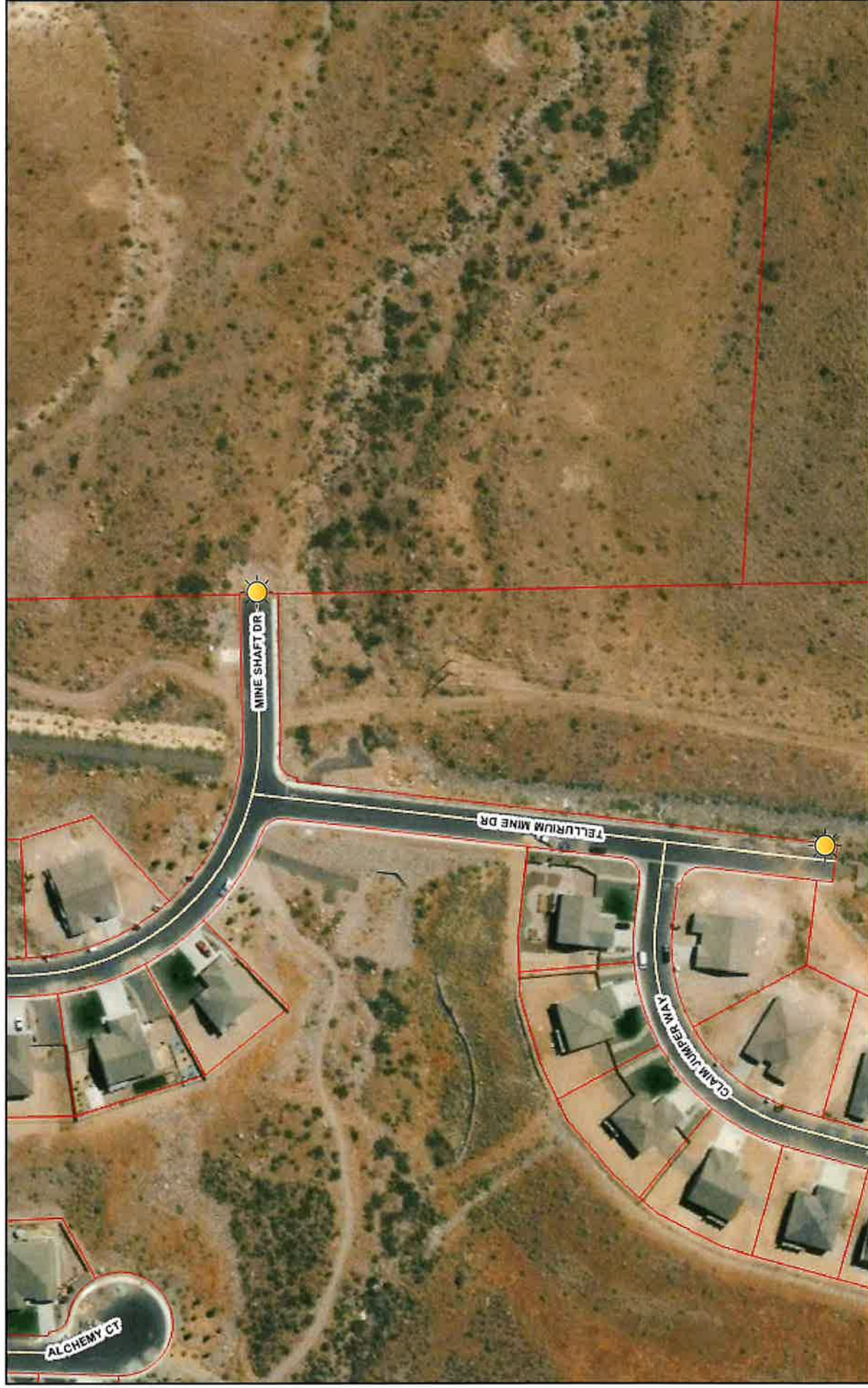
RECEIVED

OCT 13 2023

CITY CLERK



City of Reno Map



8/22/2023, 7:57:02 AM



Override 1



Parcels (No Labels)



Green: Band_2

Streets

2021 Aerial Photos



Blue: Band_3



Red: Band_1

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, JF, City of Reno GIS

City of Reno GIS
City of Reno

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

Likki 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 13th day of October, 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. WDC23-00021 (Valley View Estates MPA/ZMA) who are required to be notified by law.

Likki Huntsman

CITY CLERK

SUBSCRIBED and SWORN to before me this

13th day of October, 2023.

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 **October 25, 2023 at 10 am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for Case# **LDC23-00021 (Valley View Estates)**

A request has been made for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

As a property owner within **1150** 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, (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: **145-292-01**

NAEL N ABOUL-HOSN
10481 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: **145-261-03**

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

FirstOfpin		lastname	firstname	mailing1
145-292-01	ABOUL-HOSN		NAEL N	10481 PALLADIUM MINE DR
145-261-03	ADAMS		TRAVIS B & SHANNON E	10450 PALLADIUM MINE DR
145-302-07	AHMAD		WAAQAR	10481 CLAIM JUMPER WAY
016-730-13	ALBRIGHT LIVING TRUST		HAROLD & SHERRY	10079 E DESERT CANYON DR
145-292-02	ALEXANDER		GLENN S & ALINA	10491 PALLADIUM MINE DR
145-312-03	AMORUSO		BRITNEY F & ANTHONY G	10460 MINE SHAFT DR
145-261-07	ANDERSON FAMILY TRUST		KEVIN & JENNIFER	10420 PALLADIUM MINE DR
145-261-08	AVRES		VITOR N & SANCHAYNE	10860 PEBBLE HILL DR
145-261-08	AVRES		VITOR N & SANCHAYNE	10416 PALLADIUM MINE DR
145-311-12	BAGBY		WILLIAM R & NINETTE L	10385 ALCHEMY CT
145-301-04	BRAUNSTEIN		BRUCE I & PIA E	10482 CLAIM JUMPER WAY
145-230-11	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
145-030-07	DOLAN PROPERTIES II LLC			5150 MAE ANNE AVE STE 405
145-263-04	DOUCETTE		JASON R	10471 PALLADIUM MINE DR
145-302-01	DUEMPLING		ERIC M	10457 CLAIM JUMPER WAY
145-302-01	DUEMPLING		ERIC M	7856 GARDELLA DR
145-301-05	DUPLANTS		BARRY P & JANA C	10478 CLAIM JUMPER WAY
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
Ward 2 NAB	Fuji-strickler		Mimi	835 Huffaker Estates Cir
145-311-20	GORIN		SEAN D & ANDREA K	10475 MINE SHAFT DR
Ward 2 NAB	Heinemann		Jack	1775 Gold Belt Dr
145-261-02	HEL		STEVEN D & VIOLETA A	10460 PALLADIUM MINE DR
145-302-09	HENRY		CAMERON P & JESSICA L	10489 CLAIM JUMPER WAY
145-301-01	HOLDEN 2006 TRUST		ROGER J	14050 SADDLEBOW DR
145-302-11	HOLT		KELLI R & GARY L	10497 CLAIM JUMPER WAY
145-261-09	JOHNSON		RHONDA K & MITCHELL S	10410 PALLADIUM MINE DR
145-311-14	KANG		HANNAH I	10390 ALCHEMY CT
Ward 2 NAB	Keats		Donna	2265 Sunrise Dr
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	KILEJIAN		MARAL M	2053 S VIRGINIA ST
145-311-17	KIM		YOUNG K	10445 MINE SHAFT DR
Ward 2 NAB	Kimmons		Tracy	778 Broadway Blvd
	KLS Planning & Design			Attn: John Krmptic

Loc 23-00021 (Valley View Estates)

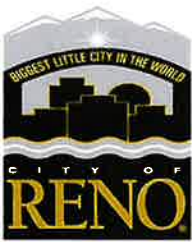
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	RENO NV		89521
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	RENO NV		89502
	RENO NV		89501

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Ward 2 NAB	Langdon	Tyler	22870 Carriage Drive
Ward 2 NAB	Langer	Mara	10788 Stone Hollow Dr
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	LM	10440 MINE SHAFT DR
145-261-05	MALKIEWICH TRUST	ROGER & VIRGINIA	10436 PALLADIUM MINE DR
145-261-04	MARPHIS LIVING TRUST	JAMES A	10440 PALLADIUM MINE DR
145-302-04	MARTIE	JAMES A	10469 CLAIM JUMPER WAY
145-010-05	MCCAULEY DEVELOPMENT COMPANY LLC	JAMES & AMBER L	6400 PEAK RD
145-261-01	MCDADE	MELANIE S & RYAN L	10470 PALLADIUM MINE DR
145-292-04	MICK	MICHELLE A	10507 CLAIM JUMPER WAY
145-311-13	MOORE-SHAMAN et al		10395 ALCHEMY CT
145-302-08	MUNSON FAMILY TRUST		4435 NW COLUMBIA AVE
145-302-10	NOT AVAILABLE		NOT SUPPLIED
145-301-06	ONG et al	SHAO H	10472 CLAIM JUMPER WAY
145-293-01	PIERUCCI	MARC & LISA S	10500 PALLADIUM MINE DR
145-311-15	PRZYBYSZ FAMILY LIVING TRUST	GERALD & DEBORAH A	10380 ALCHEMY CT
016-740-29	PUCKETT et al	GORDON	13275 HODGE DR
145-010-11	RENO ZAIBATSU TRUST		8810 WESTERN SKIES DR
	S Truckee Meadows-Washoe Valley CAB		6593 Champetre Ct
145-302-10	SAIRAFE	OBADHA M & WIDAD	10493 CLAIM JUMPER WAY
145-263-03	SCHNASE FAMILY TRUST		10461 PALLADIUM MINE DR
Ward 2 NAB	Schwarzer	Steven	909 Providence Pl
Ward 2 NAB	Shinn	Stacey	4932 Meadow Springs Dr
145-010-06	SIX (6) DEVELOPMENT INC		8375 FAIRWAY RIDGE CT
145-010-10	STANLEY RIDGE ESTATES LLC		8810 WESTERN SKIES DR
145-293-03	SWANN FAMILY TRUST		10480 PALLADIUM MINE DR
145-301-03	SZUHAJ	LAURA I & ANDRAS	10486 CLAIM JUMPER WAY
Ward 2 NAB	Taylor	Hal	2551 West Lakeridge Shores
145-312-04	TOLLES	CATHERINE A & WILLIAM N	10450 MINE SHAFT DR
145-010-04	TORMEY	CHRISTOPHER J	380 NE 8TH ST
145-030-08	TRUCKEE MEADOWS WATER AUTHORITY		PO BOX 30013
145-301-07	VESTAL et al	HOWARD R & GWEN L	10466 CLAIM JUMPER WAY
016-720-16	VIRGINIA 40S LLC		5150 MAE ANNE AVE STE 40S
	Washoe Co Assessor's		1001 E 9th St
	Washoe County Comm. Dev.		1001 E 9th St
	Washoe County Public Works		1001 E 9th St

[illegible]

FirstOfpin	lastname	firstname	mailing1
	Washoe County Treasurer		P.O. Box 30039
145-292-03	WATKINS	GARY F & DEBRA S	10501 CLAIM JUMPER WAY
145-302-03	WHITE	JOHN & JOYCE C	10465 CLAIM JUMPER WAY
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
145-312-02	ZOTESCU	ALEXANDRU & MARIA M	10470 MINE SHAFT DR

mailcity	mailstate	mailzip
Reno	NV	89520
RENO	NV	89521
RENO	NV	89521
RENO	NV	89521
RENO	NV	89523
RENO	NV	89523
RENO	NV	89521



CITY OF RENO PRINT ORDER FORM

Job Name : LDC23-00021 (Valley View Estates MPA ZMA)

Contact Information (required fields):

Name: Barbara Aufiero

Date File is Available: 10-5-2023

Dept/Division: CITY CLERKS OFFICE

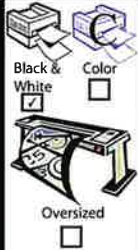
Date Order Due: 10-10-2023

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies

84

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11 X 17

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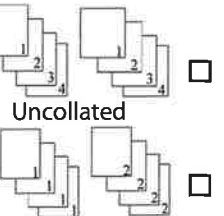
Blue

Paper Weight:

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	Light-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

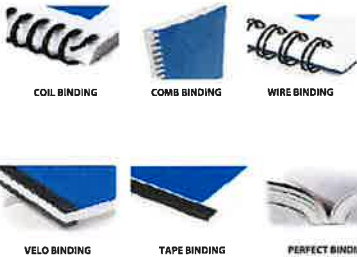
* Other paper options are available, please specify in Special Instructions

Collated



Uncollated

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

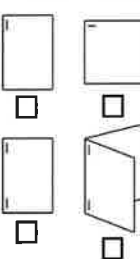
☐ 3-part

☐ BW

☐ 4-part

Finish

STAPLING



FOLDING

Single

C Fold

Z Fold

CUTTING

☐

☐

☐

DRILLING

☐

☐

☐

PADS

☐

☐

☐

SHRINKWRAP

☐

☐

☐

TABS

☐

☐

☐

Tab Font

Tab Text

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

How many pads?

Pages per pad:

Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, OCTOBER 10, 2023 AT 10 AM.

THANK YOU!