

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 –ABN24-00001 (Old Town Road Abandonment)

A request has been made for the abandonment of a ±23,888 square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Public/Quasi-Public (PQP).

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

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MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Oct 9, 2023 #9382196

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: ABN24-00001

CASE NAME: Old Town Road Abandonment

PLANNER: Jeff Foster

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

A request has been made for the abandonment of a ±23,888 square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Public/Quasi-Public (PQP).

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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 AM

RECEIVED

OCT 13 2023

APPLICANT

Toll Brothers

CITY CLERK

CASE NUMBER

ABN24-00001

PROJECT NAME

Old Town Road Abandonment

DESCRIPTION

A request has been made for the abandonment of a ±23,888 square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Public/Quasi-Public (PQP).

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Jeff Foster - 393-4165

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



The applicant shall remove this sign within 5 days after the appeal period for the public hearing has ended.

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 October 25, 2023 at 10:00 AM

APPLICANT: Toll Brothers

CASE NUMBER: ABN24-00001

PROJECT NAME: Old Town Road Abandonment

DESCRIPTION: A request has been made for the abandonment of a $\pm 23,888$ square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Public/Quasi-Public (PQP).

RECEIVED

OCT 13 2023

CITY CLERK

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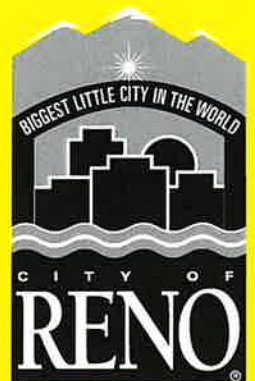
CITY OF RENO

Development Services Department

P.O. Box 1900

Reno, NV 89505

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after the appeal period for the public hearing has ended.***



Old Town Road Abandonment

10-13-2023

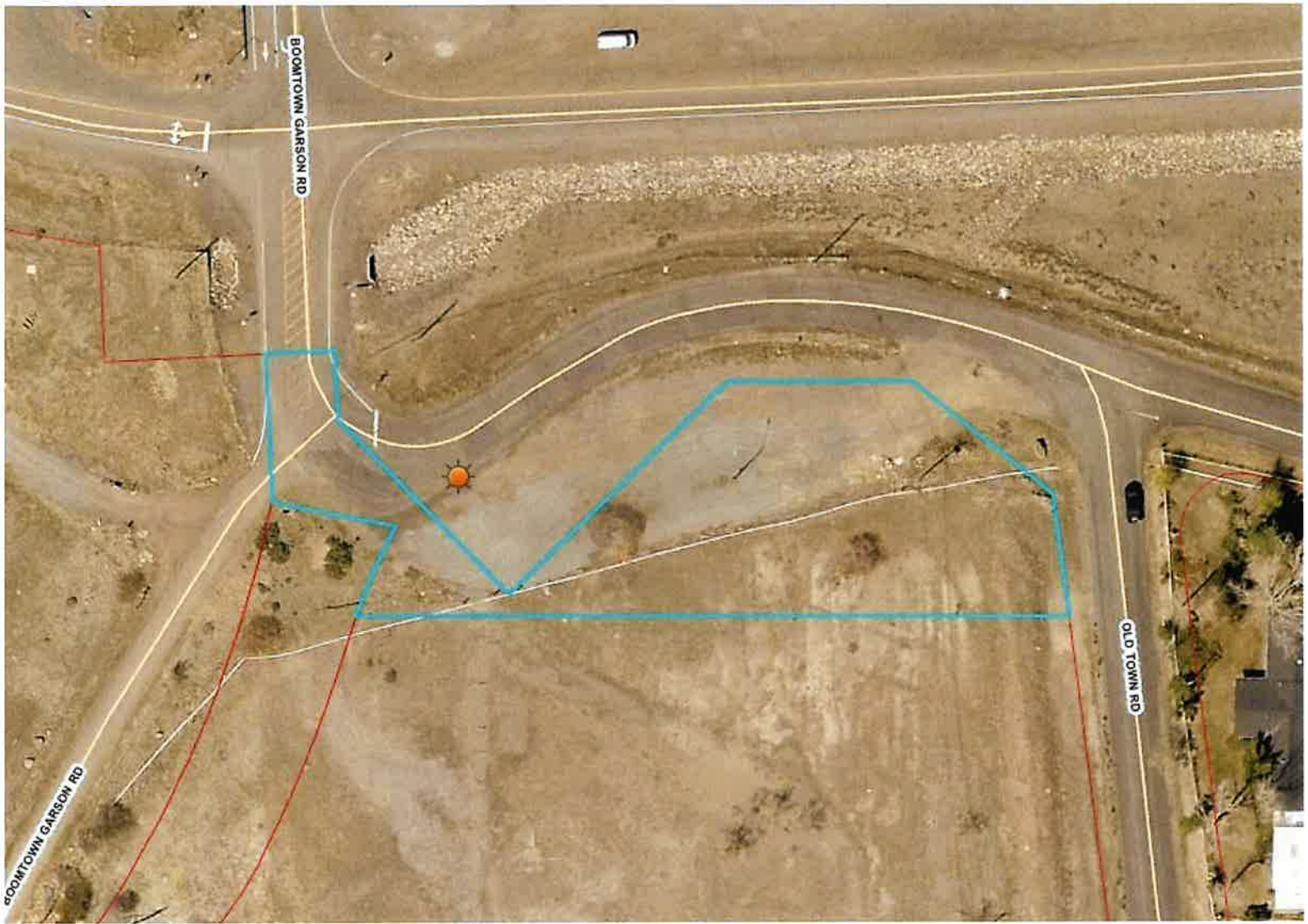


RECEIVED
OCT 13 2023
CITY CLERK

Photo 1: -



Photo 2: -



ABN 24-00001 (Old Town Road Abandonment)

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

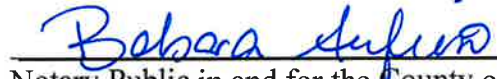
COUNTY OF WASHOE)

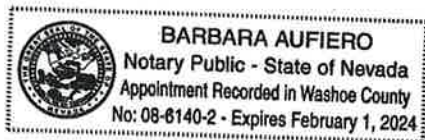
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 13th day of October, 2023, she deposited in the United States Post Office at Reno, Nevada, copies 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. ABN 24-00001 (Old Town Road Abandonment) who are required to be notified by law.


CITY CLERK

SUBSCRIBED and SWORN to before me this

13th day of October, 2023.


Notary Public in and for the County of Washoe,
State of Nevada



NOTICE OF PUBLIC HEARING

Dear Property Owner:

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As a property owner within **1850** feet, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Jeff Foster, Assistant Planner at (775) 393-4165**.

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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: **038-133-12**

ZACHARY & KATIE ALLEN FAMILY TRUST
2250 BLUE HERON CIR
RENO, NV 89523



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **Ward 5 NAB**

Frederic Baier
100 N Arlington Ave #7i
Reno, NV 89501

| FirstOfpin | lastname | firstname | mailing1 | mailcity | mailstat |
|------------|--------------------------------|-------------------|-------------------------|-------------|----------|
| 038-133-12 | ALLEN FAMILY TRUST | ZACHARY & KATIE | 2250 BLUE HERON CIR | RENO | NV |
| Ward 5 NAB | Baier | Frederic | 100 N Arlington Ave #7i | Reno | NV |
| 038-133-02 | BELLI FAMILY TRUST | | 2450 WARRIOR LN | RENO | NV |
| 038-132-08 | BERNARD | HEATH W | 2305 WARRIOR LN | RENO | NV |
| 038-132-09 | BOCKS LIVING TRUST | SPENCER W | 2355 WARRIOR LN | RENO | NV |
| Ward 5 NAB | Borchard | Carly | PO Box 281 | Verdi | NV |
| 038-134-07 | BROCK | JAMES & MARY J | 105 DEER MOUNTAIN RD | RENO | NV |
| 038-132-37 | BT SOUTH LLC | | 18124 WEDGE PKWY # 440 | RENO | NV |
| 038-881-08 | CAI INVESTMENTS RENO-TAHOE DST | | 2500 E KEARNEY | SPRINGFIELD | MO |
| Ward 5 NAB | Cecil | Gary | 255 N Sierra St #1618 | Reno | NV |
| Ward 5 NAB | Chisholm | Bryce | 5505 Twin Creeks Dr | Reno | NV |
| 038-134-05 | COCHRAN FAMILY TRUST | DENNIS E | 2305 BLUE HERON CIR | RENO | NV |
| Ward 5 NAB | Crane | Carol | 3260 Diamond Ridge Dr | Reno | NV |
| 038-134-10 | DILLARD | JARED & HEATHER D | 2300 WARRIOR LN | RENO | NV |
| 038-132-04 | DINNING | TONYA M | PO BOX 1182 | VERDI | NV |
| 038-134-12 | EGAN | ROGER | 424 ROBERSON LN | SAN JOSE | CA |
| 038-134-06 | FERCH et al | CARMEN | 2355 BLUE HERON CIR | RENO | NV |
| Ward 5 NAB | Goff | Alex | 6358 Bentley Ct | Reno | NV |
| 038-132-12 | GREENWELL et al | KENNETH D | 2425 WARRIOR LN | RENO | NV |
| 038-133-03 | HENRY | ASHLEY & THOMAS | 100 DEER MOUNTAIN RD | RENO | NV |
| 038-132-30 | KAUFER LIVING TRUST | | PO BOX 507 | RENO | NV |
| 038-132-07 | KAUFFMANTROUT FAMILY TRUST | | 2255 WARRIOR LN | RENO | NV |
| 038-132-11 | LYNCH | CHRISTOPHER | 2405 WARRIOR LN | RENO | NV |
| 038-134-08 | MARAN | AMY S & BRADLEY S | 155 DEER MOUNTAIN RD | RENO | NV |
| 038-132-05 | MEAD FAMILY TRUST | | 2155 WARRIOR LN | RENO | NV |
| 038-132-06 | MEAD FAMILY TRUST | | PO BOX 5554 | RENO | NV |
| Ward 5 NAB | Meek | Theodor | 2165 Severn Dr | Reno | NV |
| 038-133-10 | MORTARA TRUST | PAMELA A | PO BOX 394 | VERDI | NV |
| 038-430-25 | NEVADA STATE OF | | 1263 S STEWART ST | CARSON CITY | NV |
| 038-132-10 | RADCLIFFE FAMILY TRUST | | 2385 WARRIOR LN | RENO | NV |
| 038-881-02 | RENO CITY OF | | PO BOX 1900 | RENO | NV |
| 038-133-16 | ROBISON | CHARLIE L | 2450 BLUE HERON CIR | RENO | NV |
| Ward 5 NAB | Rossi | Elton | 3260 Diamond Ridge Dr | Reno | NV |
| 038-430-51 | SJP RENO PROPERTY LLC | | PO BOX 399 | VERDI | NV |
| 038-430-51 | SJP RENO PROPERTY LLC | | PO BOX 399 | VERDI | NV |
| 038-134-04 | SMITH FAMILY TRUST | | PO BOX 917 | VERDI | NV |
| | State of Nevada | | Division of Lands | Carson City | NV |
| 038-430-12 | STATE OF NEVADA | | 1263 S STEWART ST | CARSON CITY | NV |

ABN 24-00001 (OLD TOWN ROAD ABANDONMENT)

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| 038-134-02 | SUGGETT FAMILY TRUST | | 5048 WESTVIEW CIR | SPARKS | NV |
| 038-133-13 | TINKHAM FAMILY TRUST | | 2200 BLUE HERON CIR | RENO | NV |
| | Toll Brothers | | 10345 Professional Circle Suite 200 | Reno | NV |
| 038-120-04 | TOLL NORTH RENO LLC | | 1140 N TOWN CENTER DR STE 250 | LAS VEGAS | NV |
| 038-430-11 | TRUCKEE MEADOWS WATER AUTHORITY | | PO BOX 30013 | RENO | NV |
| | United States of America | | Bureau of Land Management | Carson City | NV |
| 038-190-45 | UNITED STATES OF AMERICA | | NONE | RENO | NV |
| 038-133-14 | WARREN | THOMAS W | 145 CHRIS AVE | ELKO | NV |
| 038-134-09 | WEAVER et al | JON W | 2350 WARRIOR LN | RENO | NV |
| 038-133-09 | WHITE | MICHAEL J JR & ARINN D | 2400 BLUE HERON CIR | RENO | NV |
| | Wood Rodgers | | 1361 Corporate Blvd | Reno | NV |
| 038-134-03 | ZIMMERMAN LIVING TRUST | WILLIAM & HOLLY | 2205 BLUE HERON CIR | RENO | NV |

mailzip

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Abutting Owner List ABN24-00001

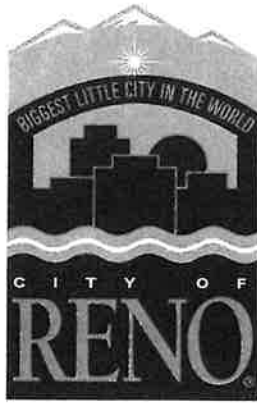
APN: 038-132-39

BT South LLC

18124 Wedge Pkwy #440

Reno NV 89511

Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932

October 13, 2023

Toll Brothers
10345 Professional Circle Suite 200
Reno, NV 89521

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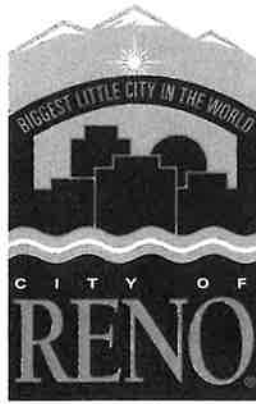
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AND CLERK OF THE CITY COUNCIL
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Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932

October 13, 2023

BT South LLC
18124 Wedge Parkway # 440
Reno, NV 89511

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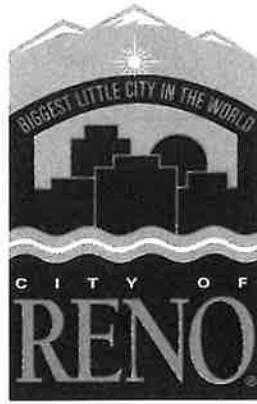
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AND CLERK OF THE CITY COUNCIL
OF THE CITY OF RENO

One East First Street, Second Floor, P.O. Box 7, Reno, NV 89504

Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov

Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932



October 13, 2023

Wood Rodgers
Attn: Ashley Verling
1361 Corporate Blvd
Reno, NV 89502

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MIKKI HUNTSMAN, CITY CLERK
AND CLERK OF THE CITY COUNCIL
OF THE CITY OF RENO

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| U.S. Postal Service TM | |
| CERTIFIED MAILTM RECEIPT | |
| (Domestic Mail Only; No Insurance Coverage Provided) | |
| For delivery information visit our website at www.usps.com | |
| OFFICIAL USE | |
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| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Postmark Here | |

Toll Brothers
10345 Professional Circle Suite 200
Reno, NV 89521

7007 2560 0001 5654 2969

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| PS Form 3800, August 2005 | |
| See Reverse for Instructions | |
| U.S. Postal Service TM | |
| CERTIFIED MAILTM RECEIPT | |
| (Domestic Mail Only; No Insurance Coverage Provided) | |
| For delivery information visit our website at www.usps.com | |
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| Postage | \$ 10-13-2023 |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Postmark Here | |

BT South LLC
18124 Wedge Parkway # 440
Reno, NV 89511

7007 2560 0001 5654 2983

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| PS Form 3800, August 2005 | |
| See Reverse for Instructions | |
| U.S. Postal Service TM | |
| CERTIFIED MAILTM RECEIPT | |
| (Domestic Mail Only; No Insurance Coverage Provided) | |
| For delivery information visit our website at www.usps.com | |
| OFFICIAL USE | |
| Postage | \$ 10-13-23 |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Postmark Here | |

Wood Rodgers
Attn: Ashley Verling
1361 Corporate Blvd
Reno, NV 89502



CITY OF RENO PRINT ORDER FORM

Job Name : ABN24-00001 (Old Town Road Abandonment)

Contact Information (required fields):

Name: Barbara Aufiero

Date File is Available: 10-5-2023

Dept/Division: CITY CLERKS OFFICE

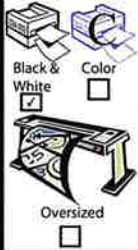
Date Order Due: 10-10-2023

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies

50

Sides

SS

DS

Page Size

8.5 X 11

8.5 X 14

11 X 17

Paper Type & Color:

Paper Color:

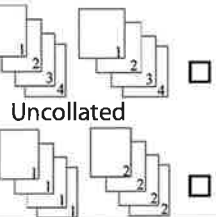
Blue

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 |

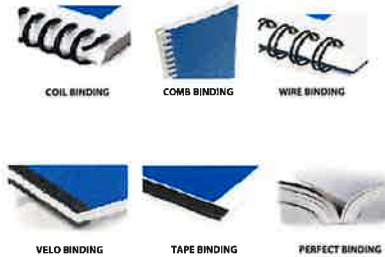
* Other paper options are available, please specify in Special Instructions

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

☐ 3-part

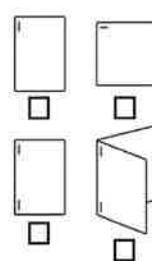
☐ 4-part

☐ Color

☐ BW

Finish

STAPLING



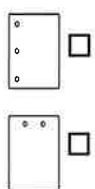
FOLDING



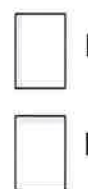
CUTTING



DRILLING



PADS



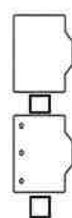
How many pads?

Pages per pad:

SHRINKWRAP



TABS



Tab Font

Tab Text

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Special Instructions

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

THANK YOU!