

Legal Ad  
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**October 9, 2023**  
1 Proof

## **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](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

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MIKKI HUNTSWAN, 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:*

---

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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, 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**

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

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**HEARING DATE & TIME: WEDNESDAY October 25, 2023 at 10:00 AM**

**APPLICANT: Toll Brothers**

**CASE NUMBER: ABN24-00001**

**PROJECT NAME: Old Town Road Abandonment**

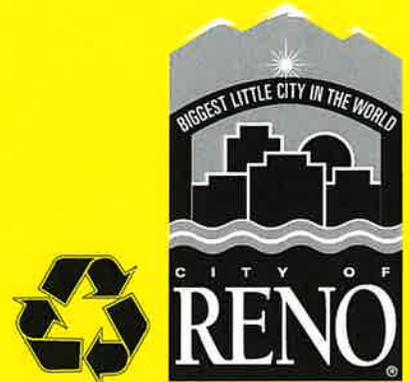
**DESCRIPTION:** A request has been made for the abandonment of a ±23,888 square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) 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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P.O. Box 1900  
Reno, NV 89505**

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# Old Town Road Abandonment

10-13-2023

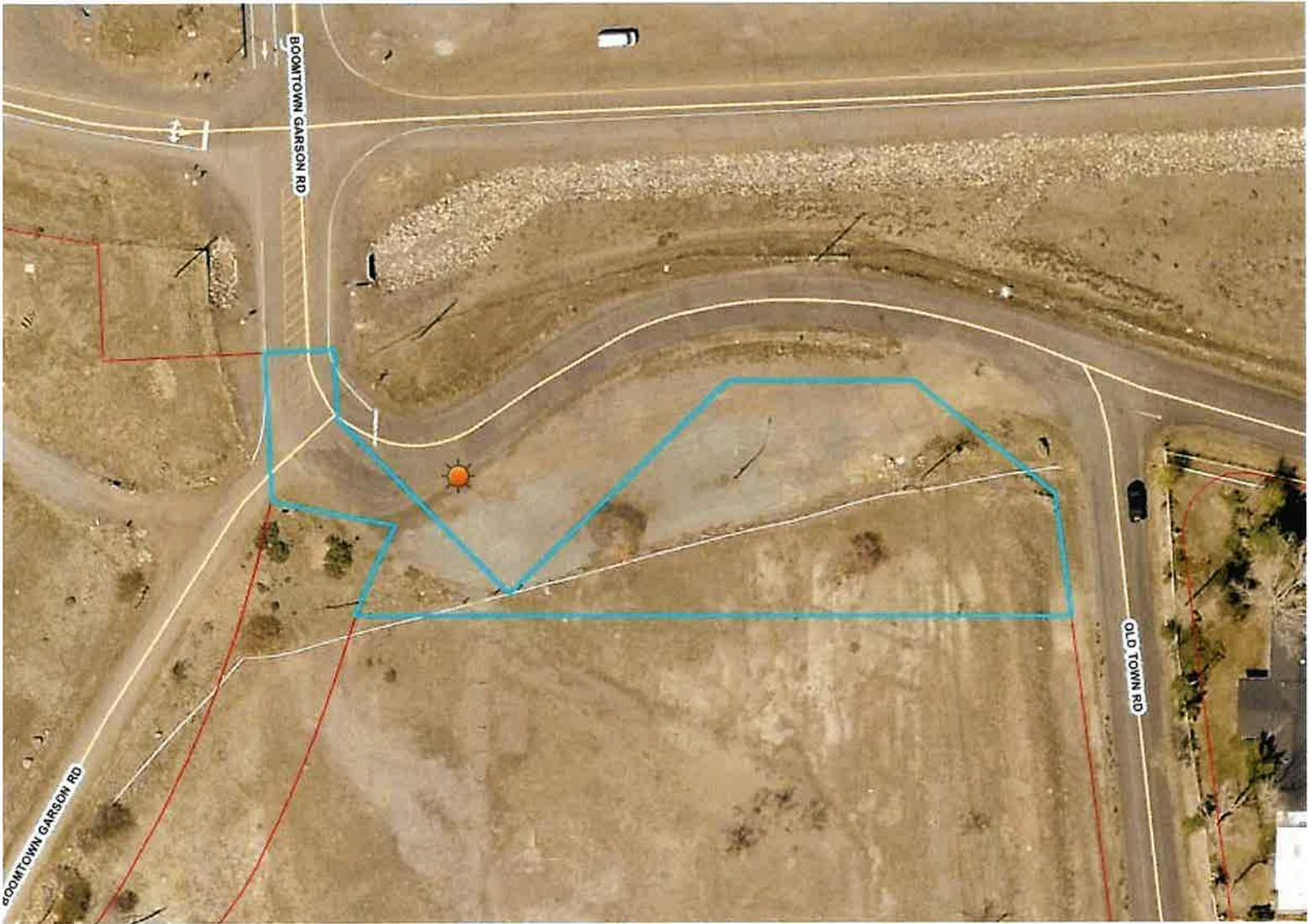


**RECEIVED**  
**OCT 13 2023**  
**CITY CLERK**

Photo 1: -



Photo 2: -



ABN 24-00001 (Old Town Road Abandonment)

**AFFIDAVIT OF MAILING**

STATE OF NEVADA     )

:ss.

COUNTY OF WASHOE    )

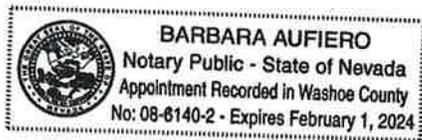
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 13<sup>th</sup> day of October, 2023, she deposited in the United States Post Office at Reno, Nevada, 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

13<sup>th</sup> 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:**

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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 100 N Arlington Ave #7i	RENO Reno	NV NV
Ward 5 NAB	Baier	Frederic			
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	CHRISTOPHER	2255 WARRIOR LN	RENO	NV
038-132-11	LYNCH	AMY S & BRADLEY S	2405 WARRIOR LN	RENO	NV
038-134-08	MARAN		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	Eiton	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**

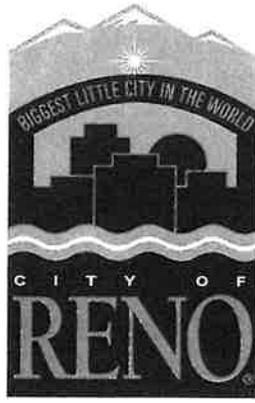
APN: 038-132-39

BT South LLC

18124 Wedge Pkwy #440

Reno NV 89511

**Mikki Huntsman**  
**City Clerk**  
(775)334-2030  
[HuntsmanM@reno.gov](mailto: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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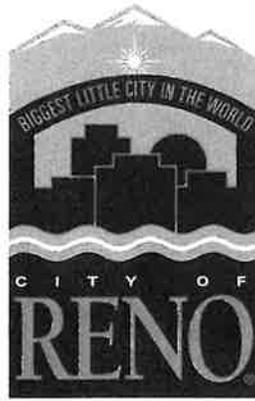
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*Central Cashiering (775)334-2032*  
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**October 13, 2023**

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

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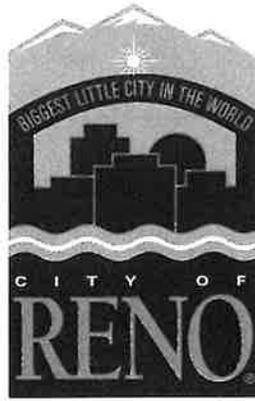
As an abutting property owner, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Jeff Foster, Assistant Planner, at (775) 393-4165**.

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**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](mailto: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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**AND CLERK OF THE CITY COUNCIL**  
**OF THE CITY OF RENO**

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10-13-23

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Reno, NV 89521

PS Form 3800, August 2005 See Reverse for Instructions

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

10-13-2023

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

PS Form 3800, August 2005 See Reverse for Instructions

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U.S. Postal Service <sup>TM</sup>  
**CERTIFIED MAIL <sup>TM</sup> RECEIPT**  
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Restricted Delivery Fee (Endorsement Required)	

10-13-23

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Here

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

PS Form 3800, August 2005 See Reverse for Instructions



# 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-	

<b>PRODUCTION</b>	Copies: 50 Sides: SS <input type="checkbox"/> DS <input checked="" type="checkbox"/> Paper Type & Color: Blue Paper Color: Blue Paper Weight: _____	Page Size: 8.5 X 11 <input checked="" type="checkbox"/> 8.5 X 14 <input type="checkbox"/> 11 X 17 <input type="checkbox"/>	<table border="1"> <thead> <tr> <th colspan="4">Paper Choices*</th> </tr> <tr> <th>Pastel</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*				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	Collated <input type="checkbox"/> Uncollated <input type="checkbox"/>
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<b>FINISHING</b>	<b>Binding:</b> <input type="checkbox"/> Comb Bind <input type="checkbox"/> Coil Bind <input type="checkbox"/> Tape Bind    Binding color (pick one): navy <input type="checkbox"/> Front cover: <input type="checkbox"/> Clear <input type="checkbox"/> Regency <input type="checkbox"/> Cardstock    Color: navy <input type="checkbox"/> Back cover: <input type="checkbox"/> Clear <input type="checkbox"/> Regency <input type="checkbox"/> Cardstock    Color: navy <input type="checkbox"/> 3-ring Binder    Size: _____    Color: navy
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<b>FINISHING</b>	Laminating: <input type="checkbox"/> Glossy <input type="checkbox"/> Matte Pouch Size: 8.5 X 11 <input type="checkbox"/> 8.5 X 14 <input type="checkbox"/> 11 X 17 <input type="checkbox"/> Mounting: MNT <input type="checkbox"/> MNT & L <input type="checkbox"/> Foam <input type="checkbox"/>	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"/> <input type="checkbox"/>	<b>FOLDING</b> Single <input type="checkbox"/> C Fold <input type="checkbox"/> Z Fold <input type="checkbox"/>	<b>CUTTING</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>DRILLING PADS</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> How many pads? _____ Pages per pad: _____	<b>SHRINKWRAP</b> <input type="checkbox"/>	<b>TABS</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Tab Font</b> _____ <b>Tab Text</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____
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**Special Instructions**

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