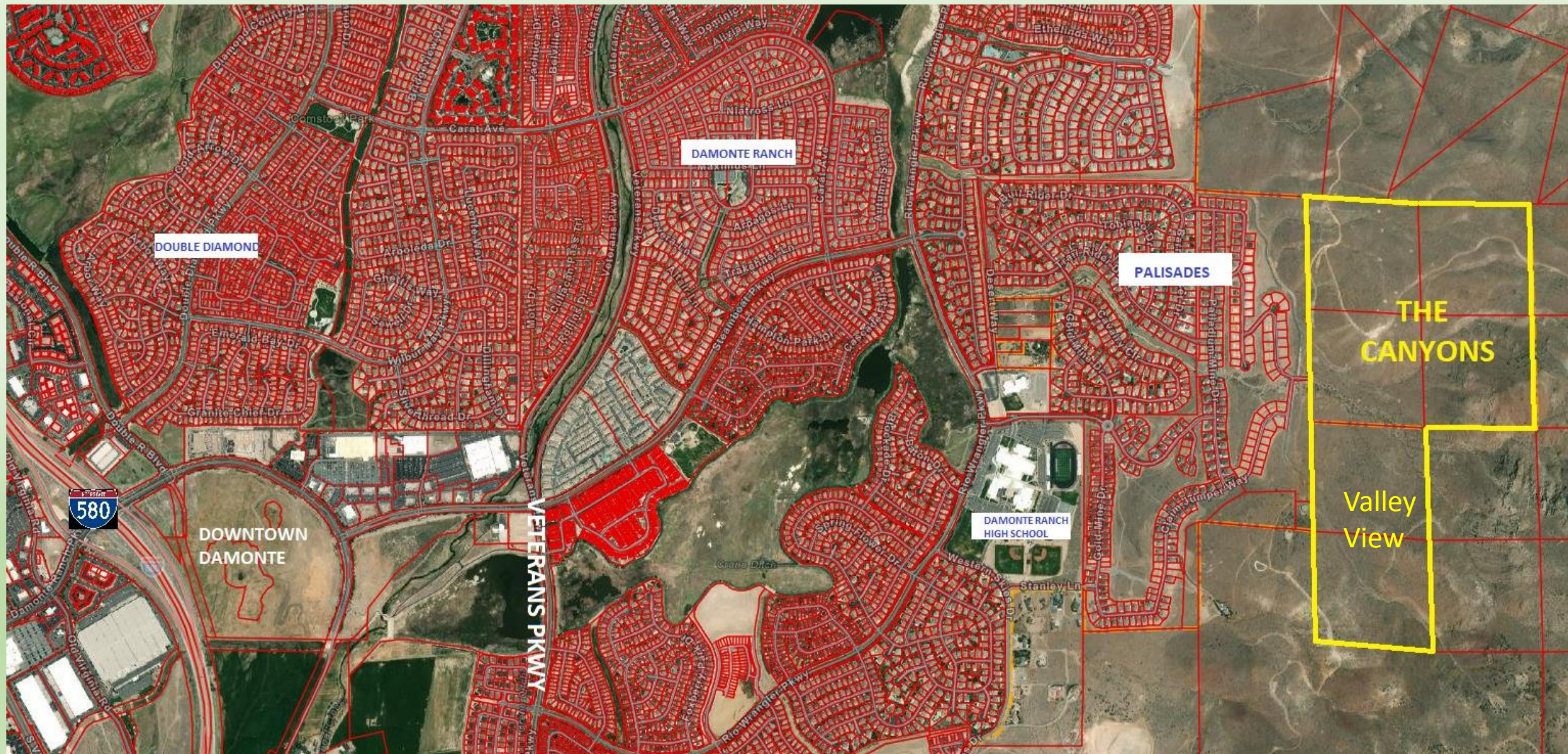


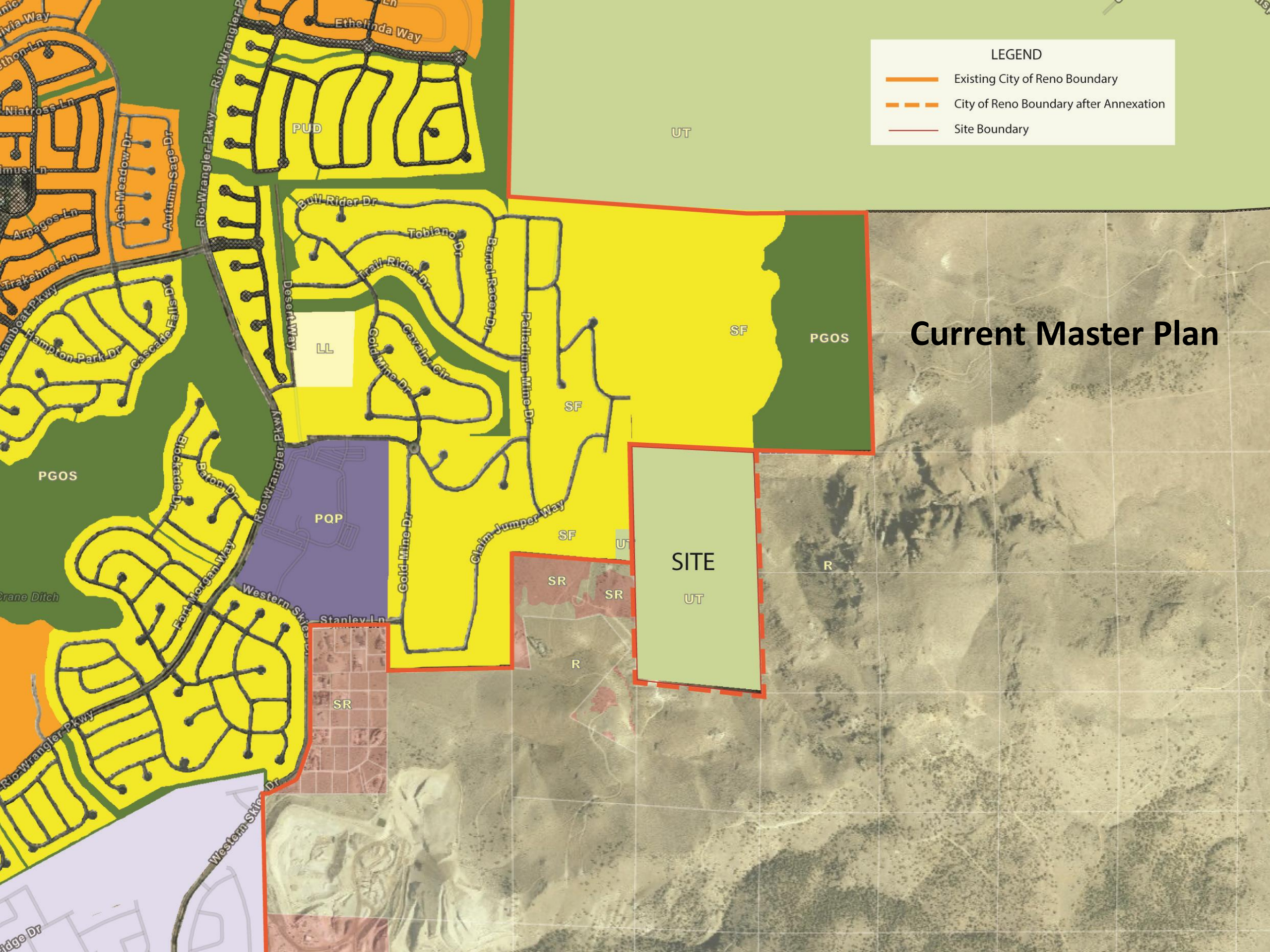
# Valley View Estates – Annexation, Master Plan Amendment & Rezoning Reno City Council - Public Hearing: October 25, 2023

## Project summary:

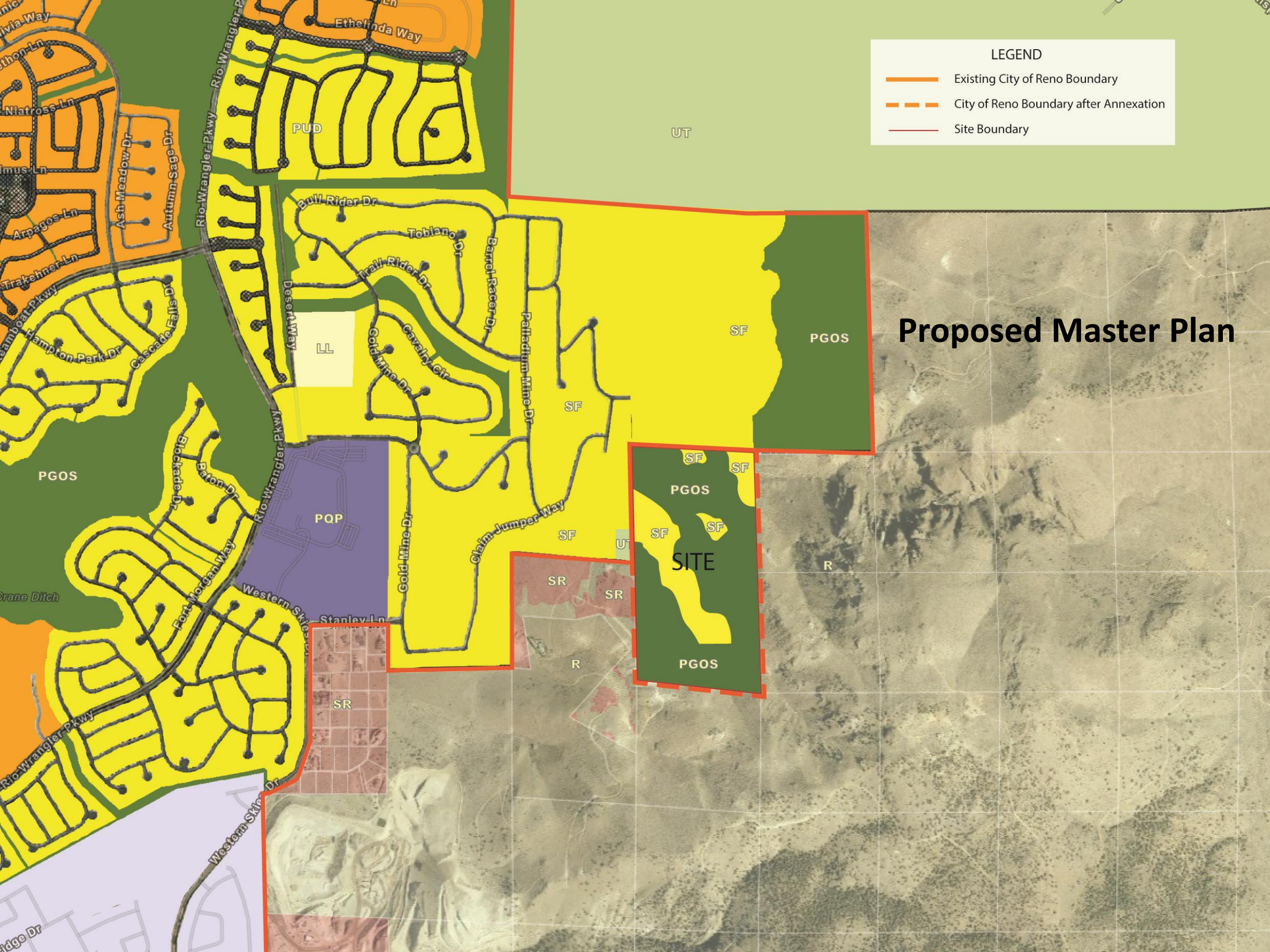
- Annexation and a MPA from UT to 17 acres of Single Family & 63 acres of PGOS
- A Zone Map Amendment from UT-40 and Large Lot Residential (LLR-2.5) to PUD









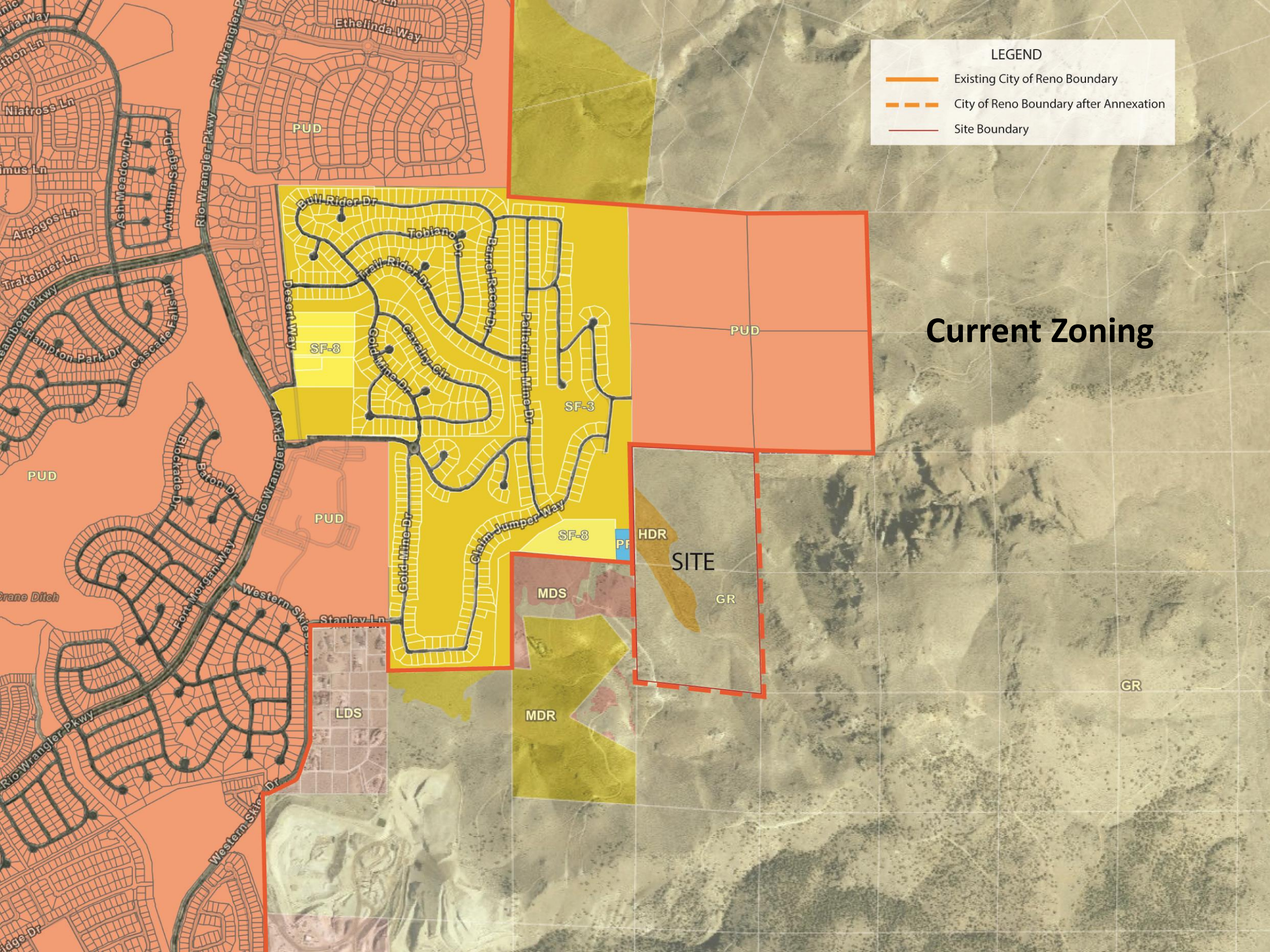


# LEGEND

- Existing City of Reno Boundary
- City of Reno Boundary after Annexation
- Site Boundary

## Proposed Master Plan

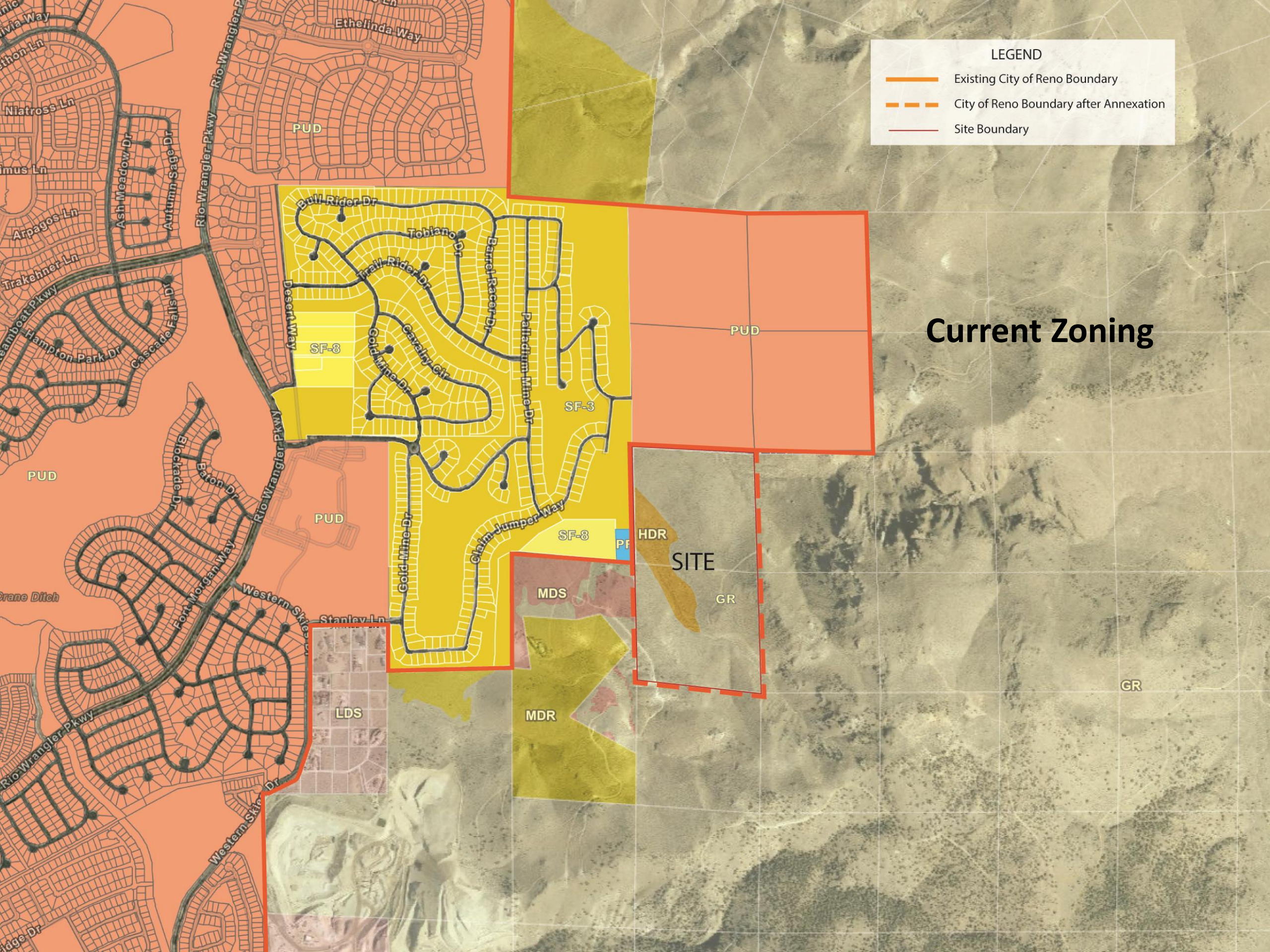




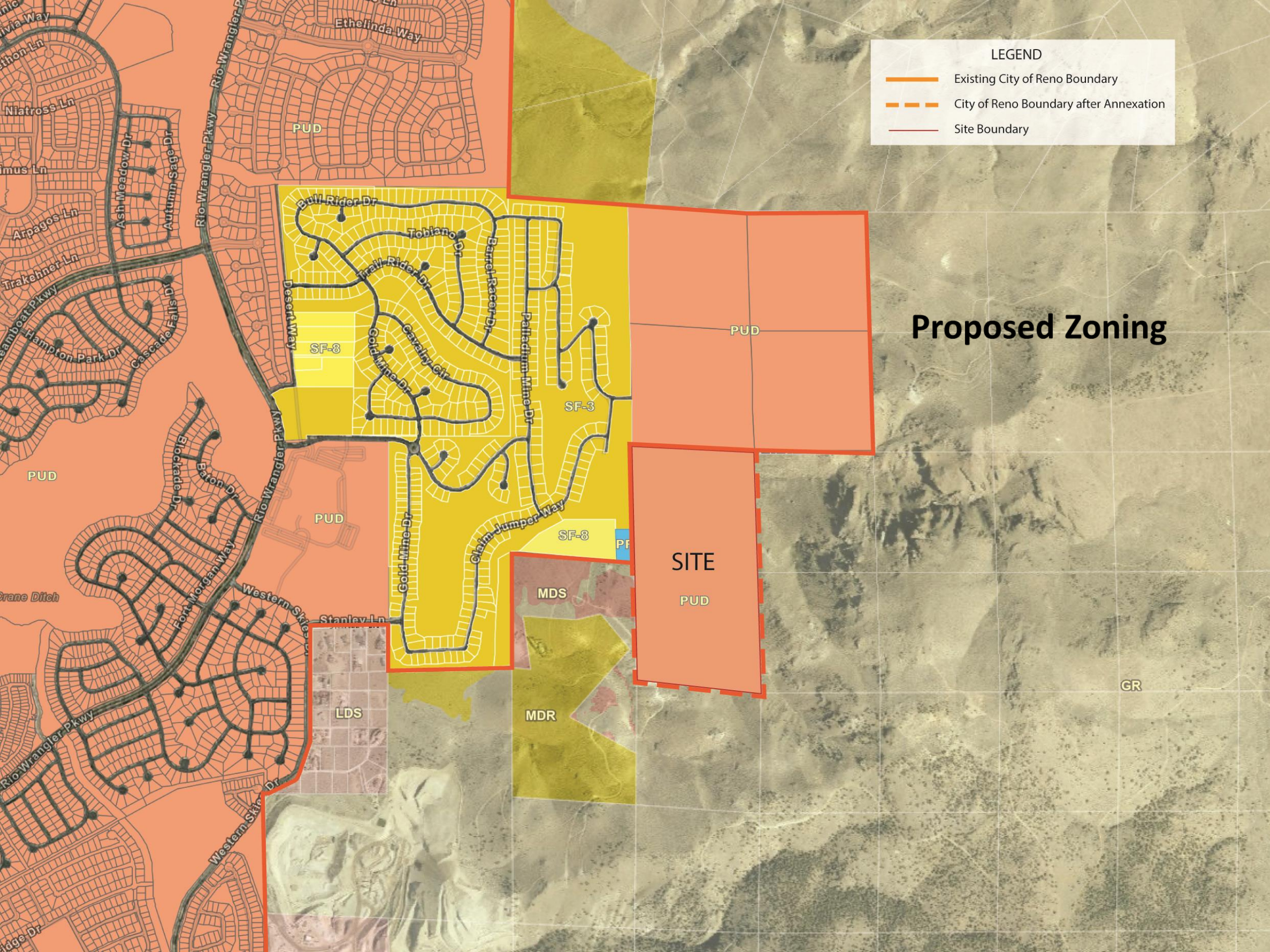
## LEGEND

- Existing City of Reno Boundary
- City of Reno Boundary after Annexation
- Site Boundary

## Current Zoning







LEGEND

- Existing City of Reno Boundary
- City of Reno Boundary after Annexation
- Site Boundary

Proposed Zoning

SITE

PUD

PUD

SF-8

SF-3

SF-8

MDS

MDR

LDS

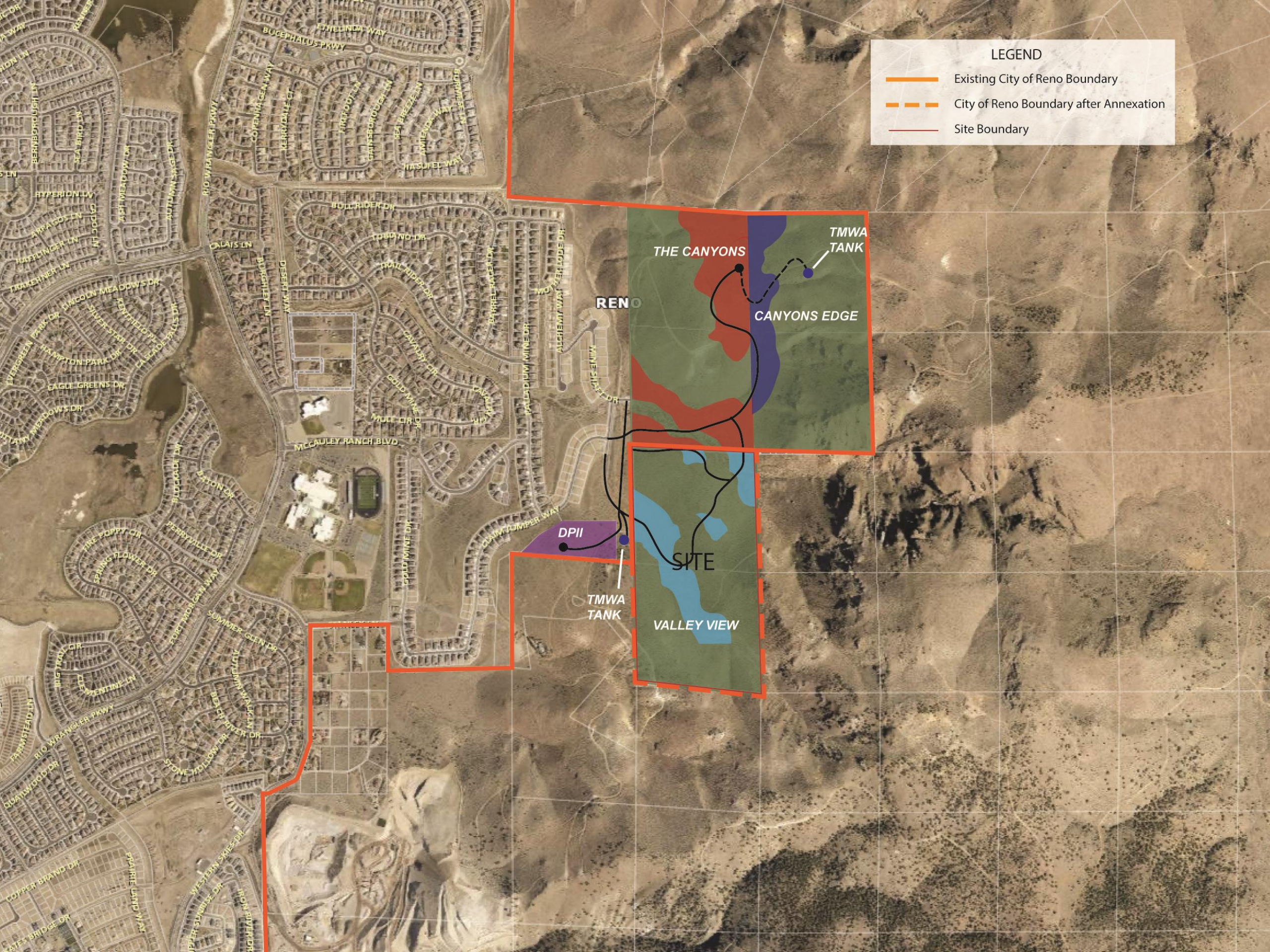
GR

PUD

PUD

PUD





# LEGEND

- Existing City of Reno Boundary
- City of Reno Boundary after Annexation
- Site Boundary

THE CANYONS

TMWA  
TANK

CANYONS EDGE

RENO

DP11

TMWA  
TANK

SITE

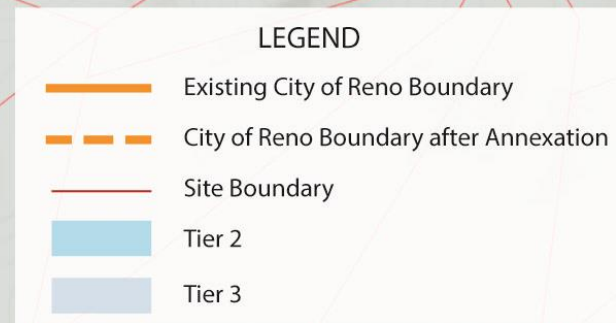
VALLEY VIEW





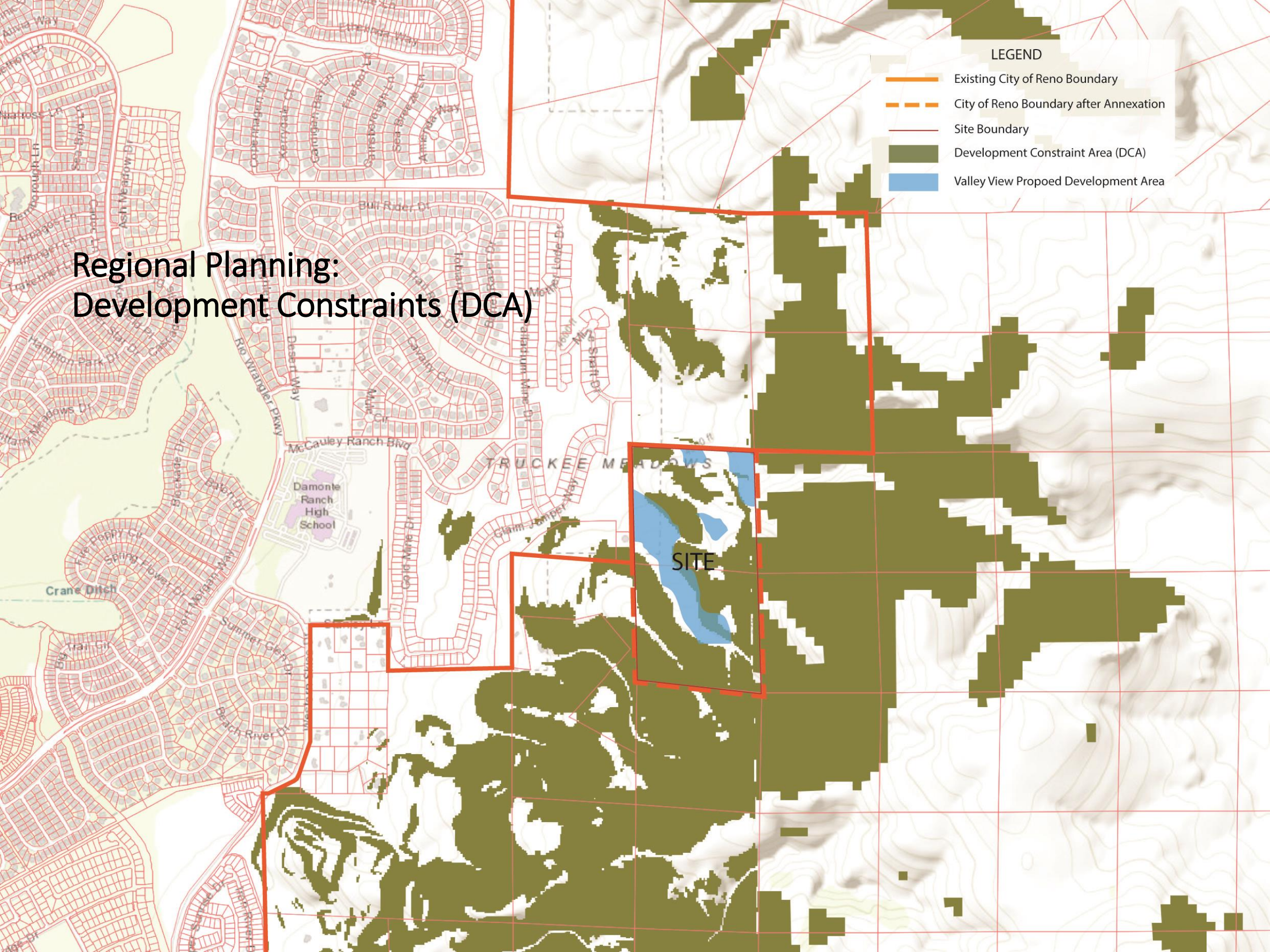


# Regional Planning Tier Map





# Regional Planning: Development Constraints (DCA)







Tellurium Mine Rd





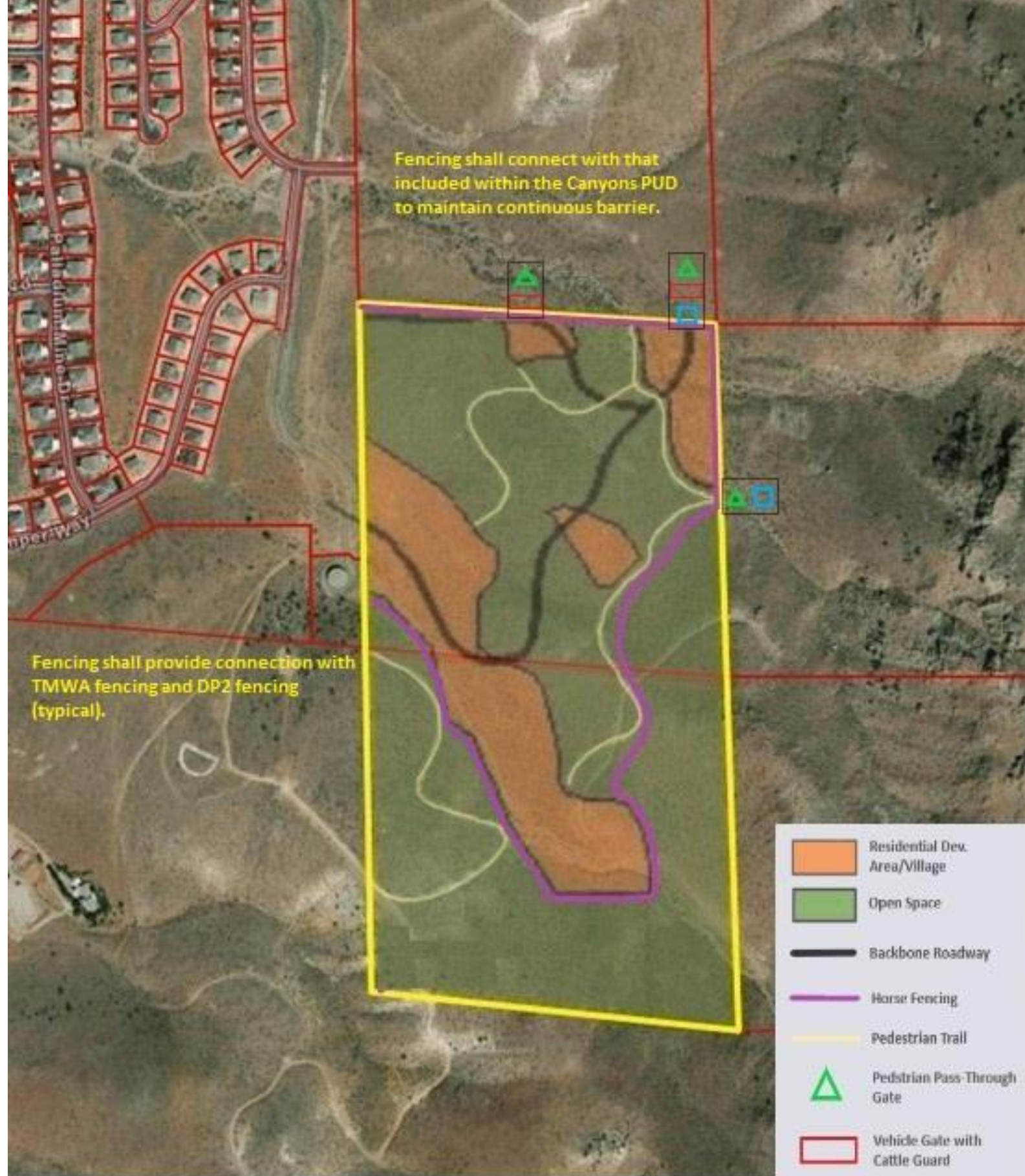


# Questions & Comments?









**Note:** Fencing subject to relocation based on final site design/lotting and/or reconfiguration of adjoining projects, subject to review and approval by the