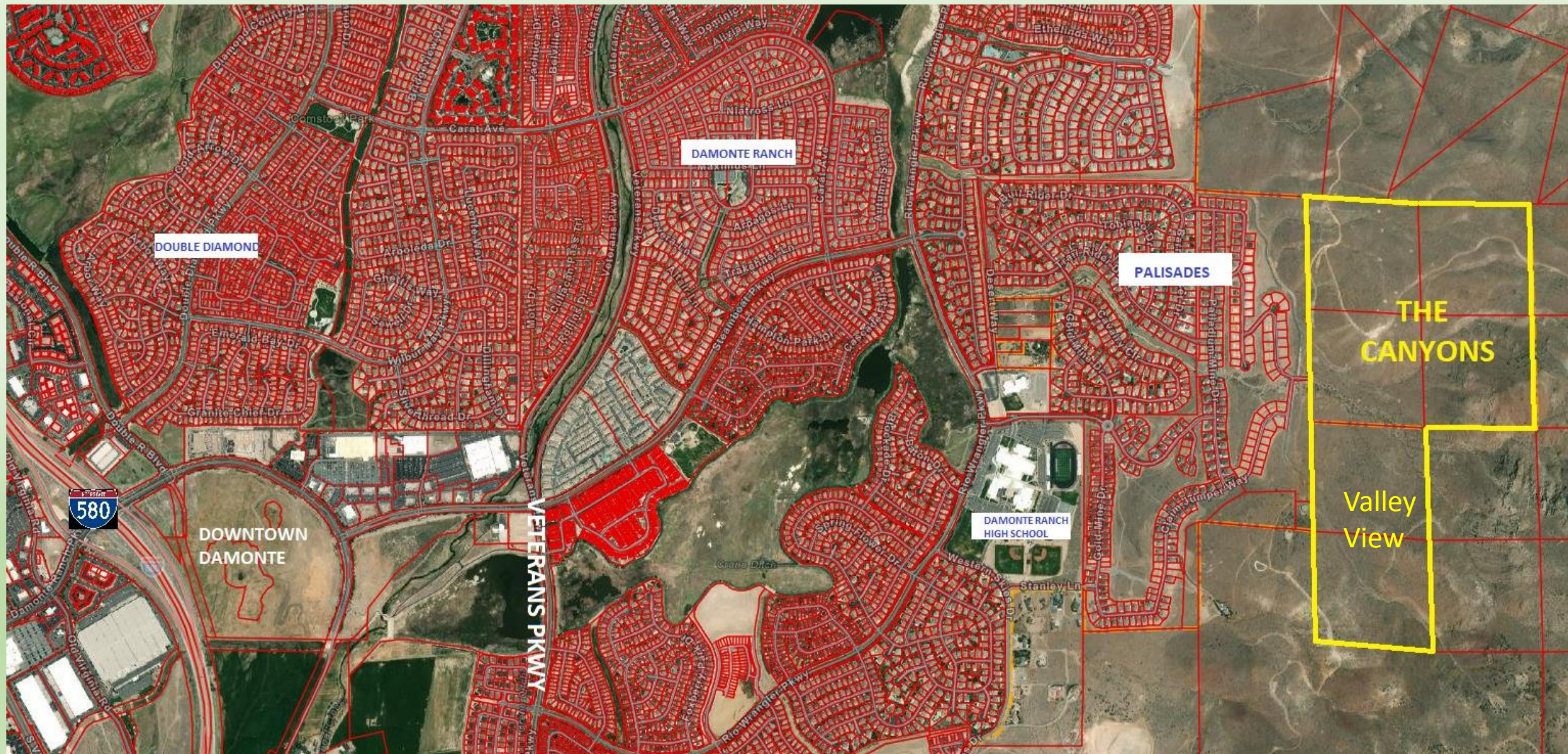


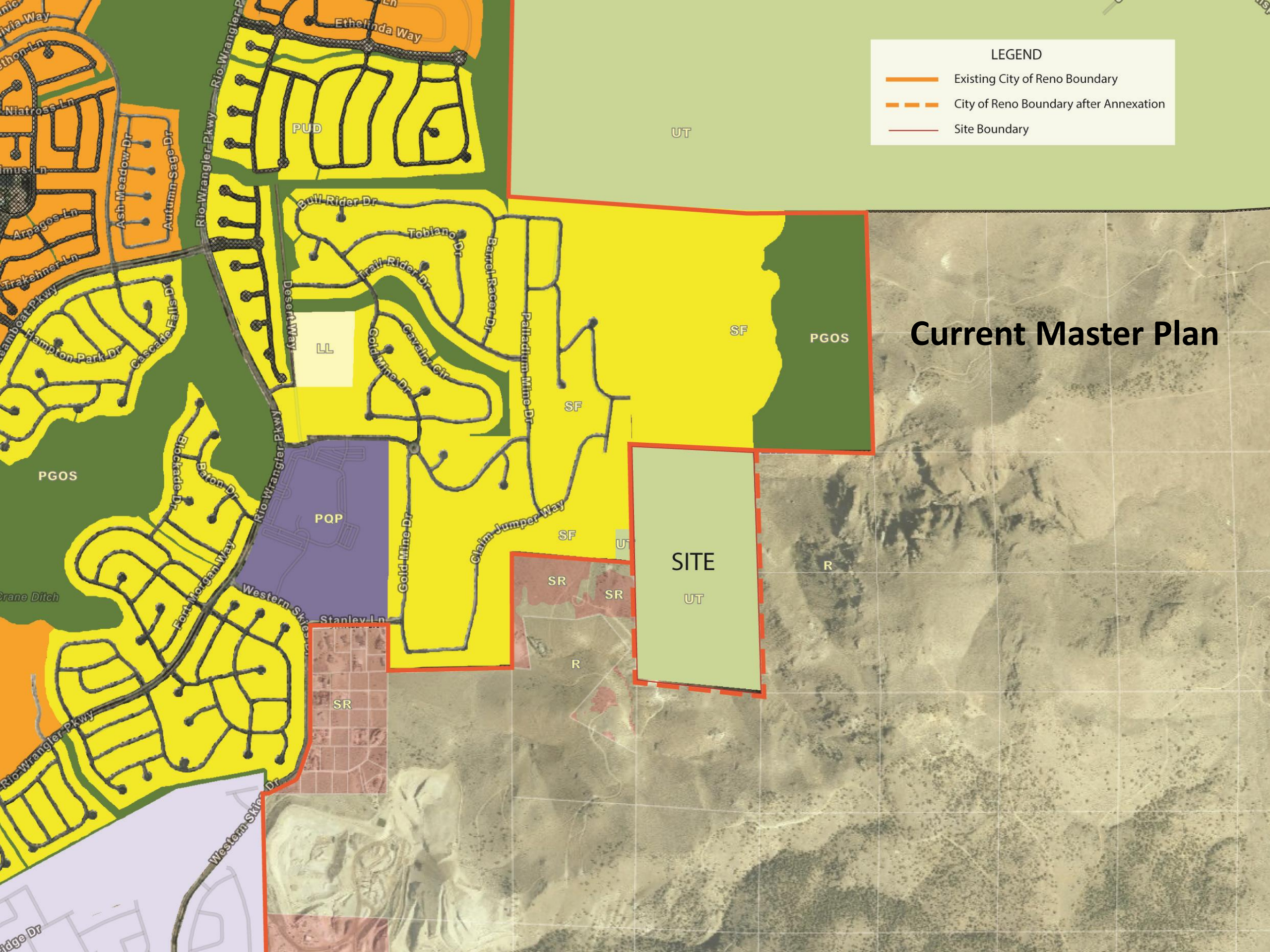
Valley View Estates – Annexation, Master Plan Amendment & Rezoning

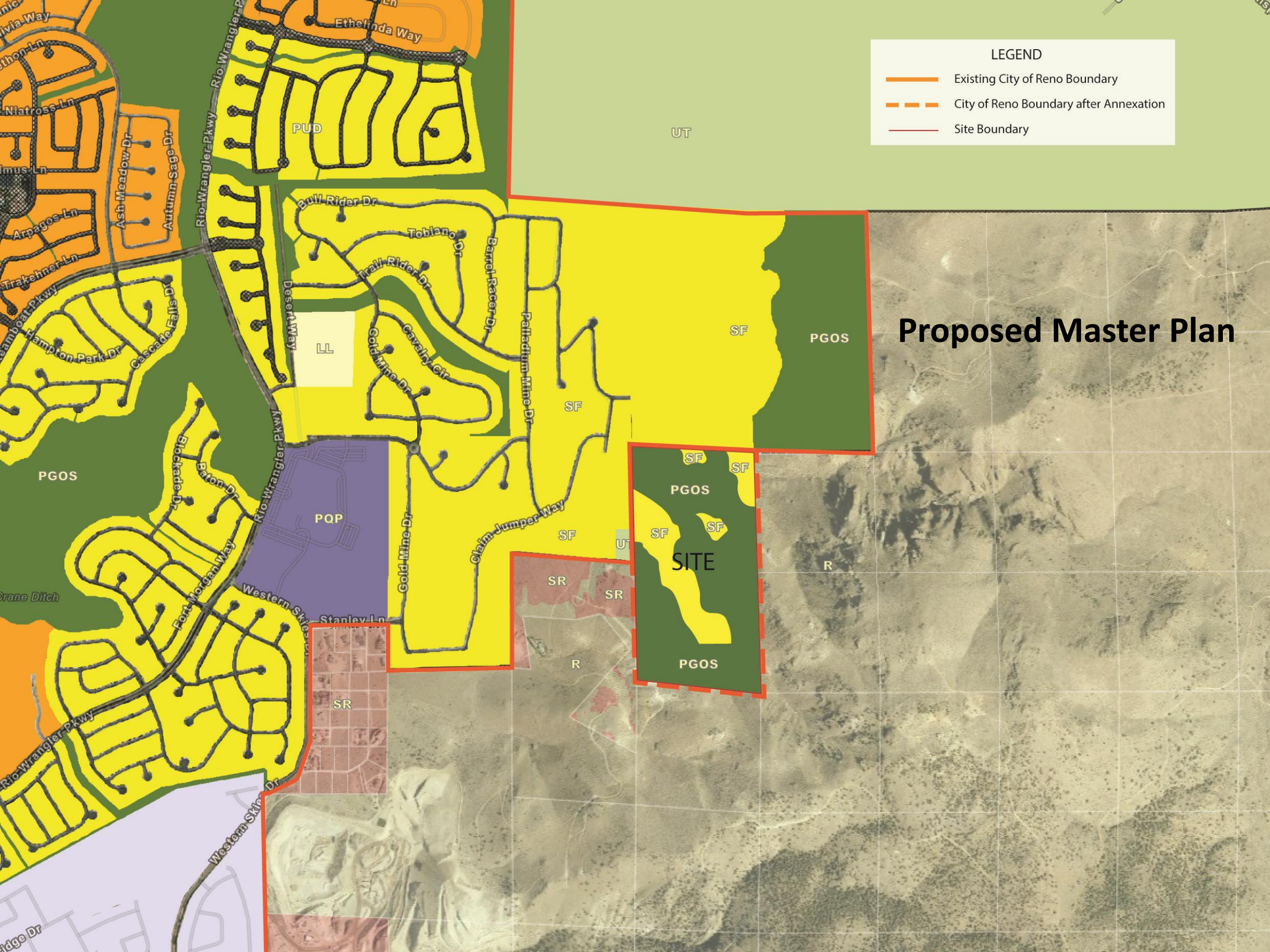
Reno City Council - Public Hearing: October 25, 2023

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



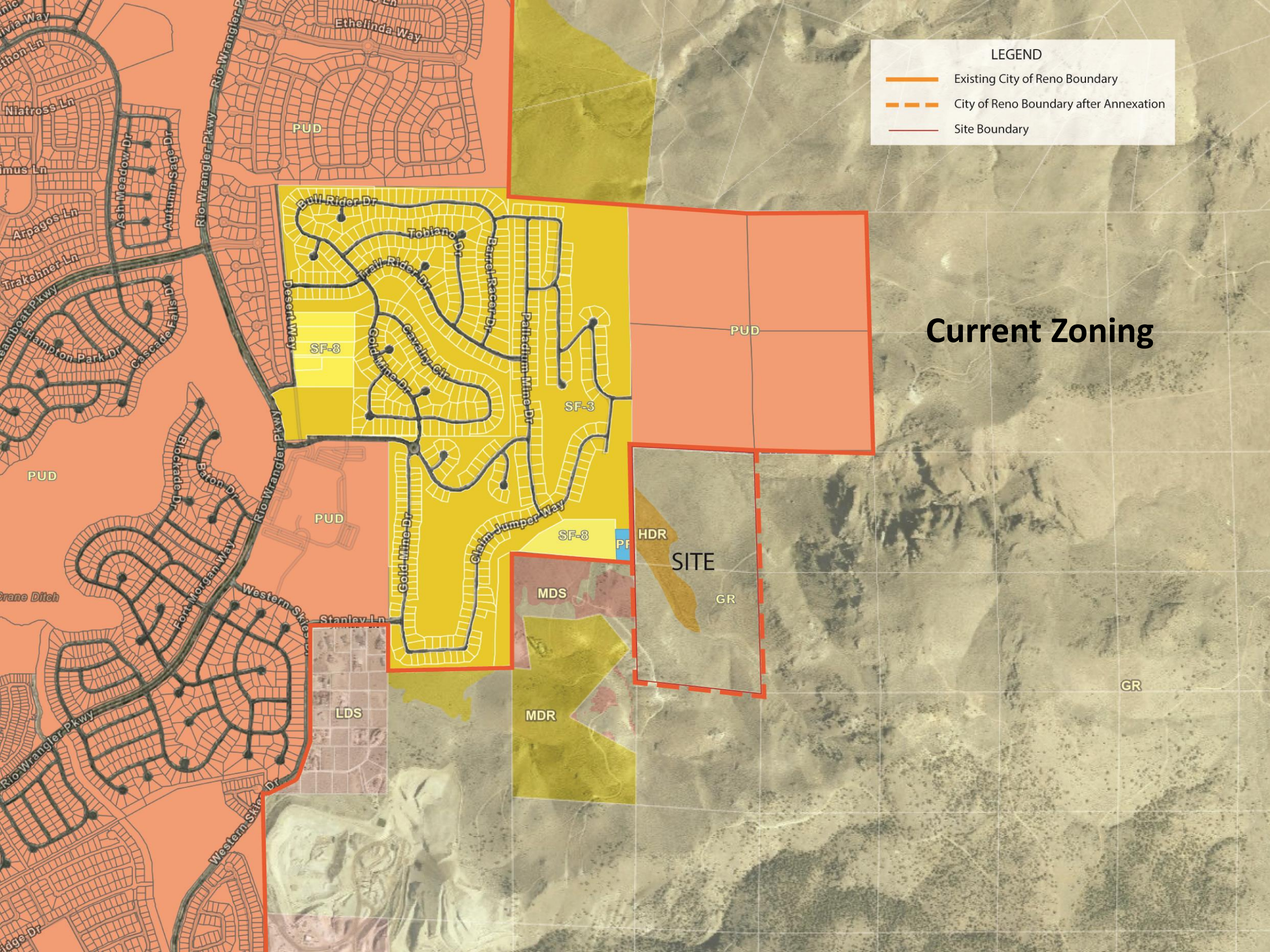




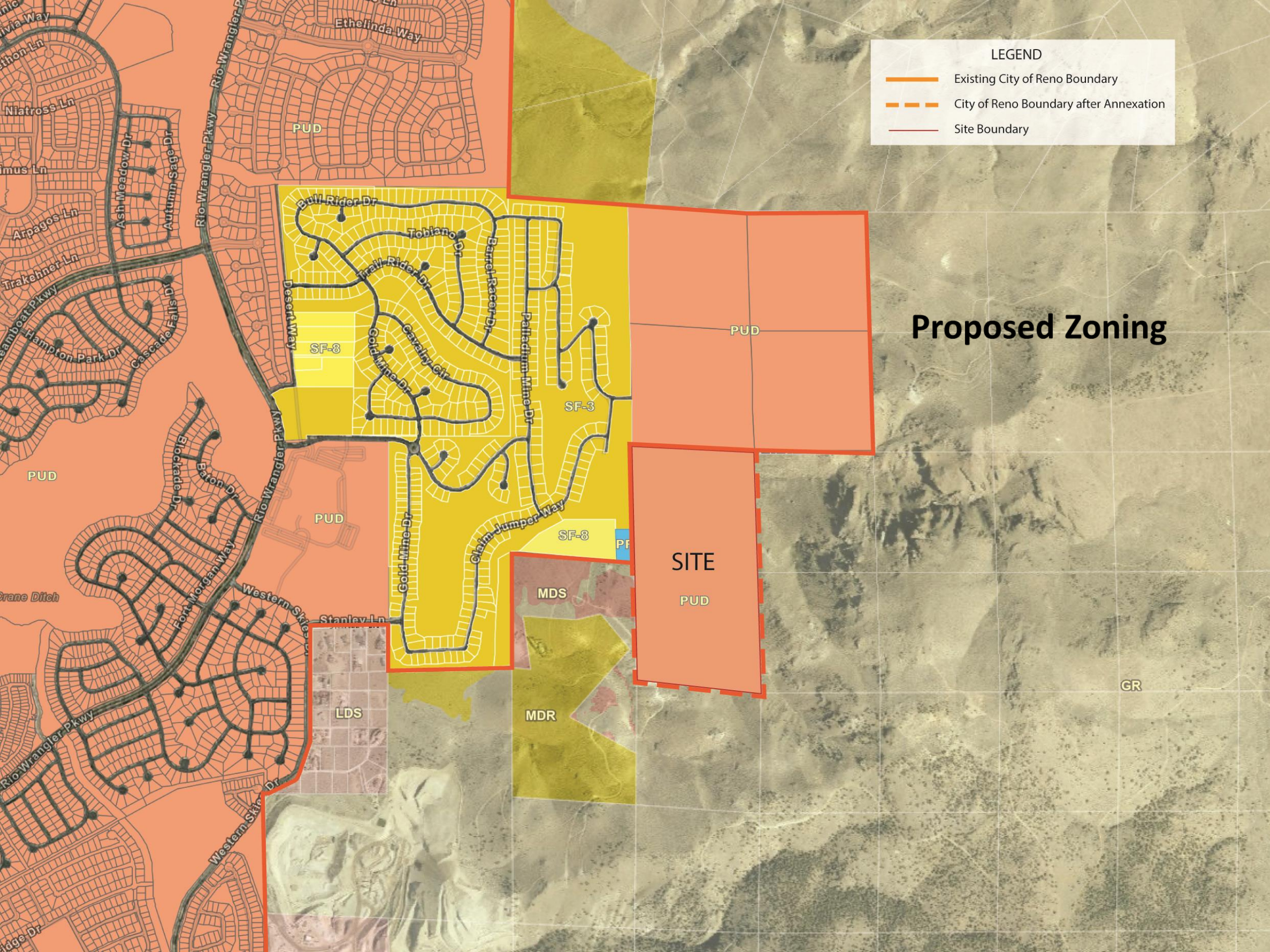
LEGEND

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

Proposed Master Plan



Current Zoning



LEGEND

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

Proposed Zoning

SITE

PUD

PUD

SF-3

MDS

MDR

PUD

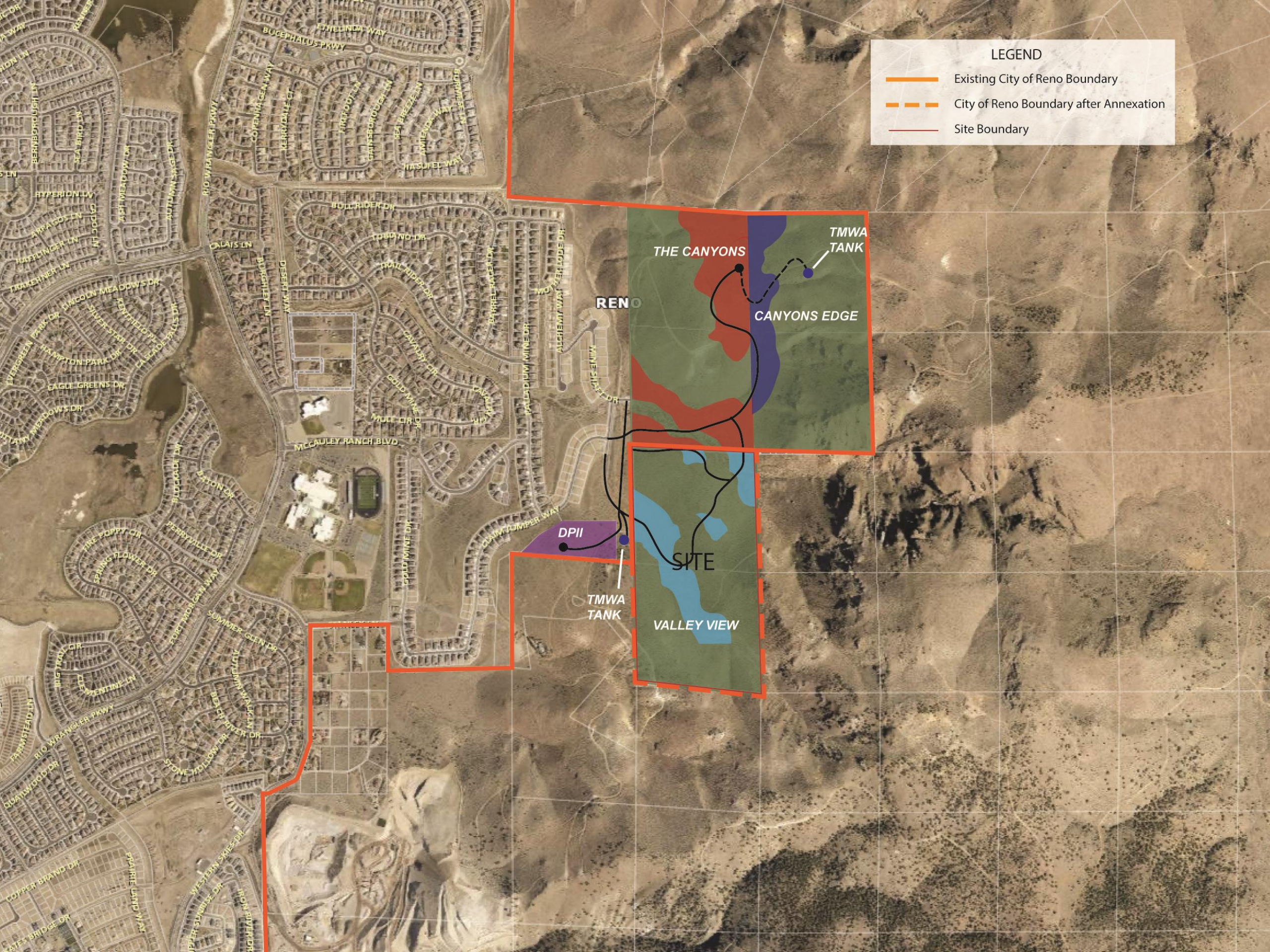
SF-8

PUD

LDS

SF-8

GR



LEGEND

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

THE CANYONS

TMWA
TANK

CANYONS EDGE

RENO

DP11

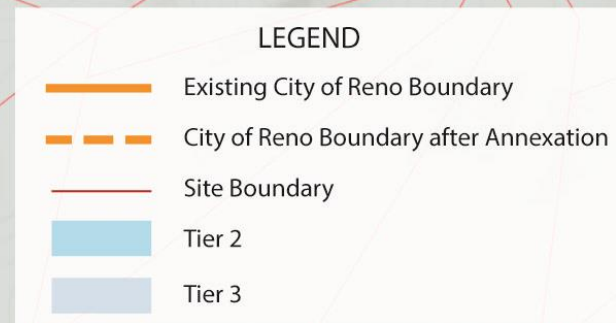
TMWA
TANK

SITE

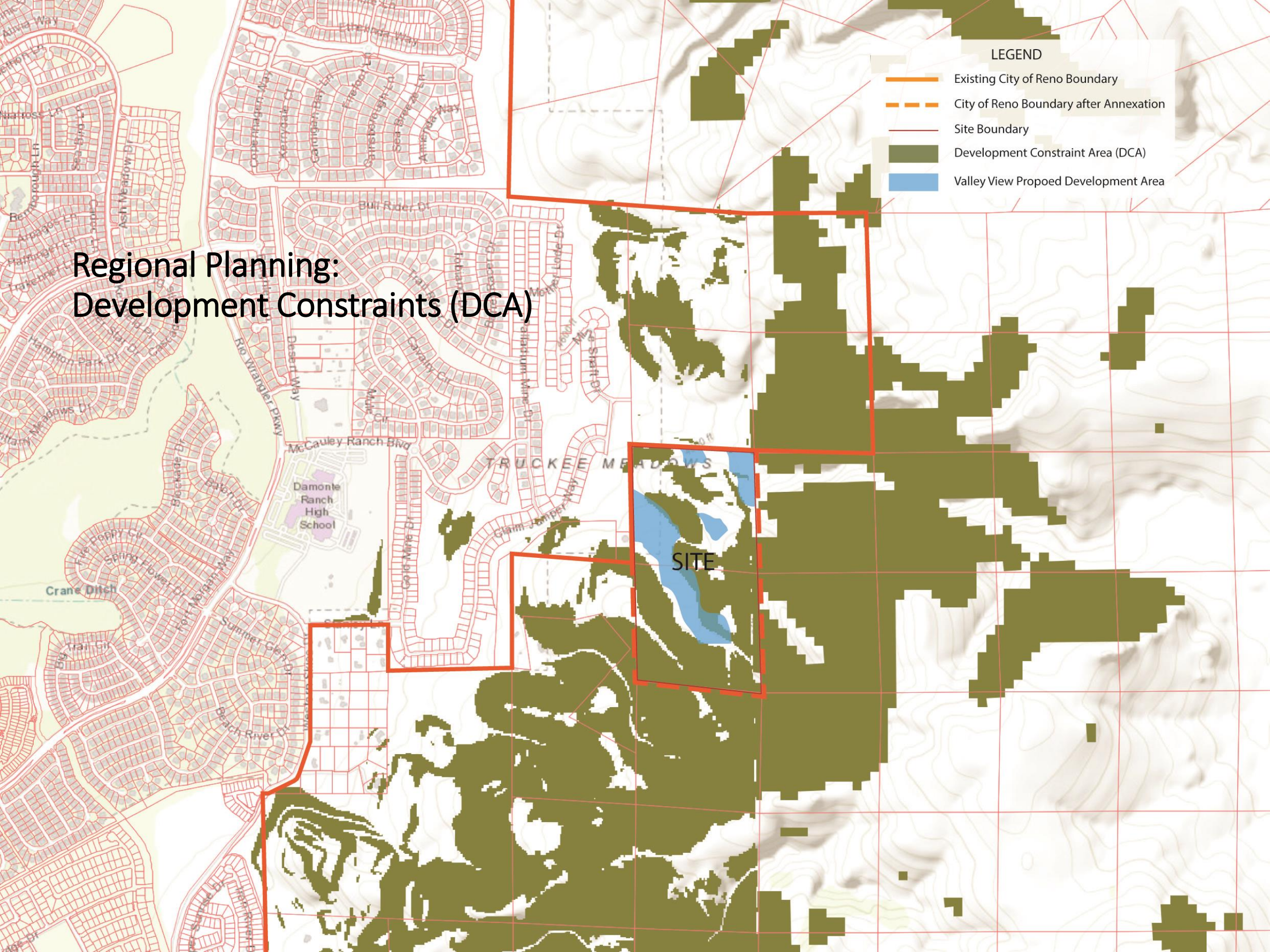
VALLEY VIEW



Regional Planning Tier Map



Regional Planning: Development Constraints (DCA)



SITE

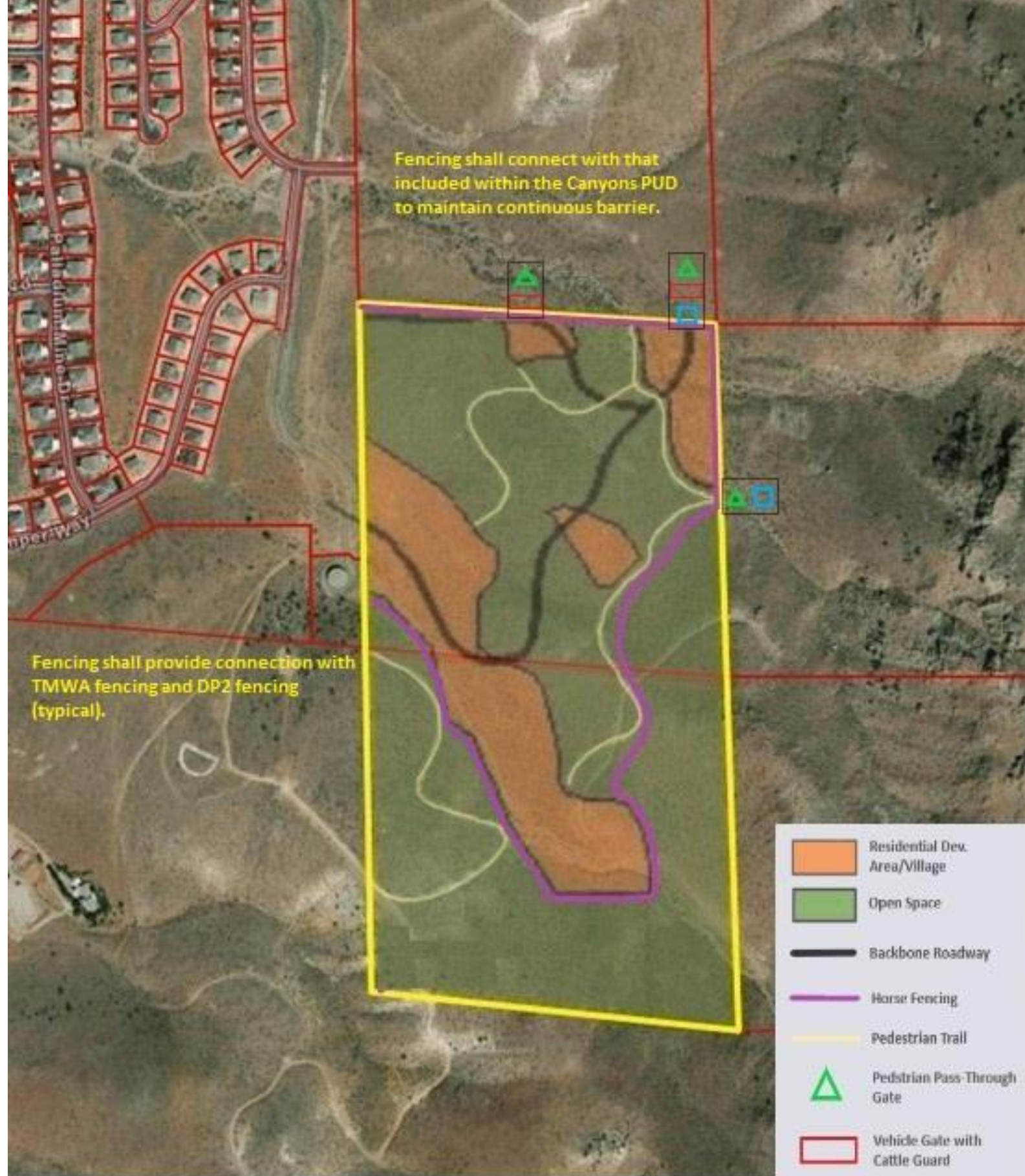


Tellurium Mine Rd



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