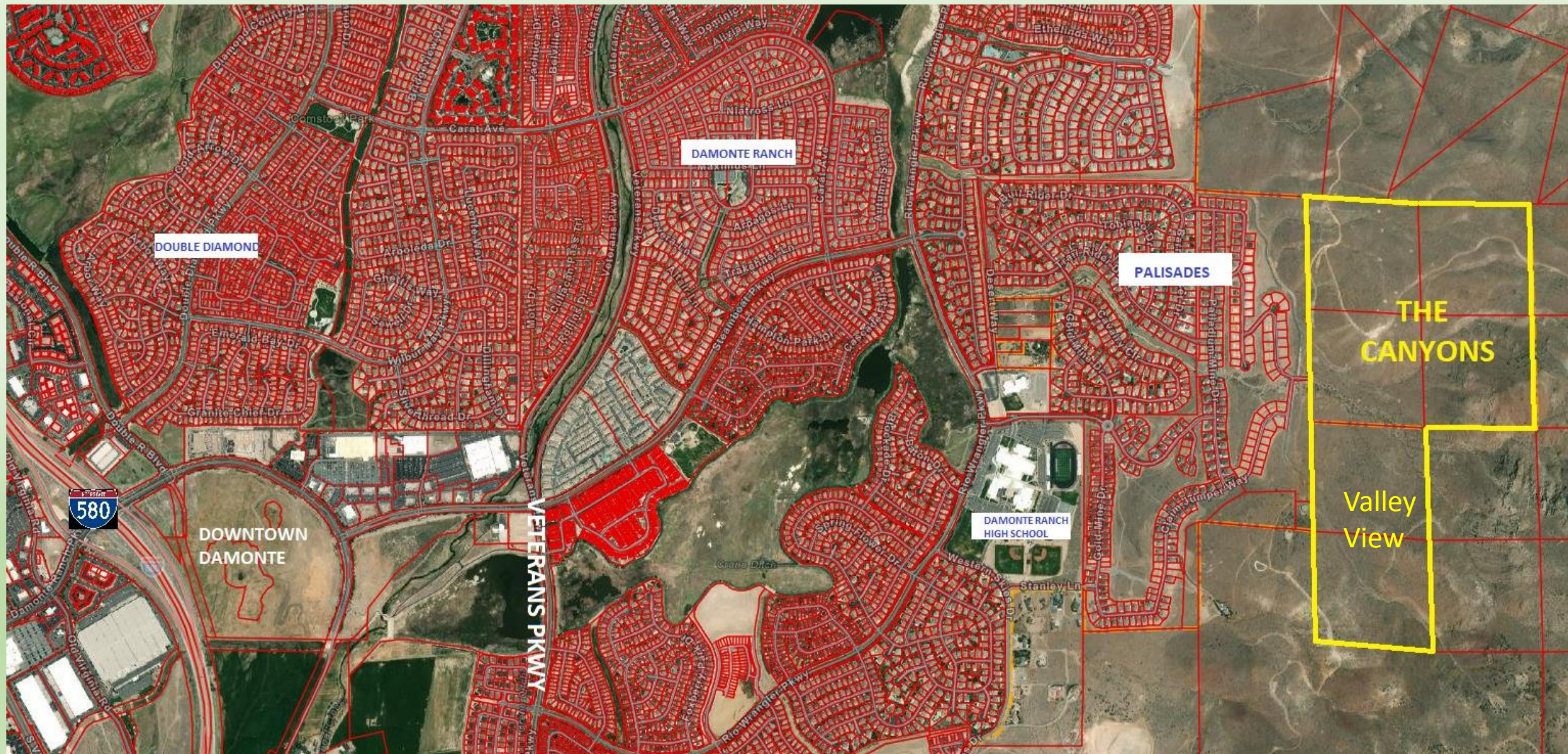


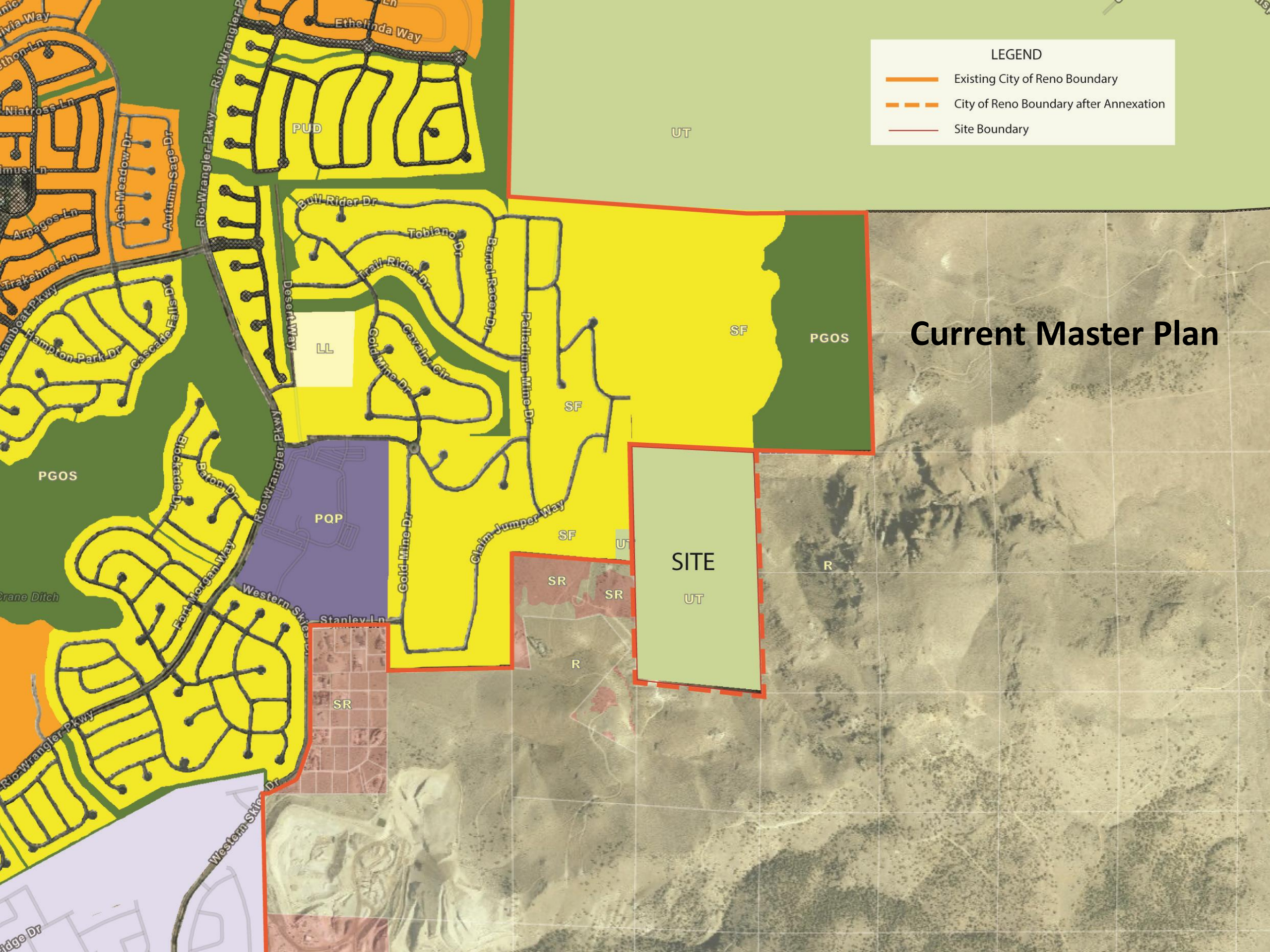
Valley View Estates – Annexation, Master Plan Amendment & Rezoning

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





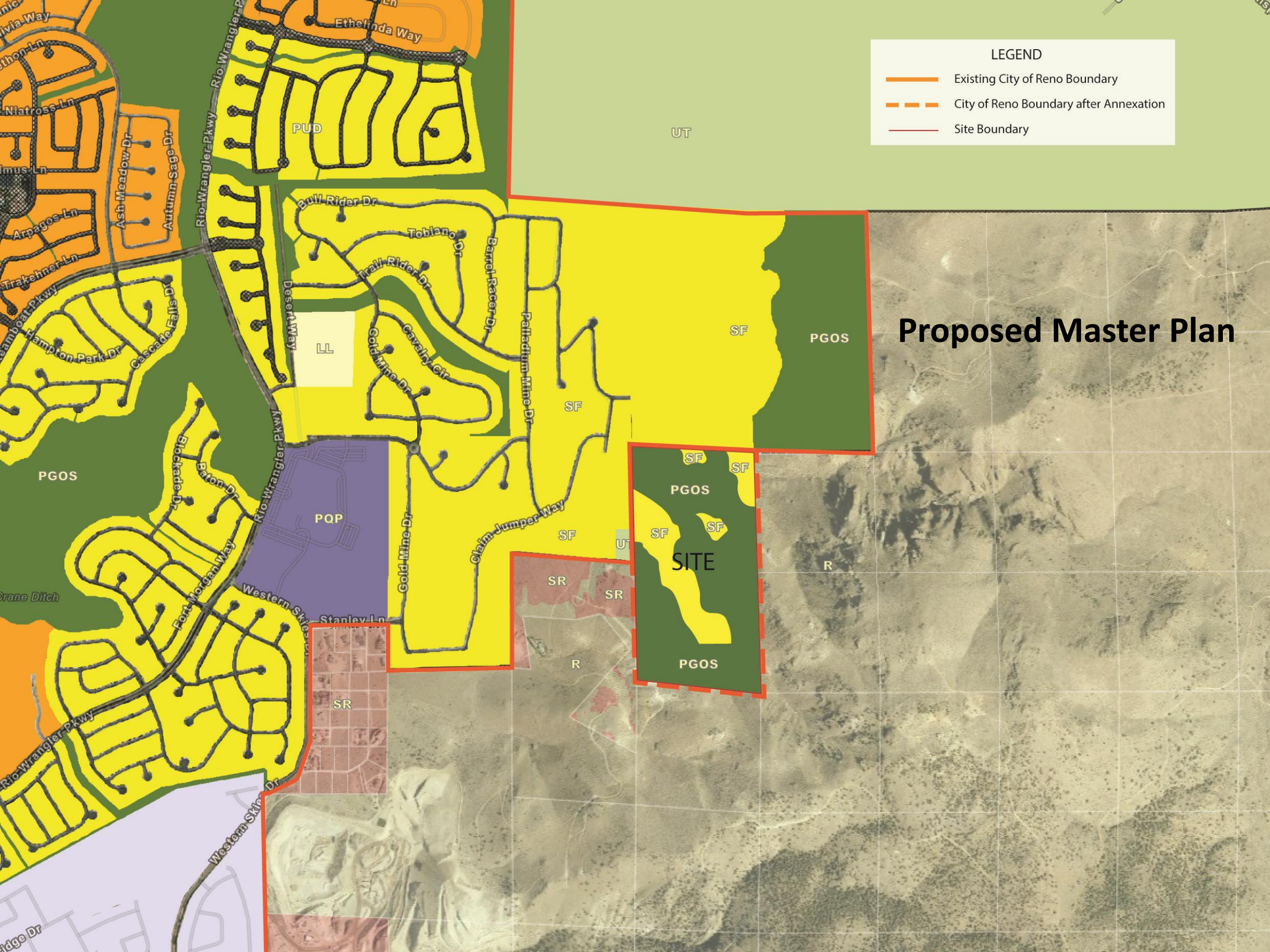
LEGEND

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

Current Master Plan

SITE

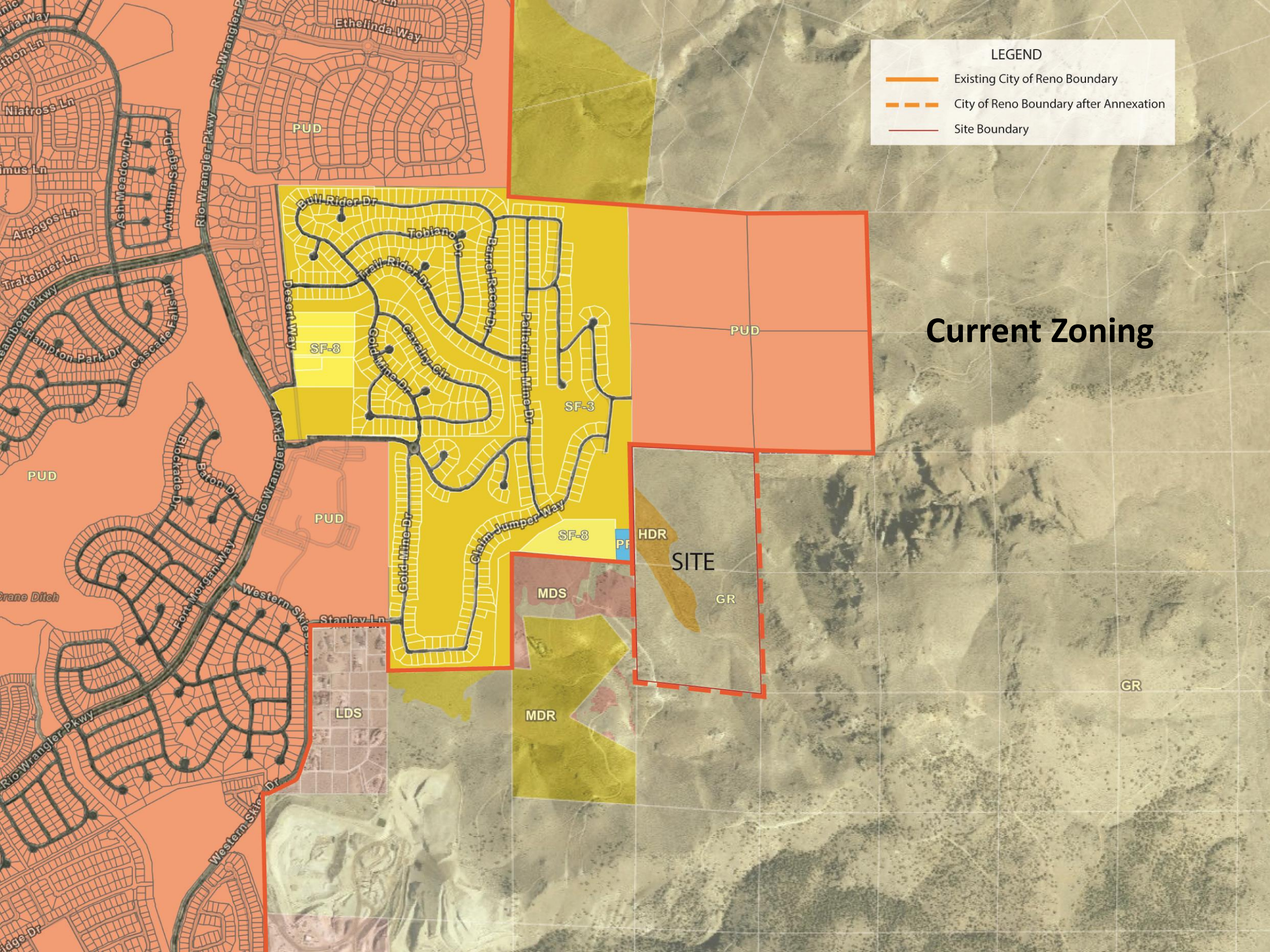
UT



LEGEND

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

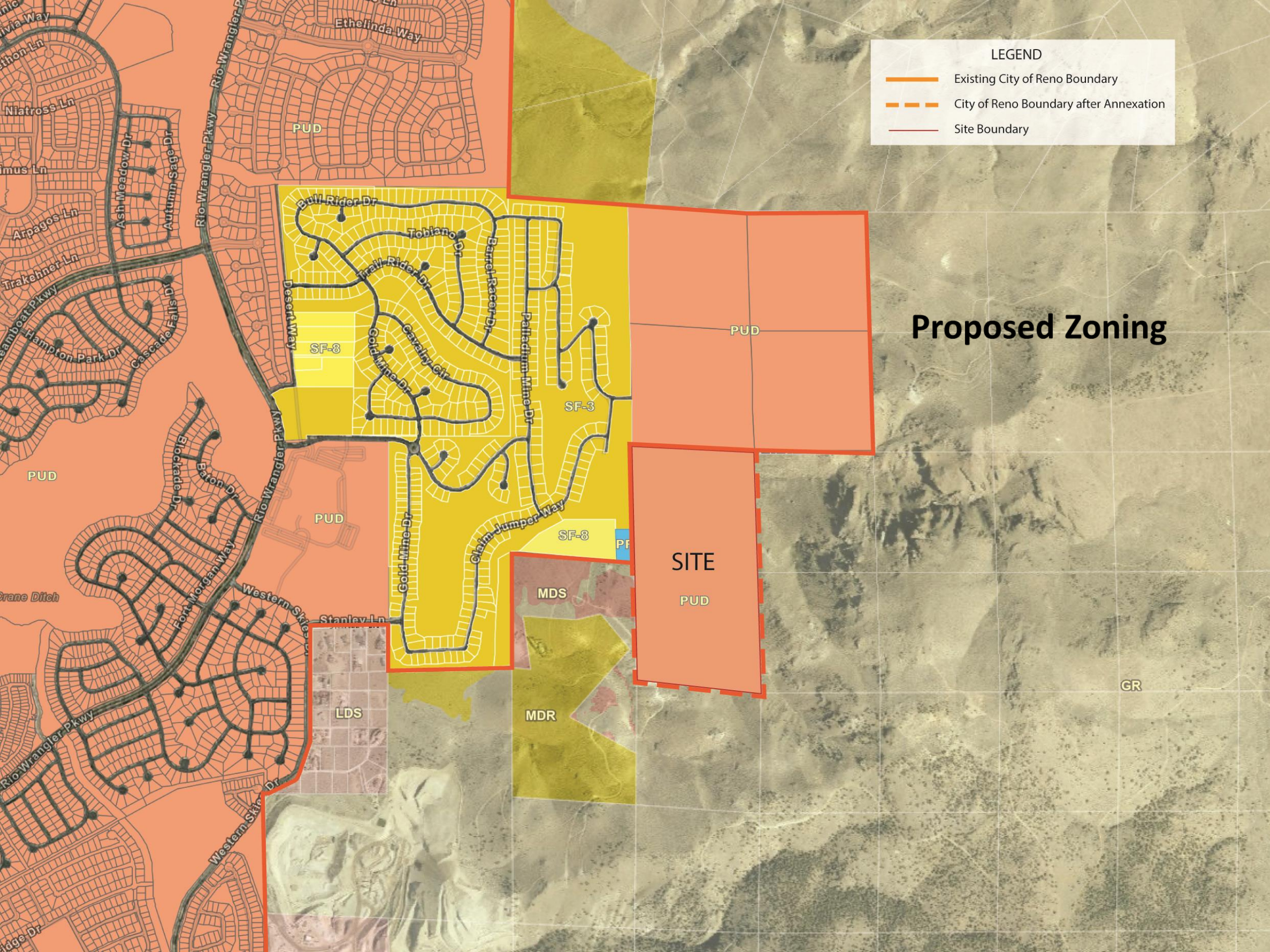
Proposed Master Plan



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

PUD

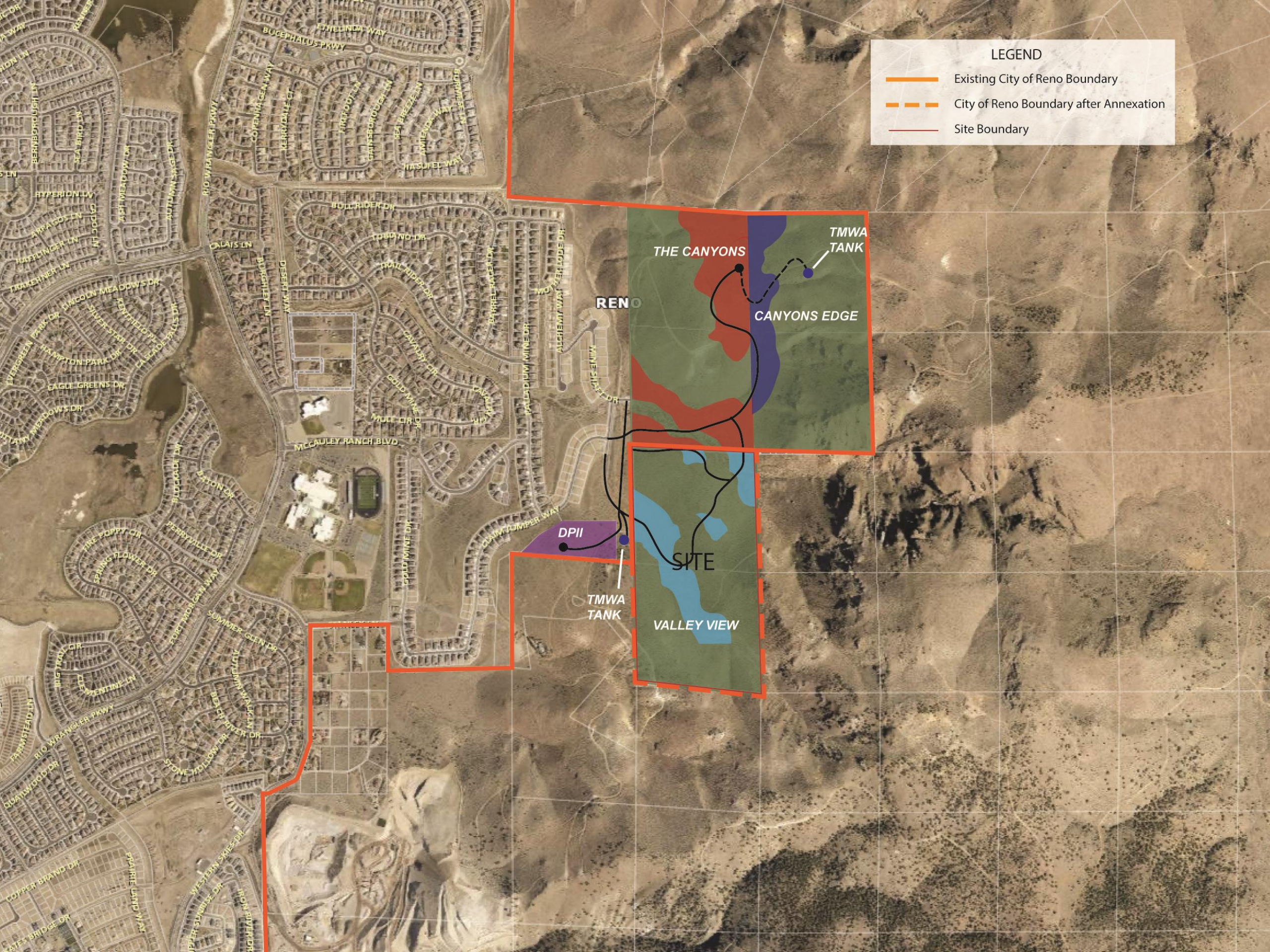
PUD

MDS

LDS

MDR

GR



LEGEND

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

THE CANYONS

TMWA
TANK

CANYONS EDGE

RENO

DPII

TMWA
TANK

SITE

VALLEY VIEW



Regional Planning Tier Map

LEGEND

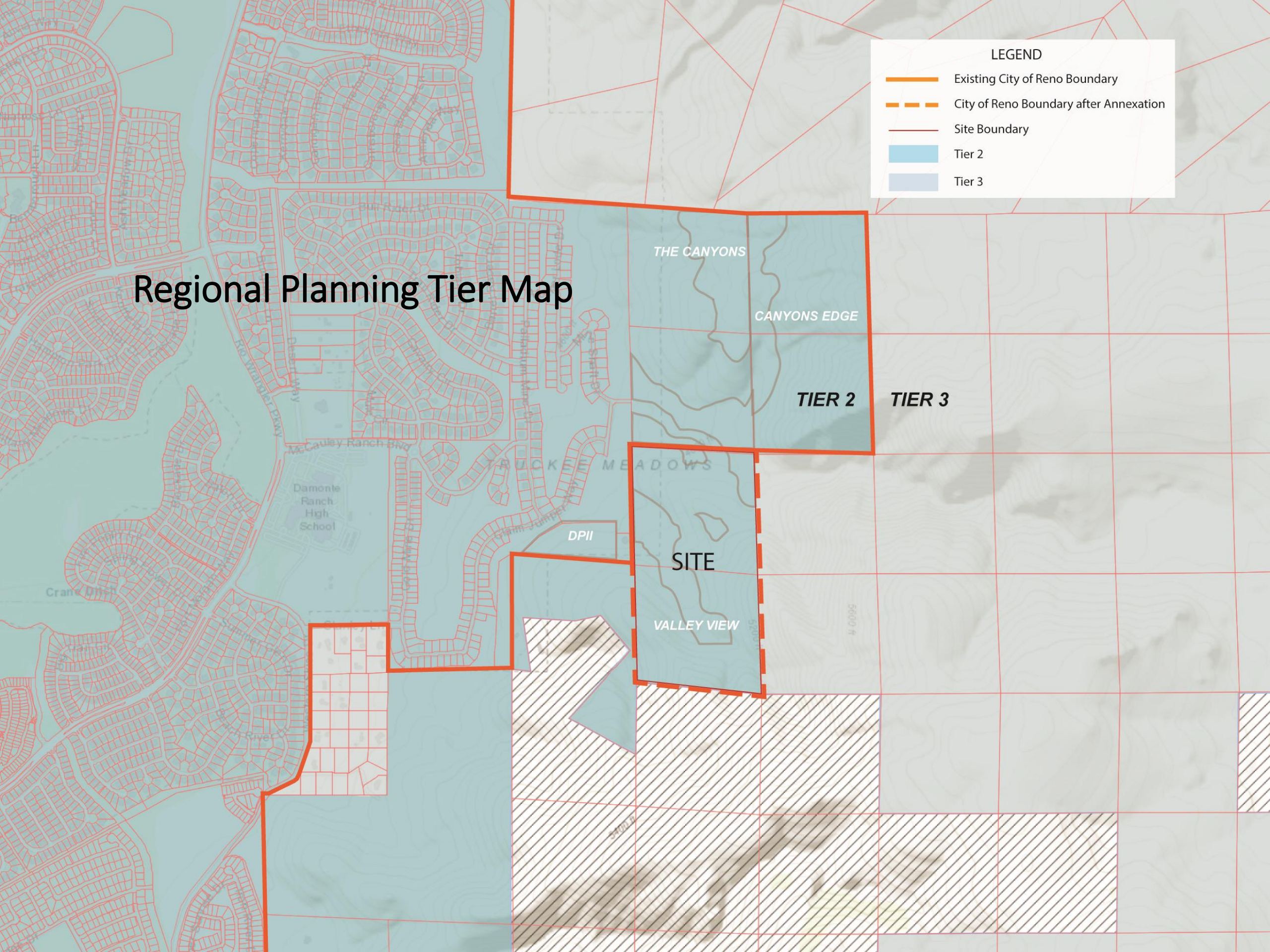
Existing City of Reno Boundary

City of Reno Boundary after Annexation

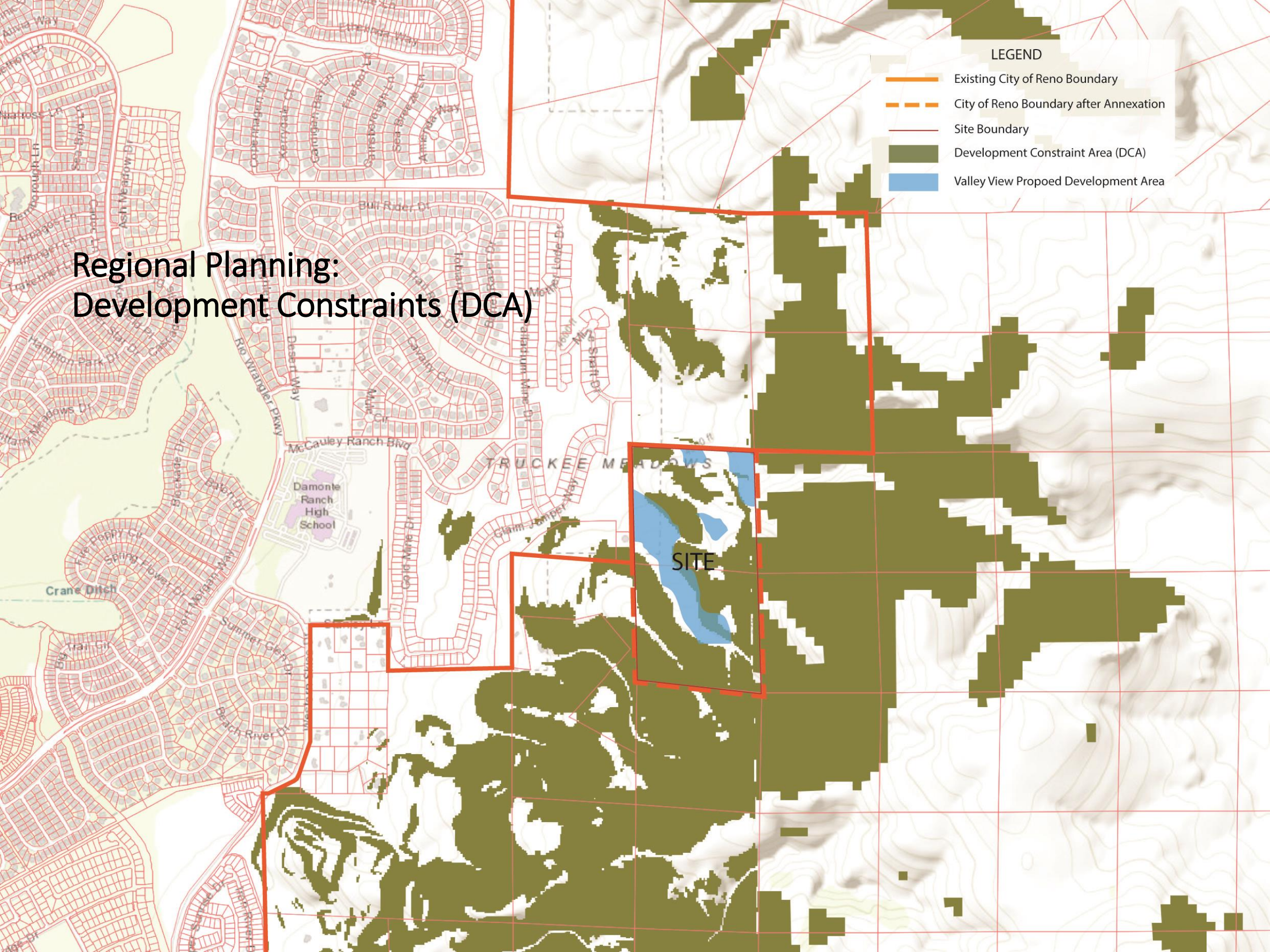
Site Boundary

Tier 2

Tier 3



Regional Planning: Development Constraints (DCA)



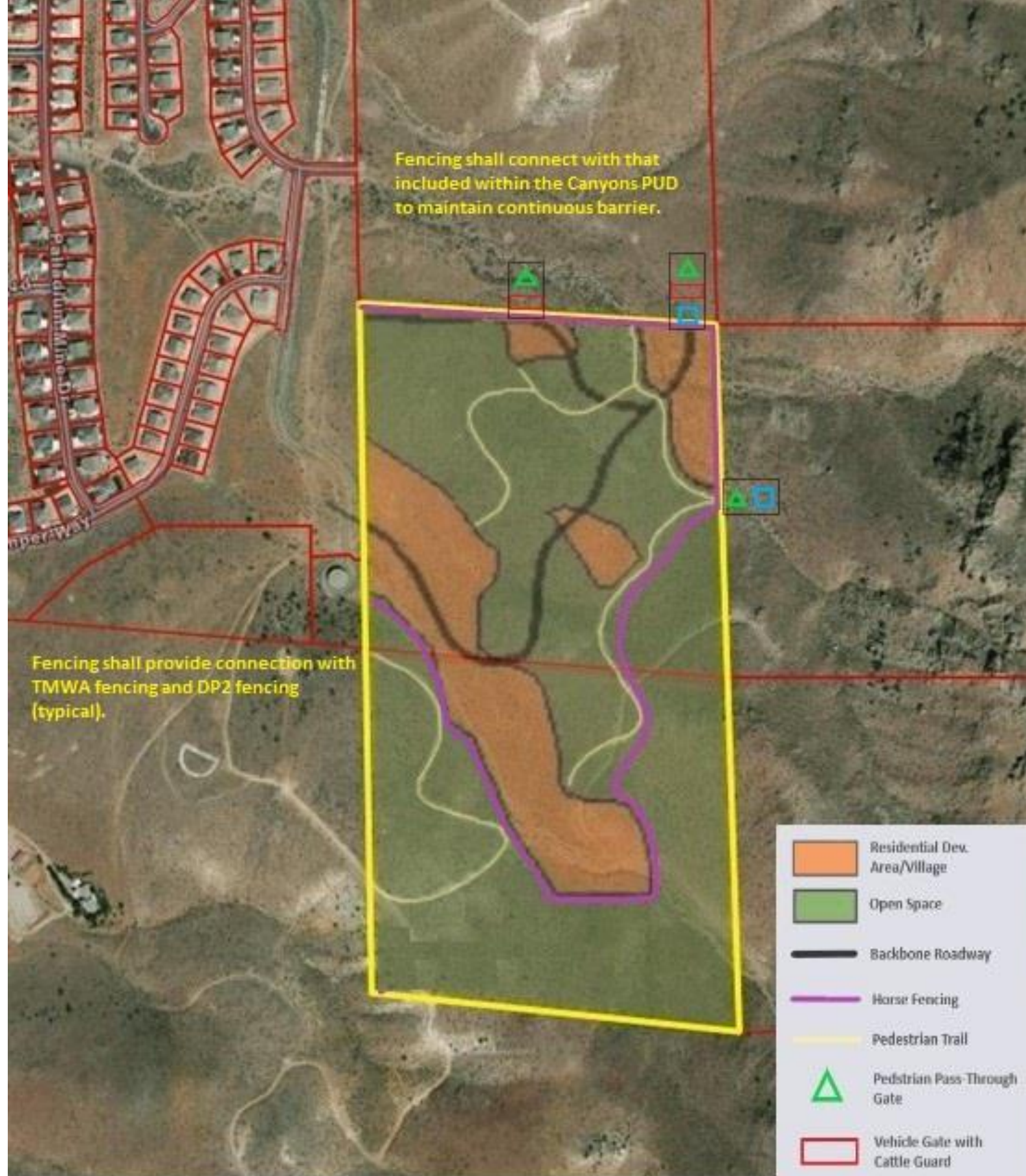


Tellurium Mine Rd



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