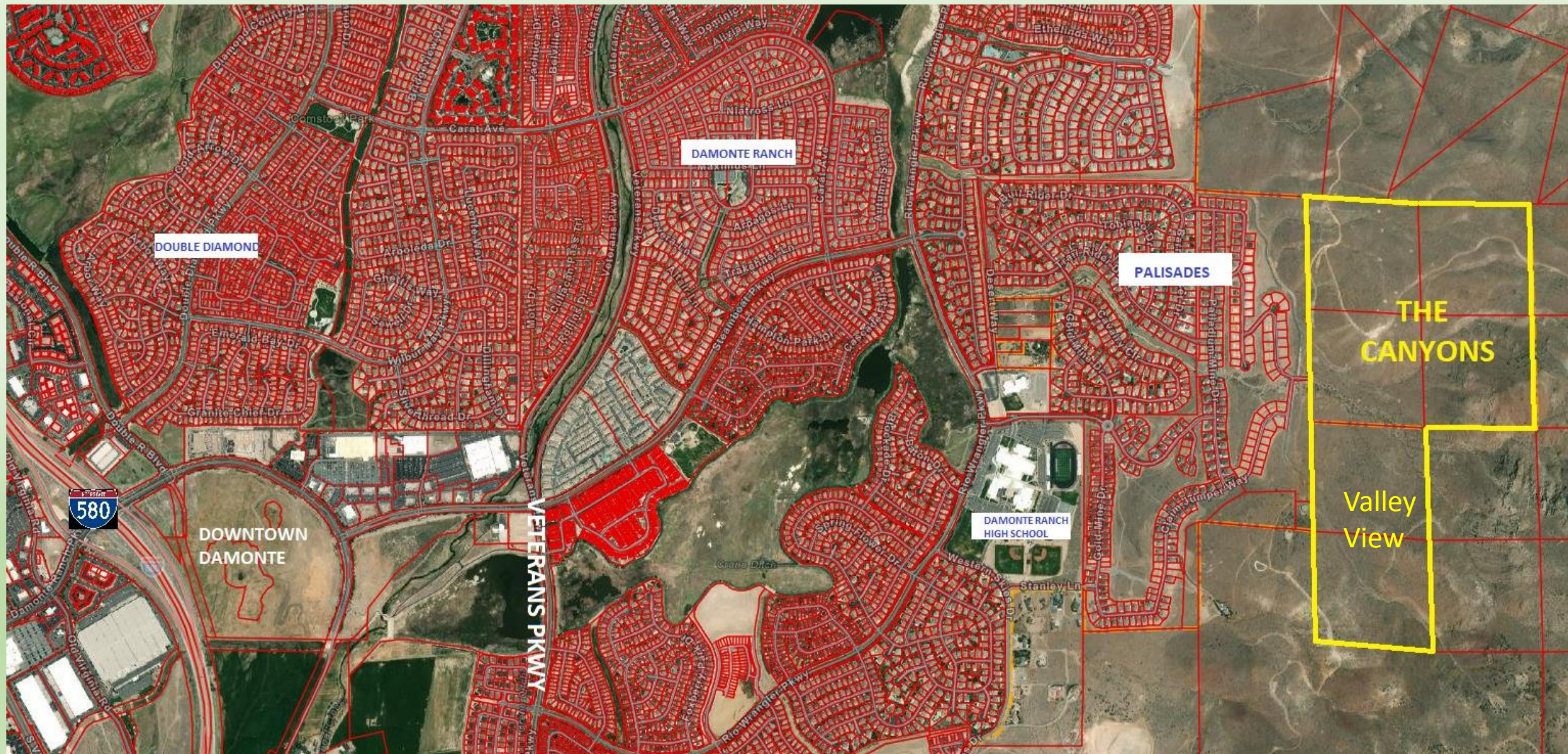


# Valley View Estates – Annexation, Master Plan Amendment & Rezoning

## Reno City Council - Public Hearing: October 25, 2023

### Project summary:

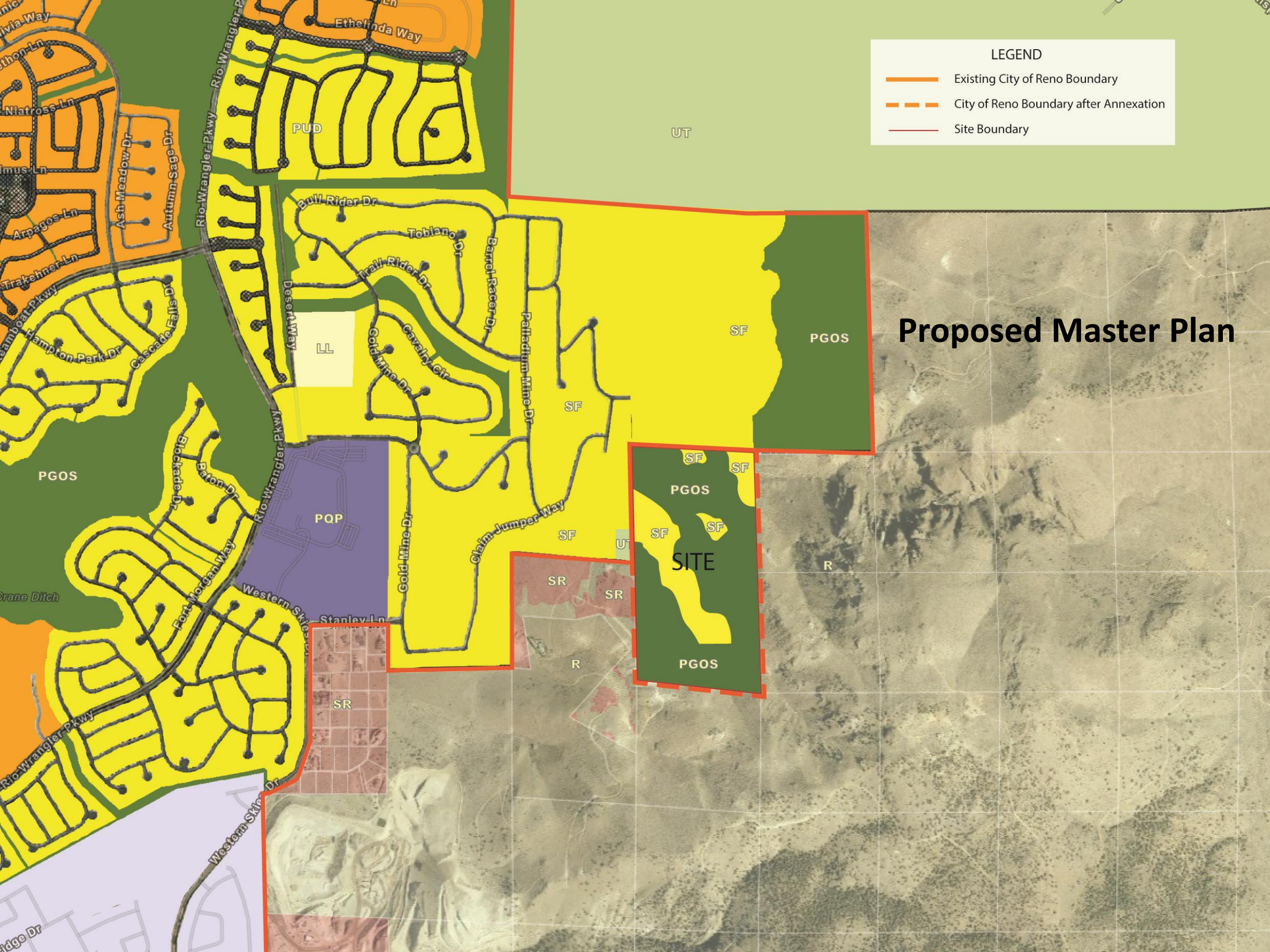
- Annexation and a MPA from UT to 17 acres of Single Family & 63 acres of PGOS
- A Zone Map Amendment from UT-40 and Large Lot Residential (LLR-2.5) to PUD









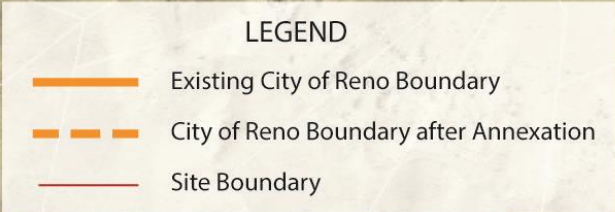


# LEGEND

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

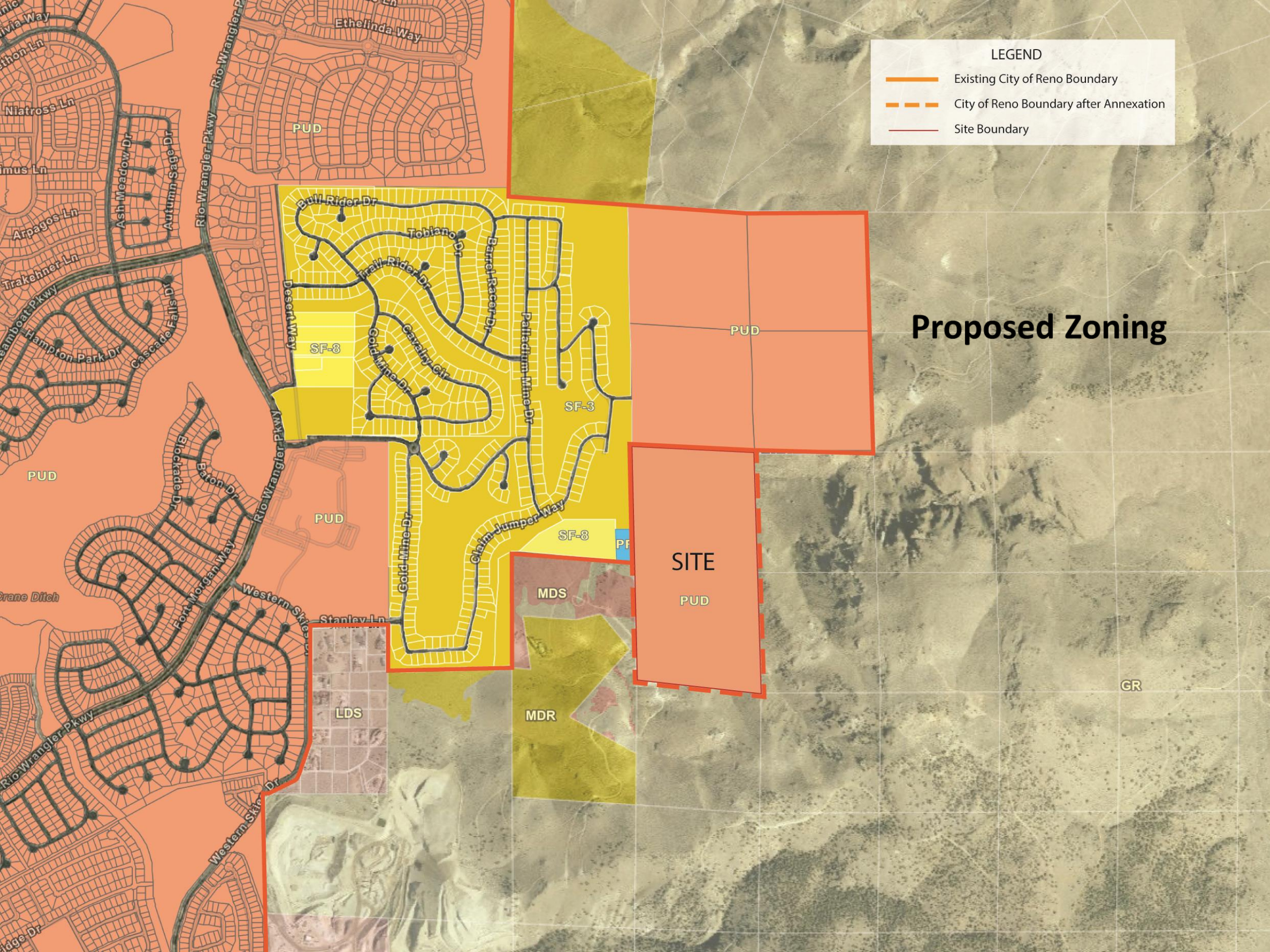
## Proposed Master Plan





# 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

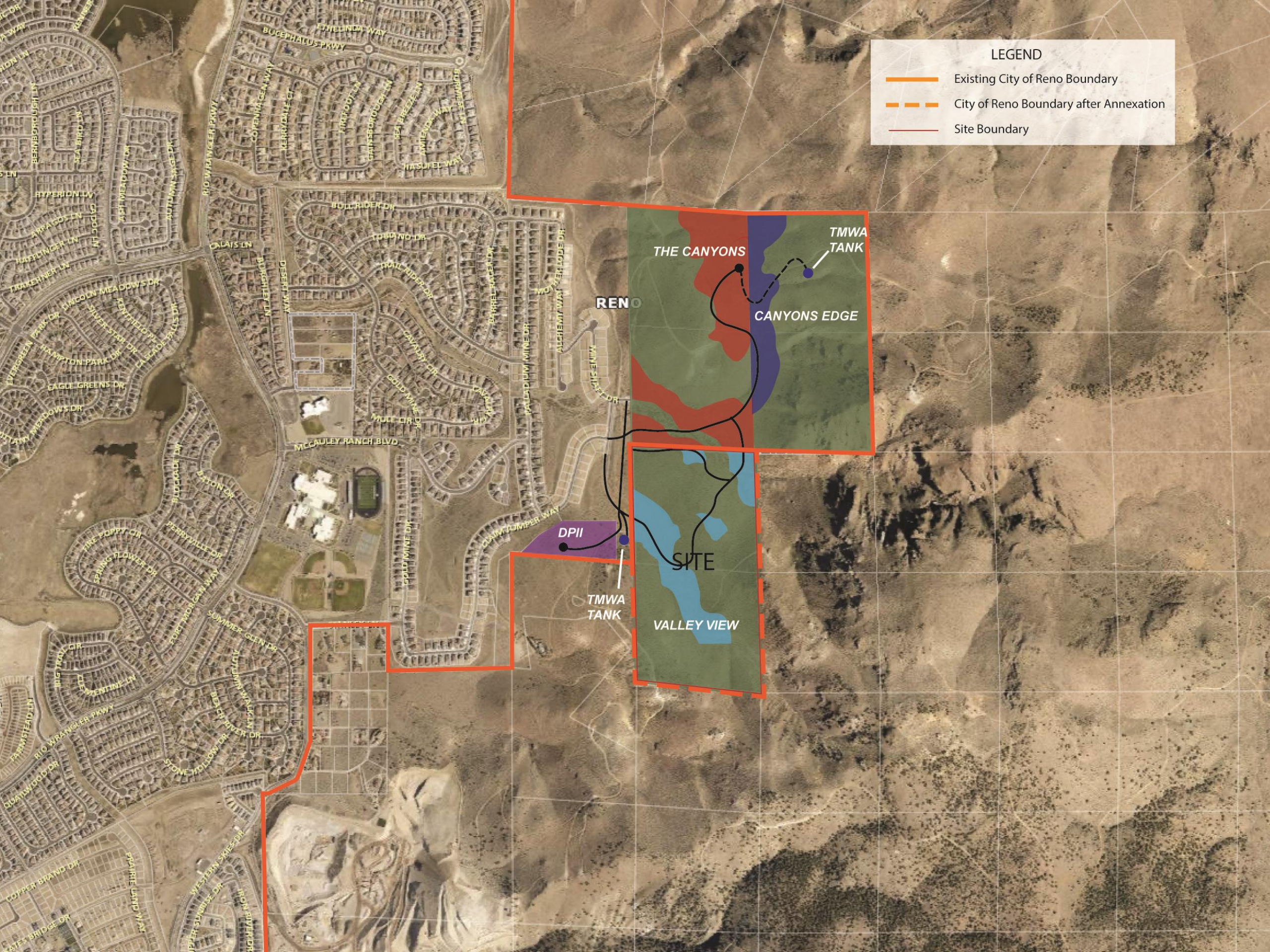
PUD

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

LEGEND

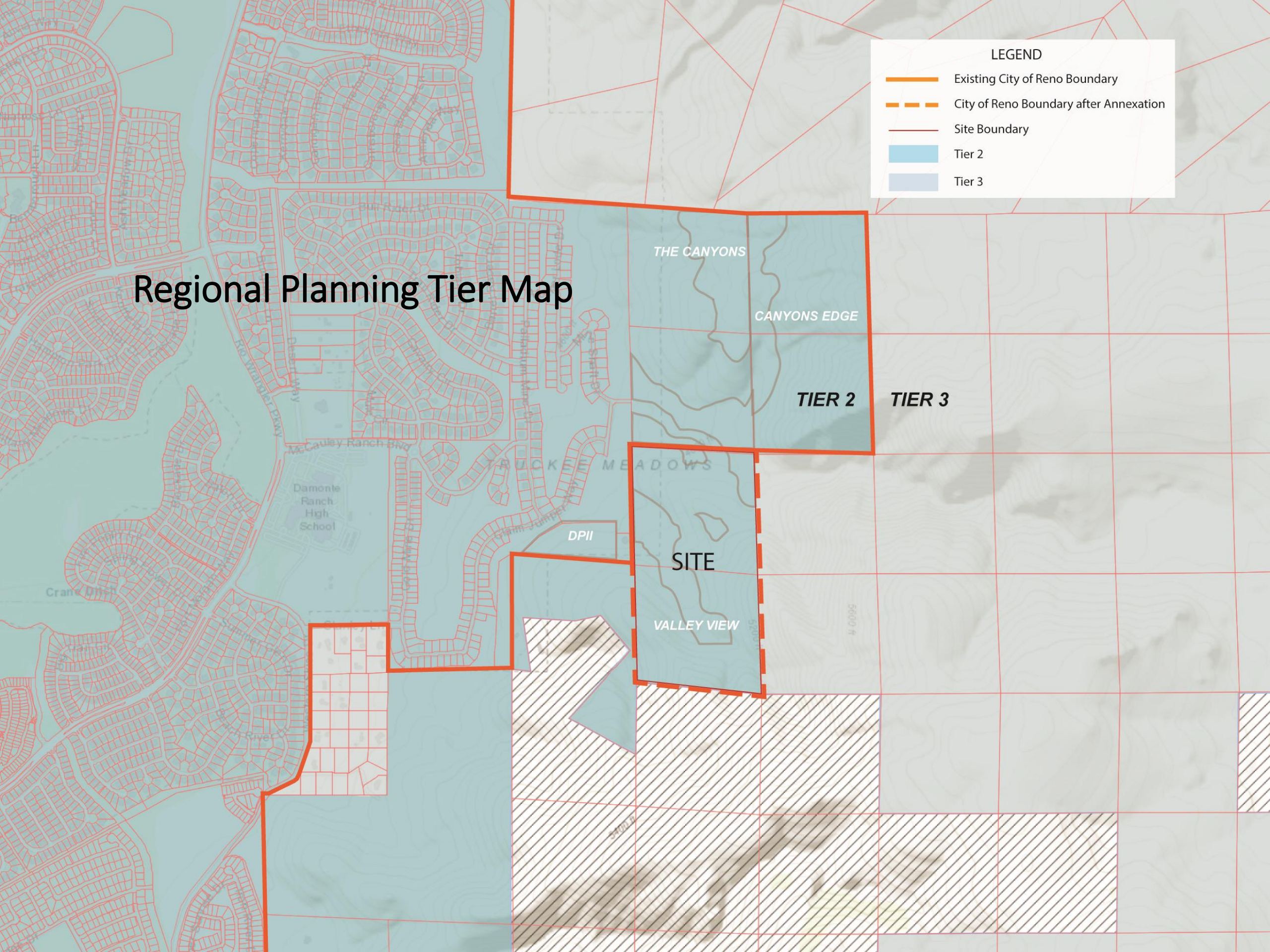
Existing City of Reno Boundary

City of Reno Boundary after Annexation

Site Boundary

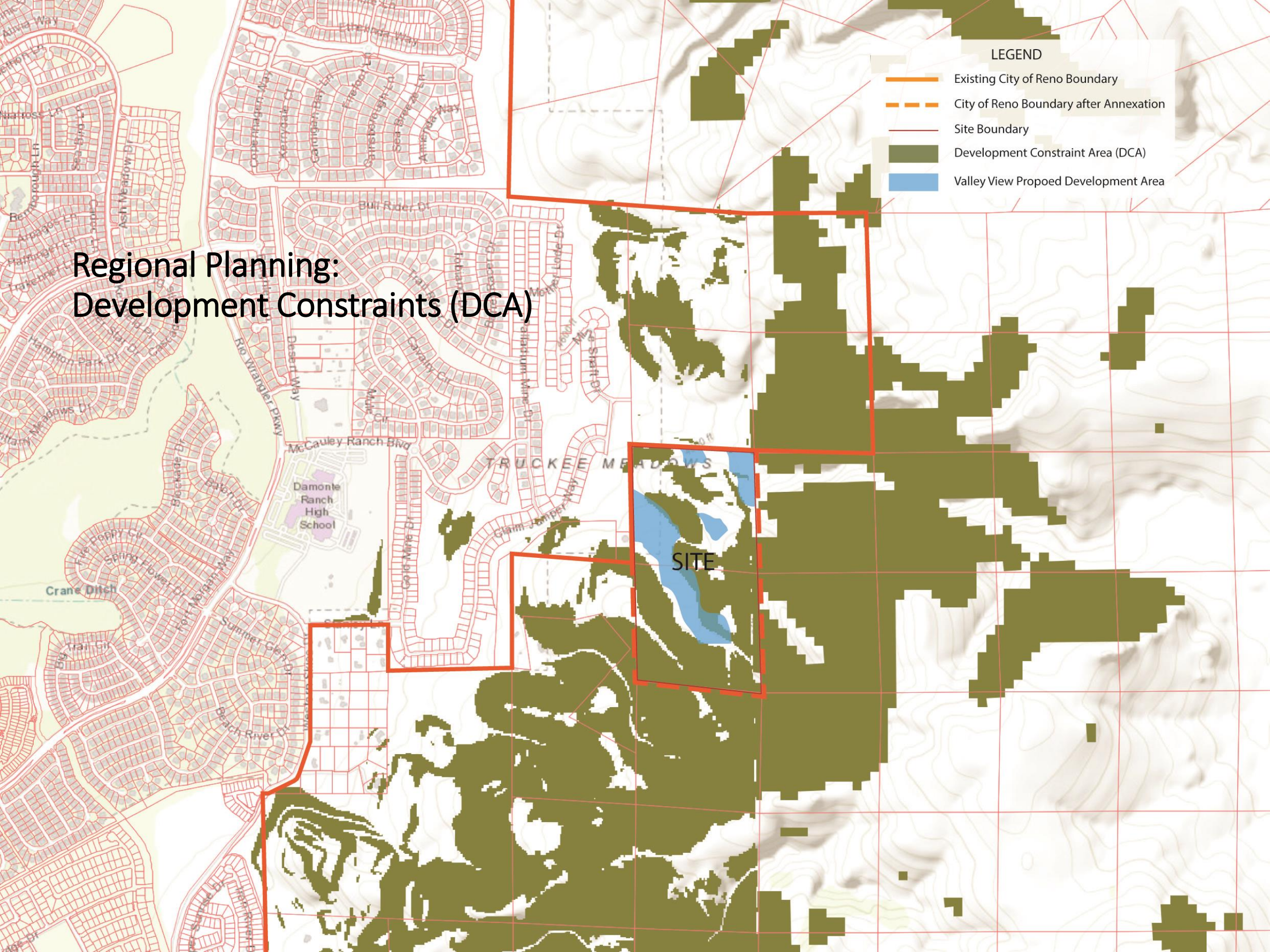
Tier 2

Tier 3





# Regional Planning: Development Constraints (DCA)



SITE





Tellurium Mine Rd





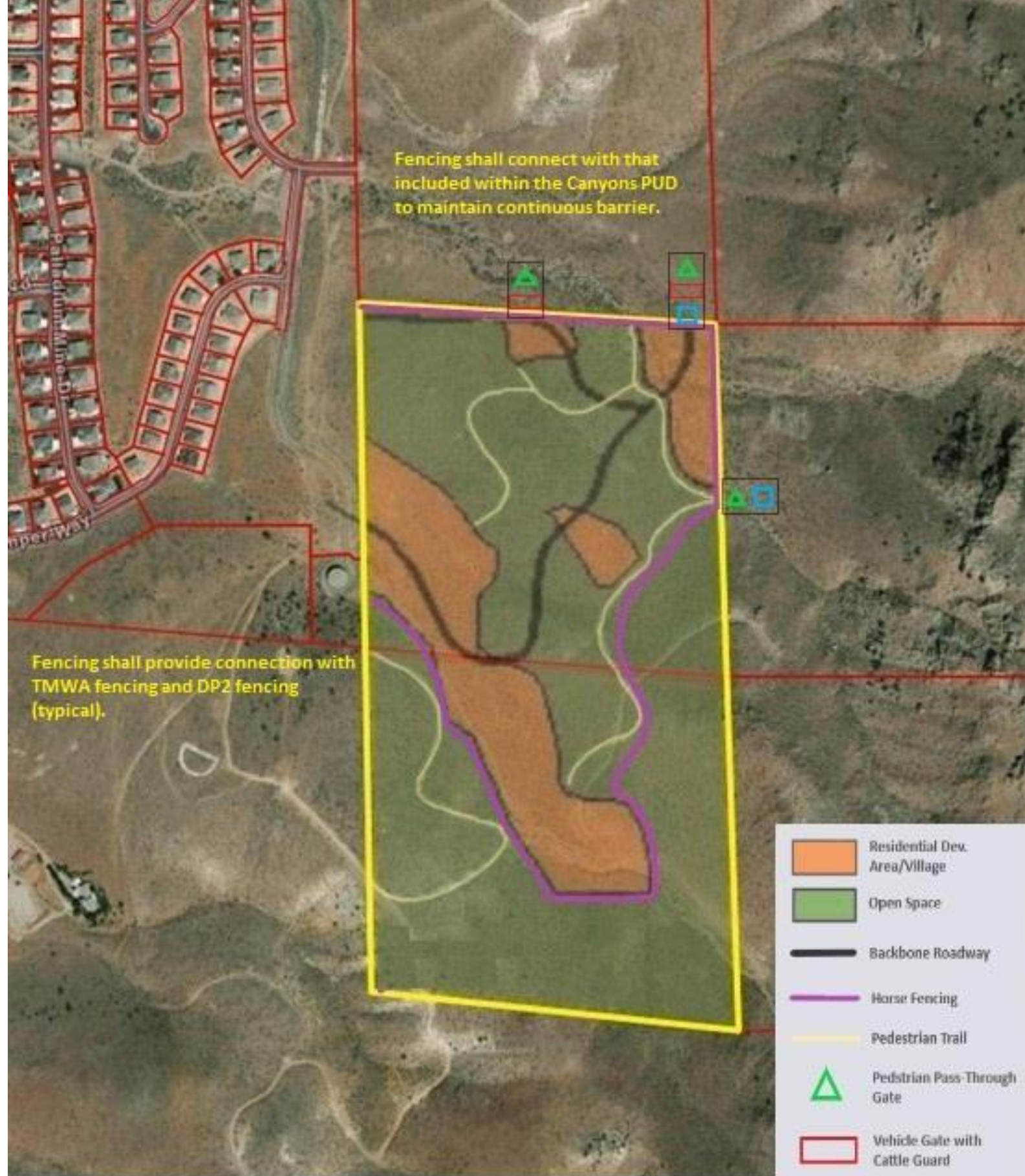


# Questions & Comments?









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