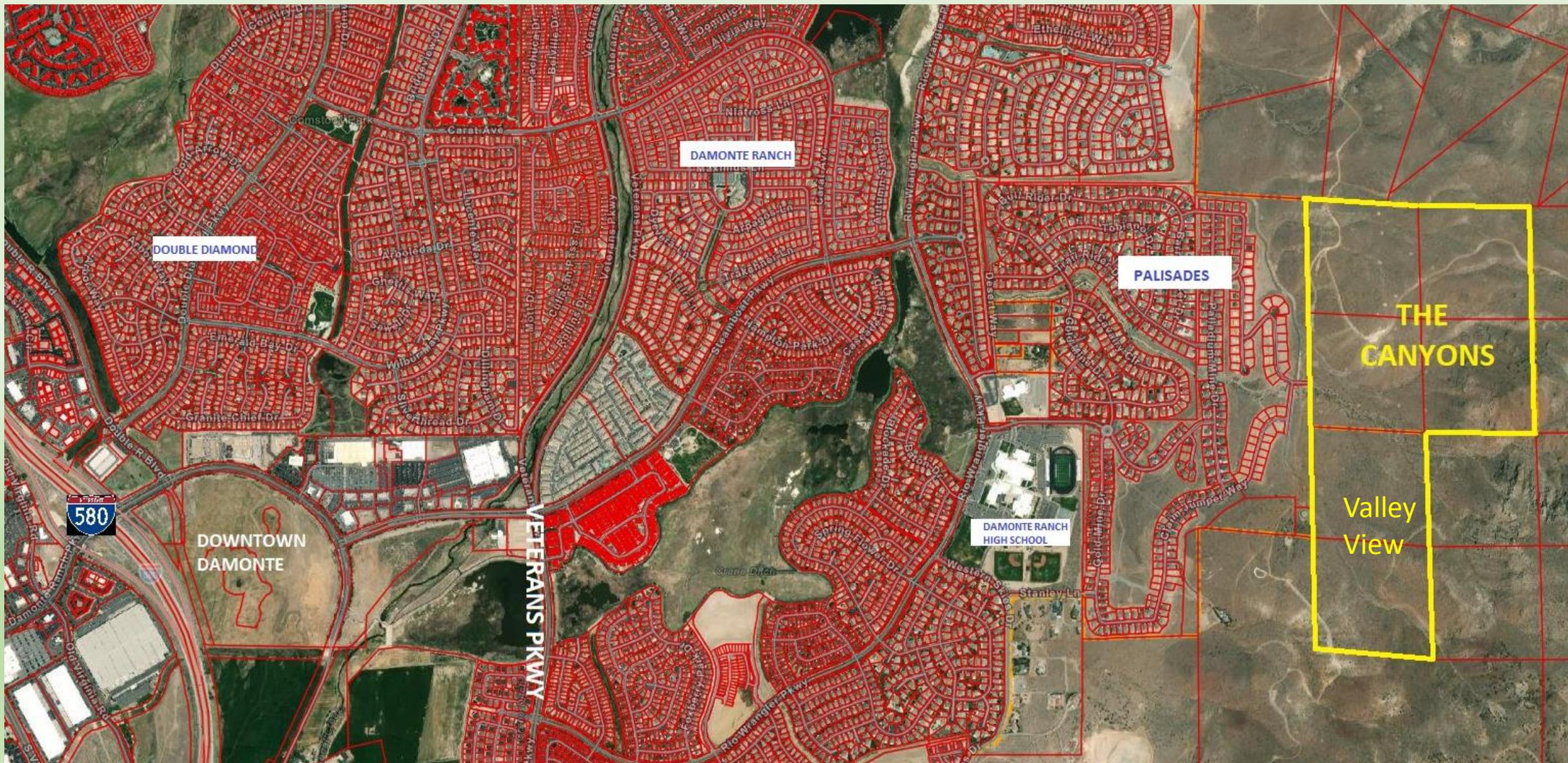


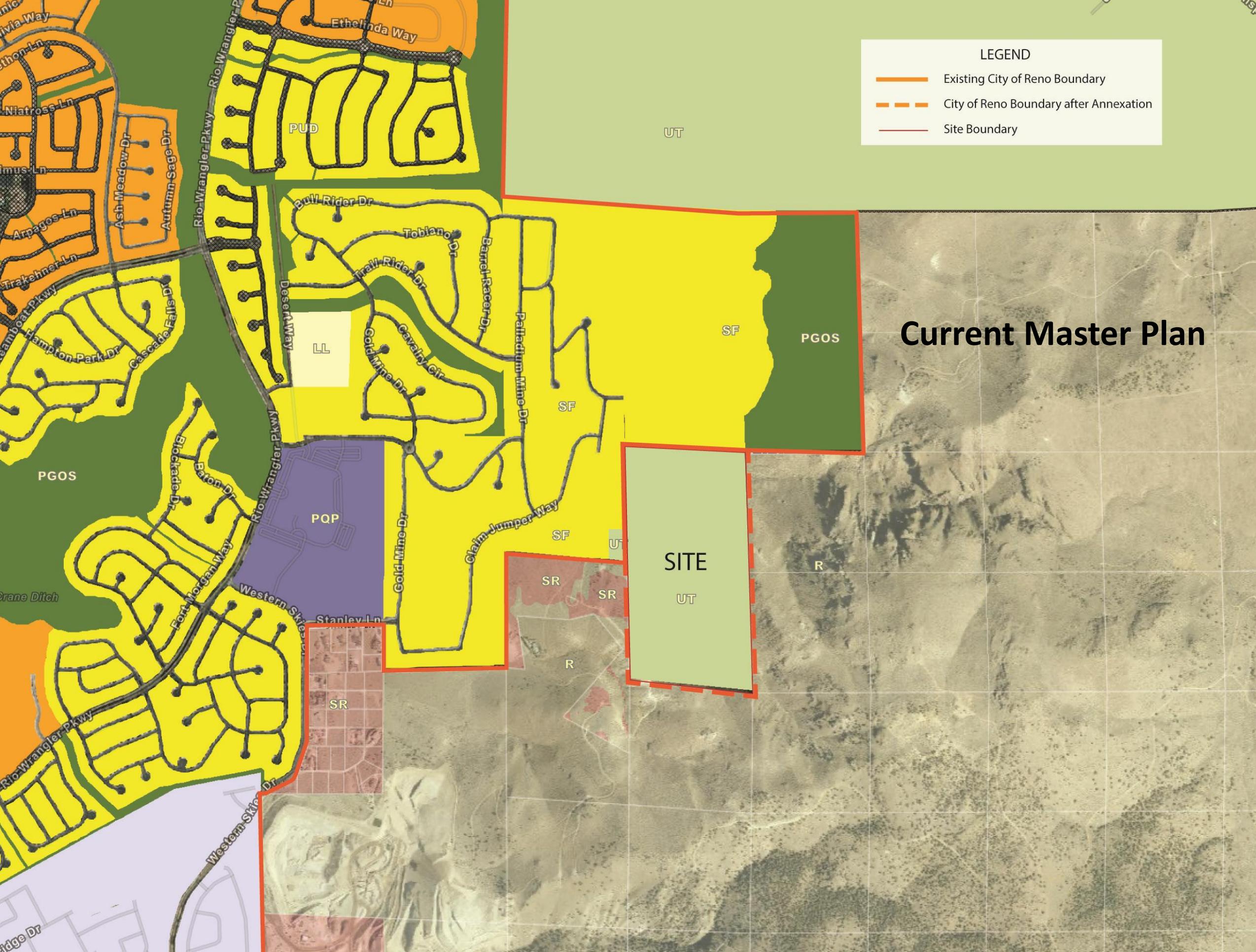
# Valley View Estates – Annexation, Master Plan Amendment & Rezoning

## 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



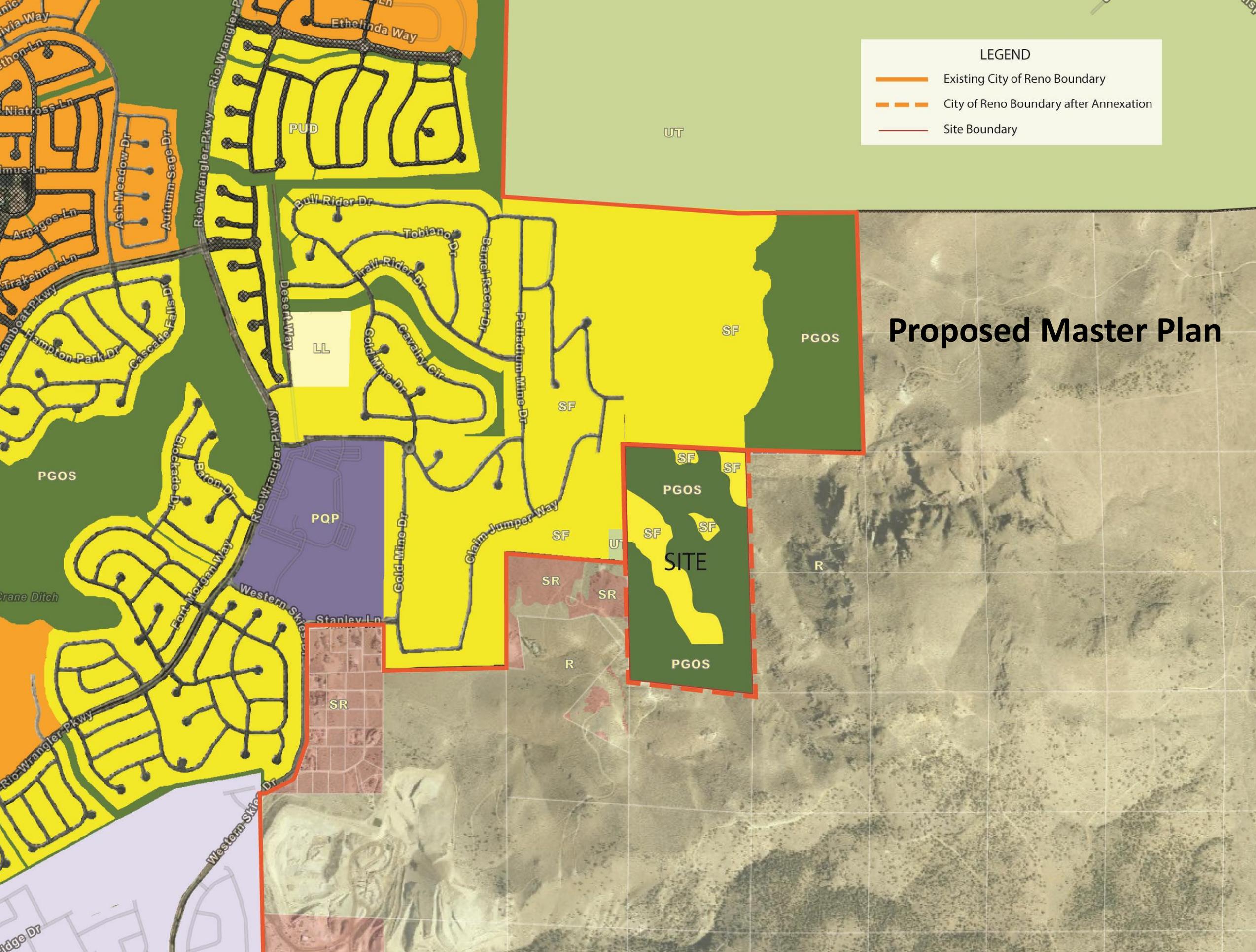


LEGEND

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

# Current Master Plan

SITE  
UT



LEGEND

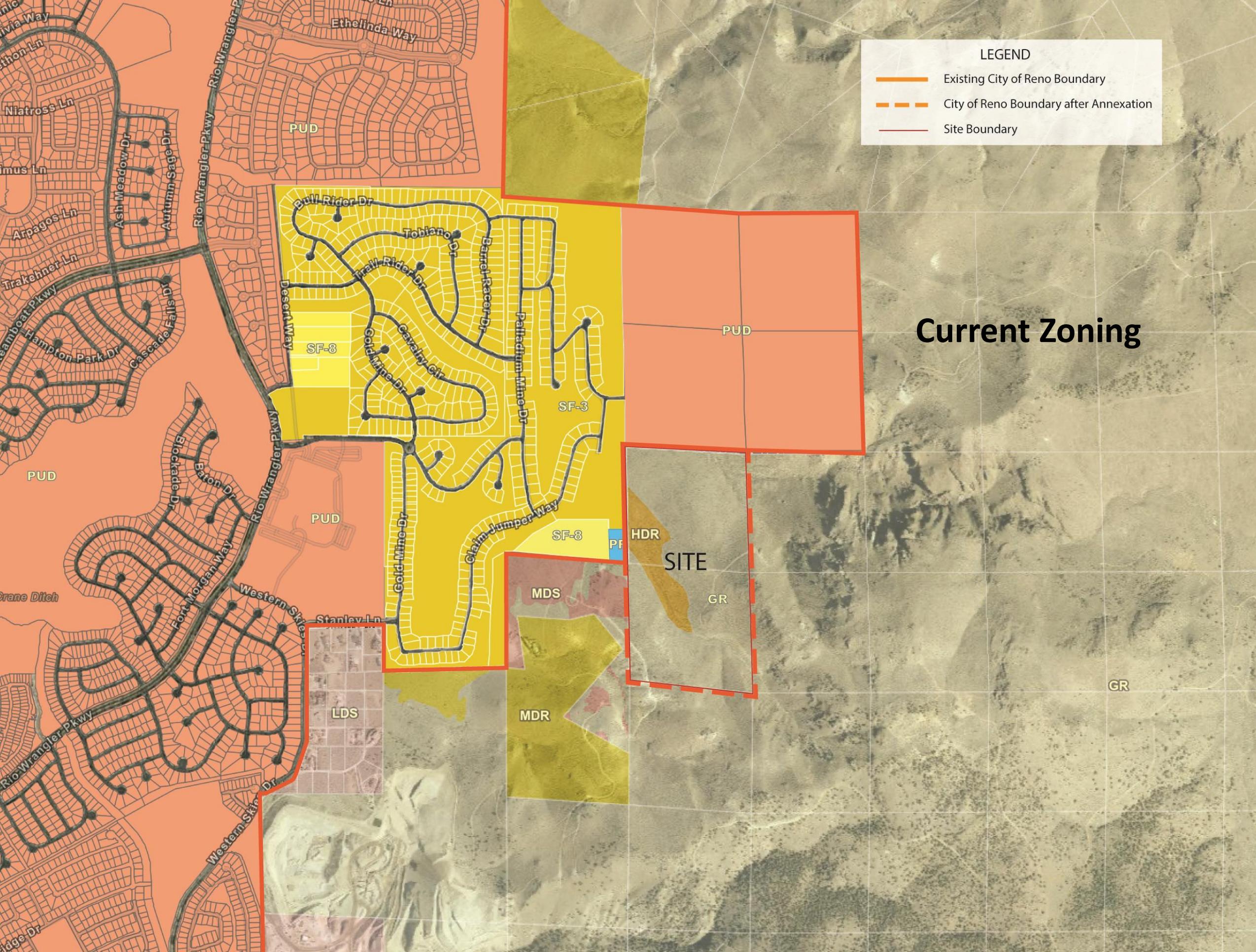
- Existing City of Reno Boundary
- City of Reno Boundary after Annexation
- Site Boundary

# Proposed Master Plan

Map labels include street names: Ethelinda Way, Rio Wrangler Pkwy, Bull Rider Dr, Tobiano Dr, Barrel Racer Dr, Palladium Mine Dr, Claim Jumper Way, Gold Mine Dr, Stanley Ln, Western Skies Dr, Fort Morgan Way, Rio Wrangler Pkwy, Cascade Falls Dr, Hampton Park Dr, Arpagos Ln, Ash Meadow Dr, Autumn Sage Dr, Niatross Ln, Imus Ln, Frakhehner Ln, Steamboat Pkwy, Crane Ditch, and Ridge Dr.

Map labels include zone abbreviations: PUD, LL, PGP, SR, R, SF, PGOS, and SITE.

Map labels include 'UT' in two locations.



LEGEND

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

Current Zoning

HDR  
SITE  
GR

PUD

SF-8

SF-3

PUD

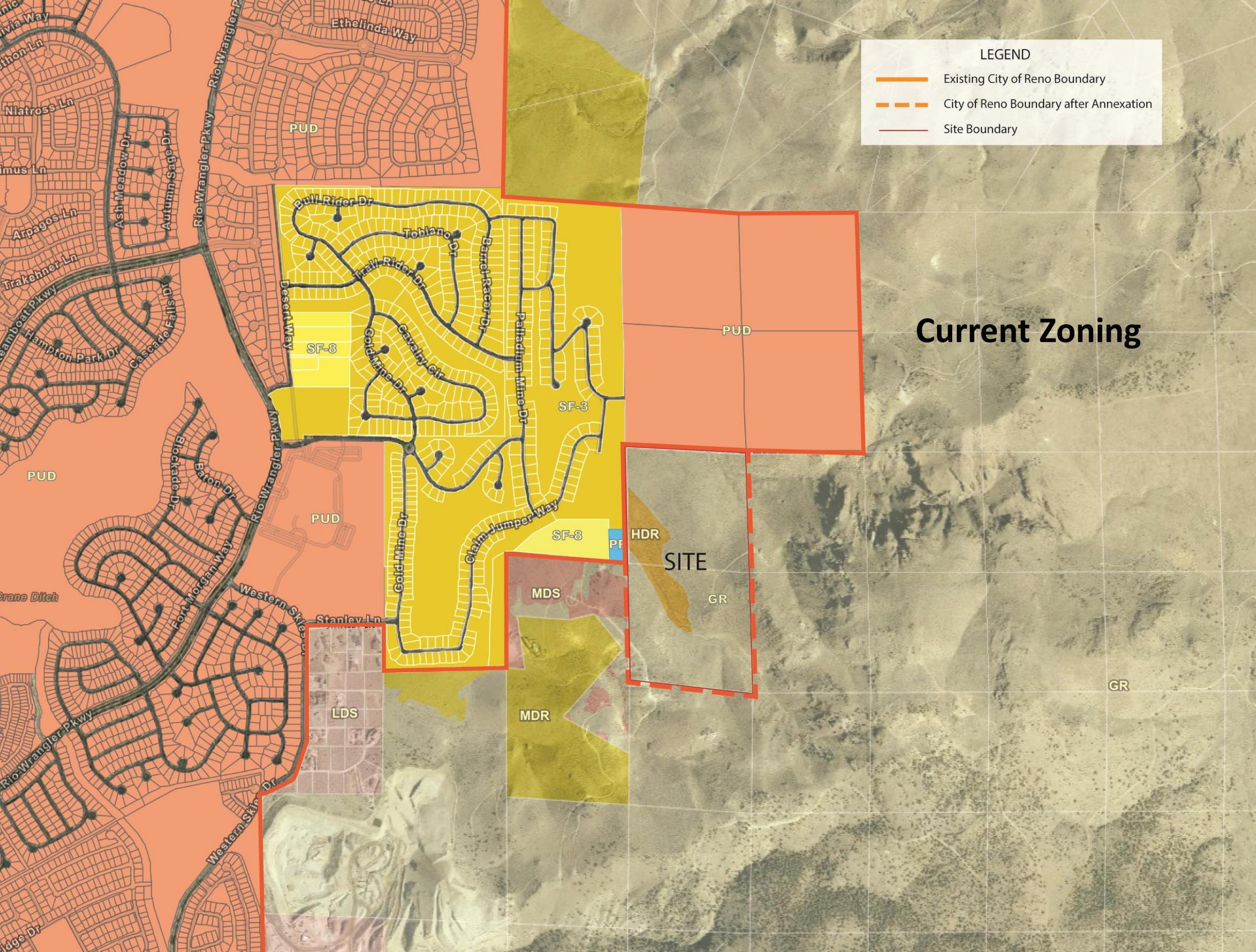
PUD

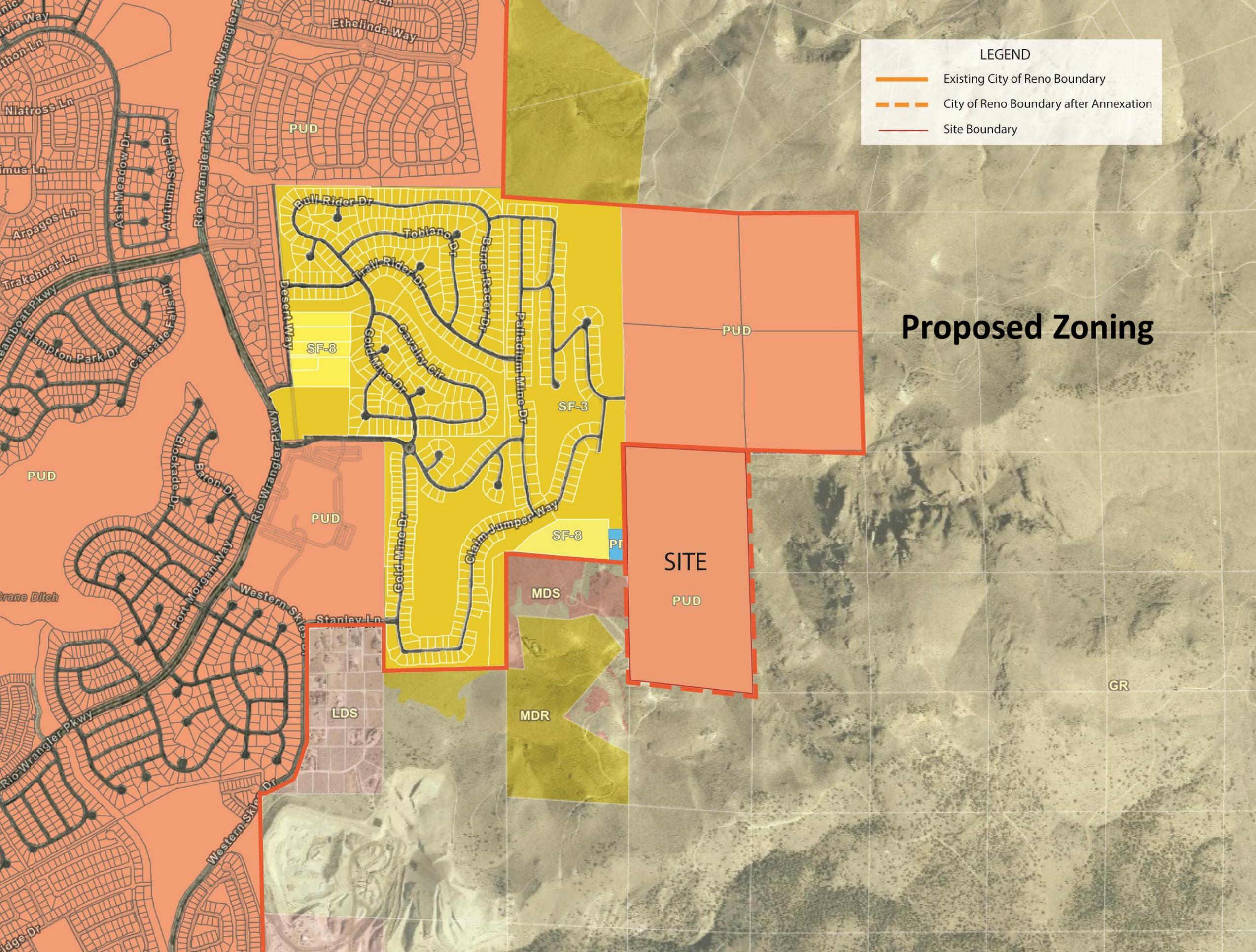
MDS

MDR

LDS

GR





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

SF-8

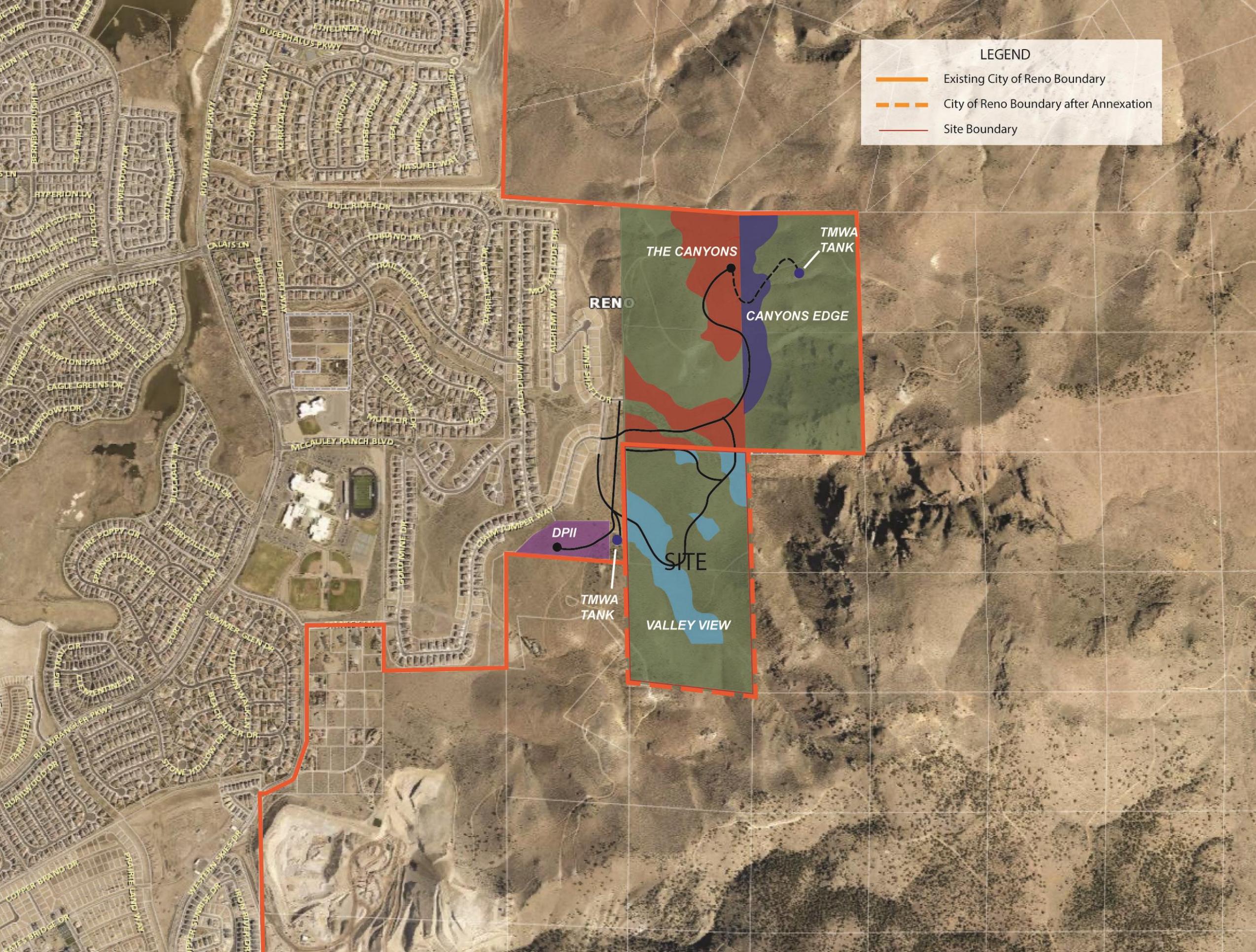
MDS

LDS

MDR

GR

Map labels include street names: Niatross Ln, Arpagos Ln, Trakehner Ln, Hampton Park Dr, Cascade Falls Dr, Rio-Wrangler Pkwy, Ash Meadow Dr, Autumn Sage Dr, Ethelinda Way, Bull Rider Dr, Tobiano Dr, Barrel Racer Dr, Palladium Mine Dr, Desert Way, Trail Rider Dr, Gold Mine Dr, Cavalry Ctr, Claim Jumper Way, Gold Mine Dr, Stanley Ln, Western Skies Dr, Fort Morgan Way, Baton Dr, Blockade Dr, Rio-Wrangler Pkwy, Rio-Wrangler Pkwy, Western Skies Dr, Western Skies Dr, and Ridge Dr.



LEGEND

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

RENO

THE CANYONS

CANYONS EDGE

TMWA TANK

DPII

TMWA TANK

SITE

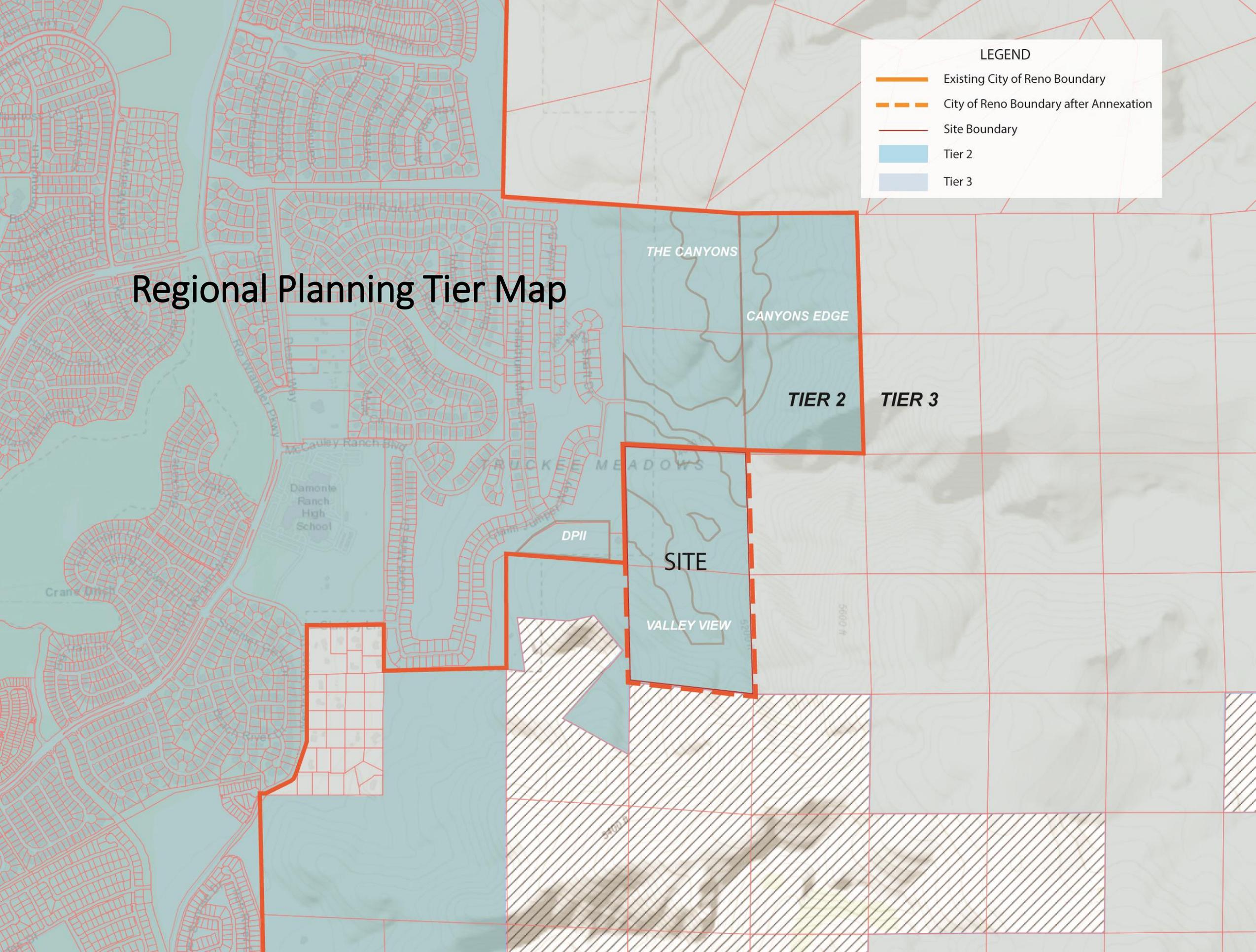
VALLEY VIEW



# Regional Planning Tier Map

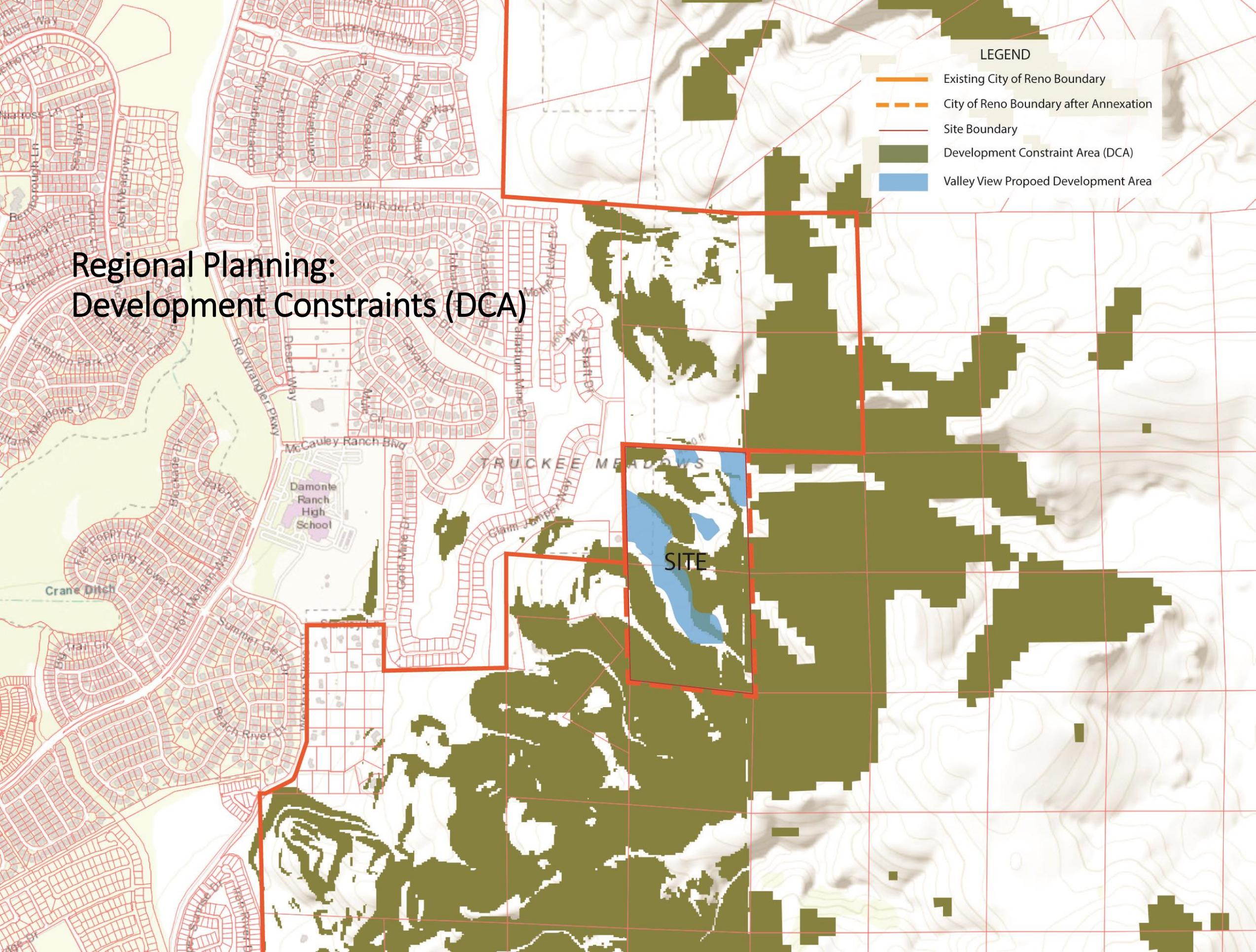
**LEGEND**

- Existing City of Reno Boundary
- City of Reno Boundary after Annexation
- Site Boundary
- Tier 2
- Tier 3



# Regional Planning: Development Constraints (DCA)

- LEGEND**
- Existing City of Reno Boundary
  - City of Reno Boundary after Annexation
  - Site Boundary
  - Development Constraint Area (DCA)
  - Valley View Proposed Development Area



TRUCKEE MEADOWS

SITE

Damonte Ranch High School

Crane Ditch

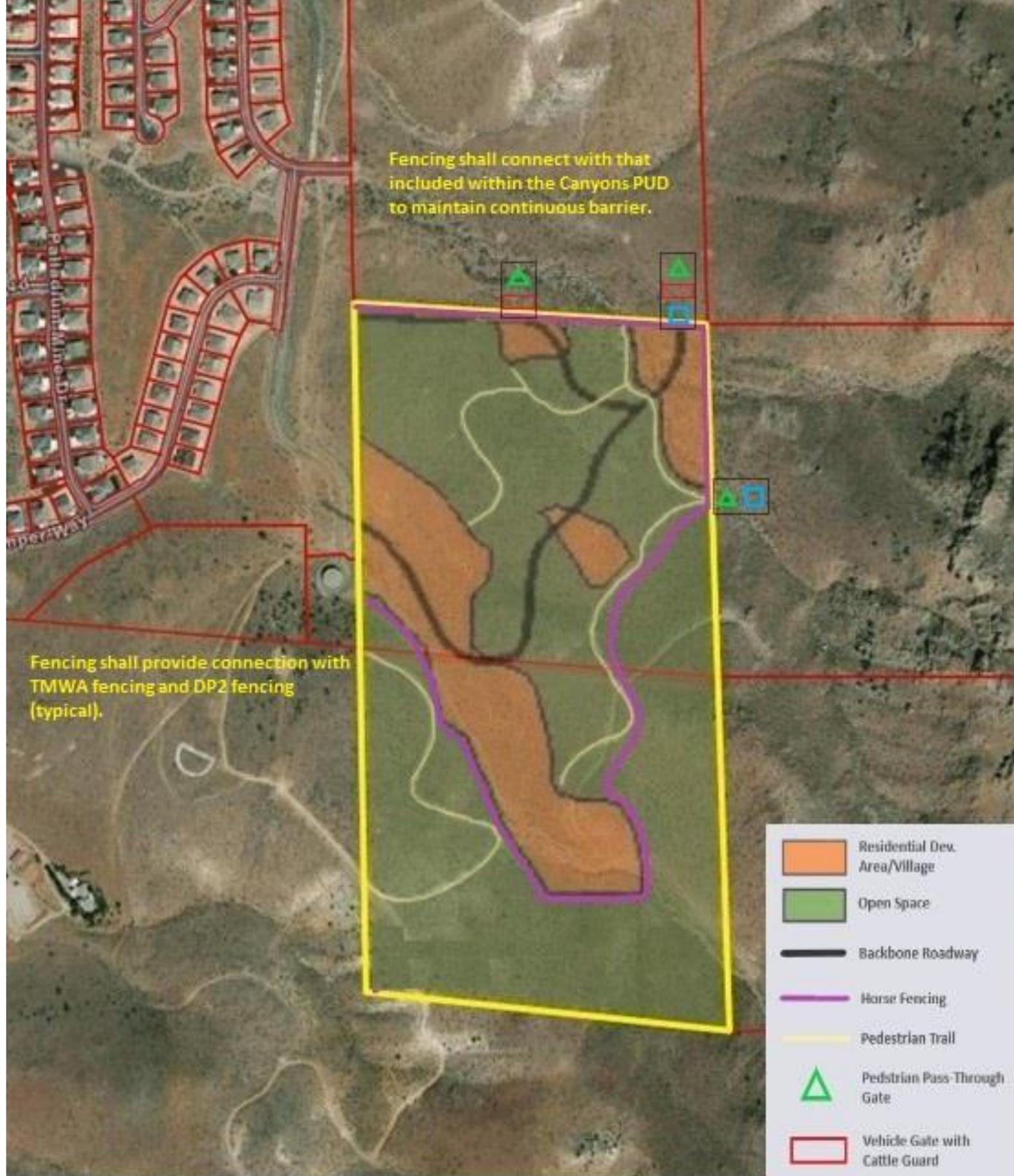


Tellurium Mine Rd



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