

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Reno will hold the below listed public hearing in the Council Chambers of the Reno City Hall, One East First Street, First Floor, on **March 26, 2025**, commencing at the time indicated.

10:00 a.m. – LDC25-00033 (NDI Office Rezoning)

A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The ±0.99 acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of Suburban Mixed Use (SMU).

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at Reno.Gov/PublicComment or by email to PublicComment@reno.gov. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the City Council for review prior to adjournment and entered into the record.

All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL



Order Confirmation

Not an Invoice

Account Number:	1118454
Customer Name:	City of Reno - Legals
Customer Address:	City of Reno - Legals 1 E 1ST Street FL 2 Reno NV 89501
Contact Name:	Lauren Morris
Contact Phone:	
Contact Email:	MorrisL@reno.gov
PO Number:	LDC25-00033

Date:	03/06/2025
Order Number:	11110591
Prepayment Amount:	\$ 140.40

Column Count:	1.0000
Line Count:	55.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	03/14/2025 - 03/14/2025	Govt Public Notices
RGJ rgi.com	1	03/14/2025 - 03/14/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$140.40
Tax Amount	\$0.00
Service Fee 3.99%	\$5.60
Cash/Check/ACH Discount	-\$5.60
Payment Amount by Cash/Check/ACH	\$140.40
Payment Amount by Credit Card	\$146.00

Order Confirmation Amount	\$140.40
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Ad Preview

NOTICE OF PUBLIC

HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Reno will hold the below listed public hearing in the Council Chambers of the Reno City Hall, One East First Street, First Floor, on March 26, 2025, commencing at the time indicated.

10:00 a.m. – 1:00 p.m.
(NDI Office Rezoning)

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All interested persons are invited to present testimony.

**MIKKI HUNTSMAN,
CLERK AND CLERK OF
THE RENO CITY COUNCIL
No.11110591 March 14, 2025**



City of Reno - Legals
1 E 1ST Street FL 2
Reno, NV 89501
USA

Receipt

Account No.:	1118454
Receipt No.:	5605973
Receipt Date:	3/6/2025
Total Cash Amt:	\$ 140.40
Service Fee 3.99%:	\$ 5.60
Cash/Check/ACH Discount:	\$ 0.00
Paid Amount:	\$ 146.00

Date	Doc Type	Doc No.	Customer	Allocation type	Allocated
3/6/2025	Order	11110591	City of Reno - Legals	Opp	140.40
	Mastercard		8219		

Abbreviation	Document type
Ip	Invoice Payment
Pa, Opp	Payment allocation, Order Pre-payment

Thank you for your payment!

Thank you for your planning application submittal. The following information is to be populated into the interactive form for public notice as required by Reno Municipal Code. The form will produce a PDF version of the Public Notice sign for you to print and post at the project proposal location. If you have any questions concerning this process, please contact (775) 334-2030.

To get started go to:

<https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications>

Select the “**Other Resources**” dropdown and select the applicable form for **Public Hearing Notice – City Council**

Your case is scheduled for the March 26, 2025, City Council Meeting at 10 AM.

Please enter the meeting date and time, case number, case name and planner’s name into the corresponding fields. Also, you must input the Applicant’s name as listed on the application.

CASE NO: LDC25-00033

CASE NAME: NDI Office Rezoning

PLANNER: Carter Williams

Please copy and paste the below project description into the DESCRIPTION field:

A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The ±0.99 acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of Suburban Mixed Use (SMU).

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Once you have populated all required fields, please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is 36 inches wide by 48 inches tall and must be printed on astrobright yellow paper.

Maps of number of postings and posting locations have been provided via email.

The public notice sign(s) must be on-site no later than Friday, March 14, 2025, at 5:00 p.m.

Please submit legible photographic proof of posting to our office at 1 East First Street, 2nd Floor or via email to cityclerk@reno.gov. Signs must be clear and legible.

RECEIVED

MAR 13 2025
CITY CLERK

PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE RENO CITY COUNCIL IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST FIRST STREET, RENO, NEVADA.

HEARING DATE

March 26, 2025

HEARING TIME

10 AM

APPLICANT

NDIDONA LLC

CASE NUMBER

LDC25-00033

PROJECT NAME

NDI Office Rezoning

DESCRIPTION

A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The 1.97 acre site is located on the north side of Vassar Street, 2430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of "Suburban Medium Density Residential" (R40).

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at [Reno.Gov/PublicComment](https://www.reno.gov/publiccomment) or by email to PublicComments@reno.gov. Comments received prior to 4:00 pm on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the City Council for review prior to adjournment, and entered into the record.

Carter Williams - WilliamsCA@Reno.Gov

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505



The applicant shall receive 5 days after the appeal period for the public hearing has ended.



Posting Location Map - LDC25-00033



1/8/2025, 9:00:47 AM



Streets

Override 1



Parcels (No Labels)

1:1,124



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, JF, City of Reno GIS

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

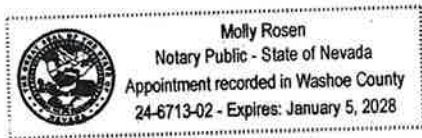
Lauren Morris, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 14th day of March, 2025, she deposited in the United States Post Office at Reno, Nevada, copies of the attached postcard "Notice of Public Hearing" on which postage was fully prepaid, addressed to the property owners shown opposite their names, said noticing being marked "Exhibit A" and made a part hereof; that there is a regular communication by mail between the place of mailing and the place addressed; that said attached list contains the names and addresses of all owners of land in Case No. LDC25-00033 (NDI Office Rezoning) who are required to be notified by law.

Lauren Morris
for CITY CLERK

SUBSCRIBED and SWORN to before me this

14th day of MARCH, 2025.

[Signature]
Notary Public in and for the County of Washoe,
State of Nevada



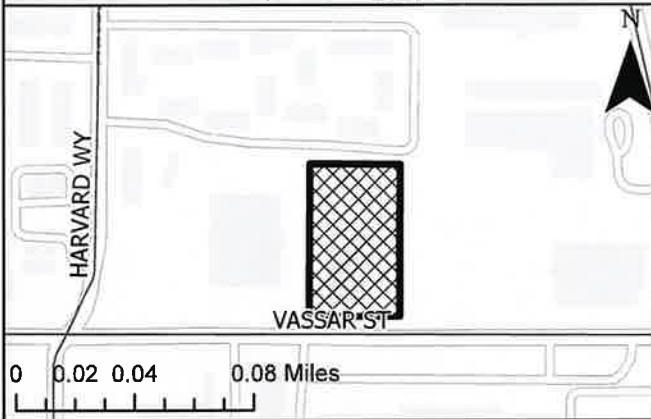


CITY OF RENO
City Clerk
PO Box 7
Reno, Nevada 89504
RETURN SERVICE REQUESTED

**IMPORTANT NOTICE ABOUT A
PROJECT NEAR YOUR PROPERTY**

Your Parcel: 013-150-07

Project Site Map



MAG PROPERTIES LLC SERIES 3
7151 COLDWATER ST
SPARKS, NV 89436

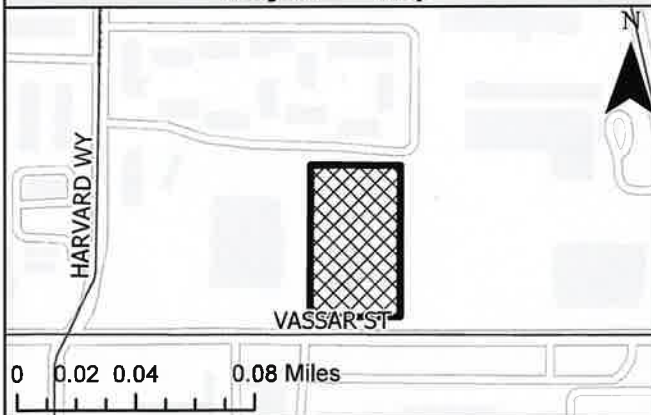


CITY OF RENO
City Clerk
PO Box 7
Reno, Nevada 89504
RETURN SERVICE REQUESTED

**IMPORTANT NOTICE ABOUT A
PROJECT NEAR YOUR PROPERTY**

Your Parcel: 013-260-01

Project Site Map



FITZPATRICK INVESTMENTS LLC
C/O JAKE FITZPATRICK
5455 PINE HILL CT
SANTA ROSA, CA 95409

NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **March 26, 2025, at 10:00 a.m.** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC25-00033 (NDI Office Rezoning)**

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As a property owner within **850 feet**, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Carter Williams, Assistant Planner, at (775) 348-6905.**

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at Reno.Gov/PublicComment or by email to PublicComment@reno.gov. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the City Council for review prior to adjournment and entered into the record.

MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

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MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

LDC25-00033 Final List

APN	First Name	Last Name	Mailing 1	Mailing 2	City	State	Zip
013-150-07		MAG PROPERTIES LLC SERIES 3	7151 COLDWATER ST		SPARKS	NV	89436
013-260-01		FITZPATRICK INVESTMENTS LLC	5455 PINE HILL CT PO BOX 2036	C/O JAKE FITZPATRICK	SANTA ROSA SARATOGA	CA	95409
013-260-06	GEORGE H & NANCY L	KORDESTANI	1175 HARVARD WAY		RENO	NV	89502
013-260-15		HALF BAT LLC			RENO	NV	89502
013-260-18		DOMESTIC VIOLENCE RESOURCE CENTER	1735 VASSAR ST		RENO	NV	89502
013-260-19		ASSISTANCE LEAGUE RENO SPARKS	PO BOX 7376 PO BOX 223752		RENO	NV	89510
013-271-04	BUSH Y & ANNE-MARIE	ABADIR TRUST			CARMEL VALLEY	CA	93922
013-271-08		1000 HARVARD WAY OWNER LLC	400 MONTEREY RD UNIT 14 PO BOX 20265	ATTN: MATLEY APTS	GLENDALE	CA	91206
013-271-11		MATLEY APARTMENTS			RENO	NV	89515
013-271-15		STATES DUVALL INCORPORATED	PO BOX 21548		CARSON CITY	NV	89721
013-271-16		NDIDNA LLC	790 SIENNA STATION WAY		RENO	NV	89512
013-271-17		NELLI-REGEN TWO LLC	2345 MARKET ST		RENO	NV	89502
013-271-18		FELD OF DREAMS LLC	3885 BOULDER PATCH		RENO	NV	89511
013-271-19		RENO HOTEL LLC	2375 MARKET ST		RENO	NV	89502
013-271-20		BOW ENTERPRISES LLC	1995 VASSAR ST	C/O ARROW AUTOMOTIVE TRANSMISSION	RENO	NV	89502
013-272-02		RANDALL FAMILY TRUST	6120 E HIDDEN VALLEY DR		RENO	NV	89502
013-272-03		TEN SEVENTY FIVE LLC	11890 DONNER PASS RD # 4	C/O KROMER INVESTMENTS	TRUCKEE	CA	96161
013-281-04		BINYAN LLC	4272 DANT BLVD		RENO	NV	89509
013-281-05		YANNI LIMITED NV LLC	671 ORANGE DR		VACAVILLE	CA	95687
013-281-07		ROBERT WELLS FAMILY PARTNERSHIP	24 SENDERO		RANCHO ARGARITA	CA	92688
013-281-08		AUTOMOTIVE WAY LLC	539 RIVERSIDE DR		RENO	NV	89503
013-312-08		JMCD COEUR D'ALENE LLC	5013 MCGILL WAY		SAN DIEGO	CA	92130
013-316-11	LONI D	CASTEEL	2195 YALE WAY		RENO	NV	89502
013-316-15		BENYAMIN LLC	2155 YALE WAY		RENO	NV	89502

LDC25-00033 (NDI Office Rezoning)

APN	First Name	Last Name	Mailing 1	Mailing 2	City	State	Zip
013-316-17		JBJM INVESTMENTS LLC	800 KIETZKE LN		RENO	NV	89502
013-333-01		MT ENTERPRISES LLC	1870 VASSAR ST # 4		RENO	NV	89502
013-333-02		MCBRIDE COMMERCIAL PROP LLC	1900 VASSAR ST		RENO	NV	89502
013-333-23		UNITED STATES POSTAL SERVICE	2000 VASSAR ST	ATTN POSTMASTER	RENO	NV	89510
013-333-25		1800 PURDUE VENTURES LLC	18 FOLIATE WAY		LADERA RANCH	CA	92694
013-333-29		ALTA HARVARD COURT LLC	516 PENNSFIELD PL	ATTN: MARLO HELLER	THOUSAND OAKS	CA	91360
013-401-04	JAVIER C	LOPEZ et al	1795 PRINCETON DR		RENO	NV	89502
013-401-05	JEANNE L	GUNNELL	1755 PRINCETON DR		RENO	NV	89502
013-401-06	FELIPE D & MARIA C B D	GONZALEZ	1715 PRINCETON DR		RENO	NV	89502
013-401-24	JOHN C III	STEPHENS TRUST	2610 MATRINO CIR		ENDERSON	NV	89052
013-401-30		KRNV LLC	1790 VASSAR ST		RENO	NV	89502
013-402-01		H & D CONSTRUCTION LLC	PO BOX 10025		RENO	NV	89510
013-403-01		PEARVALLEY INVESTMENTS LLC	4295 WARREN WAY		RENO	NV	89509
			690 STARLIGHT CIR		RENO	NV	89509
013-403-02	TOMISLAV & JOVANKA	DARDIC	1430 HARVARD WAY		RENO	NV	89502
013-445-09	RAMON	COVARUBIAS-JIMENEZ	1402 HARVARD WAY		RENO	NV	89502
013-445-10	JUAN	ARELLANO et al	575 E Plumb Lane #101	ATTN: Mike Vicks	RENO	NV	89502
	Agent	Monte Vista Consulting, Ltd.					
MIL-P-01		National Guard Armory	685 East Plumb Lane	Attn: Facility Commander	RENO	NV	89502
MIL-P-02		Nevada Air National Guard	1776 National Guard Way	Attn: Yvonne Downs	RENO	NV	89502
Owner	NDIDNA LLC		790 Sienna Station Way		RENO	NV	89512
US-01		United States of America Dept of Housing and Urban Development		Attn: Ramiro Delgado	Santa Ana	CA	92701
US-02		United States of America	34 Civic Center Plaza		Bureau of Land Management	Carson City	NV 89701
Ward 3 NAB	Gabriel	Maya	5665 Morgan Hill Rd		RENO	NV	89502
Ward 3 NAB	Jaret	Singh	4790 Spring Drive		RENO	NV	89512
Ward 3 NAB	Zachary	Bolton	745 Hood Ave		RENO	NV	89512
Ward 3 NAB	Marie	Rodriguez	4829 Eaglewood Ct		RENO	NV	89502
Ward 3 NAB	Illya	Arbatman	4330 Matich Dr		RENO	NV	89502
			825 Wilkinson Ave		RENO	NV	89502

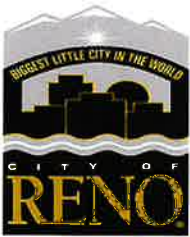
APN	First Name	Last Name	Mailing 1	Mailing 2	City	State	Zip
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Report Totals

Count: 51

Date Exported: 2/3/2025 3:09 PM

PIN (Count): 51



CITY OF RENO PRINT ORDER FORM

Job Name : LDC25-00033 (NDI OFFICE REZONING)

Contact Information (required fields):

Name: LAUREN MORRIS

Date File is Available: 3/6/2025

Dept/Division: CITY CLERKS OFFICE

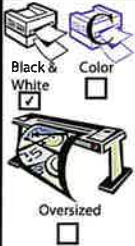
Date Order Due: 3/11/2025

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies Sides Page Size

52 SS DS 8.5 X 11 8.5 X 14 11 X 17

Paper Type & Color:

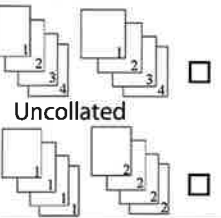
Paper Color: Blue

Paper Weight:

Paper Choices*			
Pastel	Available Sizes & Weights	Prights (letter size only)	Available Weights
Blue	Letter, Legal, & Cardstock	Cosmic Orange	24 lb & cardstock
Green	Letter, Legal, & Cardstock	Gamma Green	24 lb
Ivory	Letter, Legal, & Cardstock	Lift-Off Lemon	24 lb
Yellow	Letter, Cardstock	Lunar Blue	24 lb & cardstock
Pink	Letter, Legal	Planetary Purple	24 lb
Goldenrod	Letter, Legal	Pulsar Pink	24 lb
Buff	Letter	Re-Entry Red	24 lb & cardstock
Uiac	Letter	Solar Yellow	24 lb & cardstock
Salmon	Letter	Terra Green	24 lb & cardstock

* Other paper options are available, please specify in Special Instructions

Collated



Uncollated

Binding



Binding:

☐ Comb Bind ☐ Coil Bind ☐ Tape Bind

Binding color (pick one): navy

☐ Front cover:

☐ Clear

☐ Regency

☐ Cardstock

Color: navy

☐ Back cover:

☐ Clear

☐ Regency

☐ Cardstock

Color: navy

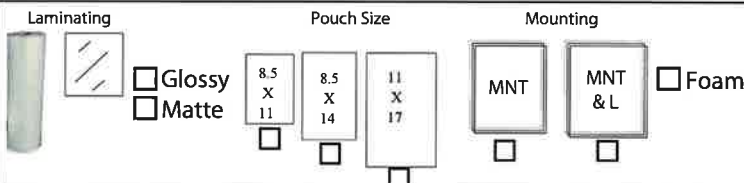
☐ 3-ring Binder

Size:

Color: navy

FINISHING

Laminate/
Mount



Carbonless paper:

☐ 2-part

☐ Color

☐ 3-part

☐ BW

☐ 4-part

Finish

STAPLING	FOLDING	CUTTING	DRILLING PADS	SHRINKWRAP	TABS	Tab Font
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tab Text
<input type="checkbox"/>	Single <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. _____
<input type="checkbox"/>	C Fold <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. _____
<input type="checkbox"/>	Z Fold <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. _____
			How many pads?			4. _____
			Pages per pad:			5. _____
						6. _____
						7. _____
						8. _____
						9. _____
						10. _____

Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, MARCH 11, 2025, AT 10 AM.

THANK YOU!