

## **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 **April 10, 2024**, commencing at the time indicated.

### **10:00 a.m – LDC24-00033 (Plumb Lane Properties)**

A request has been made for a zoning map amendment from Professional Office (PO) and Single-Family Residential 8 units per acre (SF-8) to Mixed-Use Urban (MU). The ±0.88 acre site is comprised of four parcels located on the south side of East Plumb Lane ±685 feet west of its intersection with Kietzke Lane. The site has a Master Plan land use designation of Urban Mixed-Use (UMU).

### **10:00 a.m – LDC24-00036 (525 East Plumb Lane Zone Change)**

A request has been made for a zoning map amendment on a ±0.19 acre site from Professional Office (PO) to General Commercial (GC). The single parcel is located north of East Plumb Lane, ±180 feet east of its intersection with Wrondel Way (525 East Plumb Lane). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

**10:00 a.m – LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments)** – A request has been made for: 1) a Master Plan amendment from Suburban-Mixed Use (SMU), Single-Family Neighborhood (SF), and Parks, Greenways, and Open Space (PGOS) to Mixed Employment (ME), and; 2) a zoning map amendment from Industrial Commercial (IC), Neighborhood Commercial (NC), Single-Family – 3 Units per Acre (SF-3), and Parks, Greenways, and Open Space (PGOS) to Specific Plan District (SPD). The ±218.69 acre site consists of five parcels, and is located south and west of White Lake Parkway in Cold Springs, east of White Lake and U.S. Highway 395.

**10:00 a.m – LDC24-00041 (9590 North Virginia Street Zoning Map Amendment)** - A request has been made for a zoning map amendment on a ±2 acre site from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I).

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://reno.gov/publiccomment), email to [PublicComment@reno.gov](mailto:PublicComment@reno.gov) or leave a voicemail at 775-393-4499. 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 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**





Nevada/Utah

GANNETT

## 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:	Bailey Johnson
Contact Phone:	775-334-2030
Contact Email:	
PO Number:	

Date:	03/26/2024
Order Number:	10006001
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	59.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	03/29/2024 - 03/29/2024	Govt Bids & Proposals
RGJ rjg.com	1	03/29/2024 - 03/29/2024	Govt Bids & Proposals

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	\$284.04
Tax Amount	\$0.00
Service Fee 3.99%	\$11.33
Cash/Check/ACH Discount	-\$11.33
Payment Amount by Cash/Check/ACH	\$284.04
Payment Amount by Credit Card	\$295.37

Order Confirmation Amount

\$284.04



# Ad Preview

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All interested persons are invited to present testimony. MIKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL  
No. Mar. 29, 2024



*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 April 10, 2024, 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: LDC24-00041

CASE NAME: 9590 N Virginia Street Zoning Map Amendment

PLANNER: Leah Piccotti

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

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**A request has been made for a zoning map amendment on a ±2 acre site from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I).**

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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 29, 2024 at 5:00 p.m.***



***Please submit legible photographic proof of posting to our office at 1 East First Street, 2<sup>nd</sup> Floor or via email to [cityclerk@reno.gov](mailto:cityclerk@reno.gov). Signs must be clear and legible.***



RECEIVED  
MAR 29 2024  
CITY CLERK

# PUBLIC NOTICE

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

**HEARING DATE**

April 10, 2024

**HEARING TIME**

10:00 a.m.

**APPLICANT**

Octagon Road, LLC

**CASE NUMBER**

LDC24-00041

**PROJECT NAME**

9590 N Virginia St Zoning Map Amendment

**DESCRIPTION**

A request has been made for a zoning map amendment on a ±2 acre site from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I).

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Staff reports will be available for review the Friday prior to the public hearing at [www.reno.gov](http://www.reno.gov).

Leah Piccotti - 334-2178

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



Do not remove this sign until after the hearing date.



LDC24-00041 (9590 North Virginia Street Zoning Map Amendment) – Sign Posting Location

Mail - Nathan Gilbert - Outlook

Calendar - Nathan Gilbert - Outlook

Biggest Little Internet

citymaps.reno.gov/portal/apps/webappviewer/index.html?id=6824dc707e1004ad1b63ab53588094b5#

Biggest Little Internet

Access Automation

Community Development

Sign in to your Work

Google

Instant Google Street View

Meeting Portal - City of Reno

Resources - Planning

Planning Tracking System

Planning Meeting System

Primegov - Issues & Requests

All Bookmarks

Community Development

9590 North Virginia

Show search results for 9590 N...

Community Development

9590 North Virginia

Zoom to

Parcel (No Labels): 082.101.54

Parcel Number: 082.101.54

Site Address: 9590 N VIRGINIA ST

Owner First Name: OCTAGON ROAD LLC

Owner Last Name: PO BOX 28808

Owner Mailing 1: PO BOX 28808

Owner Mailing 2: PO BOX 28808

Owner Mailing Address: ANAHEIM

Owner City: ANAHEIM

Owner State: CA

Owner Zip: 92809

Water: W02

Sewer: S02

Acres: 2.00

Tax District: 1000

Bedrooms: 0.00

Baths: 0.00

Year Built: 0.00

Land Assessed Value: 33,180.00

Building Assessed Value: 14,141.00

Total Assessed Value: 47,321.00

Land APN Value: 94,800.00

Building APN Value: 40,404.00

Total APN Value: 135,204.00

Prop Code: 046

Stores: 0.00

Townhouse: 0.00

Units: 0.00

Building Type: 0.00

Designation: Not Available

Subdivision: 0

Recorder Map: 1.00

Floor: 20

Township: 19

Section: 8

37°F Mostly cloudy

8:57 AM

2/16/2024



**AFFIDAVIT OF MAILING**

STATE OF NEVADA )

:ss.

COUNTY OF WASHOE )

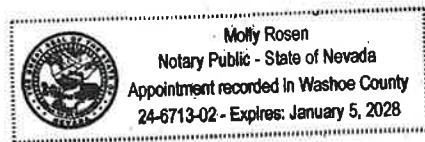
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 29<sup>th</sup> day of March, 2024, she deposited in the United States Post Office at Reno, Nevada, 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. LOC 24-00041 (9590 N. Virginia Street ZMA) who are required to be notified by law.

*[Signature]*  
CITY CLERK

SUBSCRIBED and SWORN to before me this

1<sup>ST</sup> day of APRIL, 2024.

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





**NOTICE OF PUBLIC HEARING**

**Dear Property Owner:**

**YOU ARE HEREBY NOTIFIED** that the Reno City Council will hold a public hearing on **April 10, 2024, at 10am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC24-00041 (9590 North Virginia Street Zoning Map Amendment)**

**A request has been made for a zoning map amendment on a ±2 acre site from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I).**

As a property owner within **1650** feet, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Leah Piccotti, Associate Planner at (775) 334-2178**.

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**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**





**CITY OF RENO**  
City Clerk  
P.O. Box 7  
Reno, Nevada 89504

**RETURN SERVICE REQUESTED**

**IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **57020009**

9456 N VIRGINIA LLC  
3189 AIRWAY AVE STE B  
ATTN BROOK MORRIS  
COSTA MESA, CA 92626



**CITY OF RENO**  
City Clerk  
P.O. Box 7  
Reno, Nevada 89504

**RETURN SERVICE REQUESTED**

**IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **8210186**

9630 N VIRGINIA LLC  
3189 AIRWAY AVE STE B  
C/O PRISM REALTY CORP  
COSTA MESA, CA 92626



FirstOfpin	lastname	firstname	mailing1	mailcity
57020009	9456 N VIRGINIA LLC		3189 AIRWAY AVE STE B	COSTA MESA
8210186	9630 N VIRGINIA LLC		3189 AIRWAY AVE STE B	COSTA MESA
8222106	ALLISTON	JAMES J	8155 CHIPPEWA AVE	RENO
	Barlet	Ron	PO Box 28508	Anaheim
8222115	BFE FAMILY TRUST		8465 CHIPPEWA AVE	RENO
8210166	BRENT	JAMES D & CYNTHIA A	39 WEBB CIR	RENO
8222119	CALDWELL	LORI L	8345 CHIPPEWA AVE	RENO
8210180	CP LOGISTICS NVCC DOUBLEBACK LLC		50 WASHINGTON ST STE 100	RENO
8210174	CP LOGISTICS NVCC II LLC		50 WASHINGTON ST STE 100	RENO
8209230	CP LOGISTICS NVCC IV LLC		50 WASHINGTON ST STE 100	RENO
8209230	CP LOGISTICS NVCC IV LLC		50 WASHINGTON ST STE 100	RENO
8222310	DRIGGERS	LORI A & THOMAS P	8390 CHIPPEWA AVE	RENO
Ward 4 NAB	Eagan	Kathleen	8604 Piper Pl	Reno
8222103	ERLENDSON	DANIEL L & SHELBY M	8065 CHIPPEWA AVE	RENO
8222105	ERLENDSON	KENNETH R & ELIZABETH L	8125 CHIPPEWA AVE	RENO
8222104	ERLENDSON et al	MICHAEL R & DOROTHY J	8095 CHIPPEWA AVE	RENO
8210147	E-Z PROPERTIES LLC		240 DOUBLEBACK RD	RENO
8210153	FARAH FAMILY SURVIVORS TRUST	EBRAHIM	133 N CLARK DR	BEVERLY HILLS
8222110	FEERO	GARY A	8275 CHIPPEWA AVE	RENO
8222116	GIBBS	JAY C & HEIDI	8475 CHIPPEWA AVE	RENO
8222120	GONZALEZ et al	STEPHANIE J	8385 CHIPPEWA AVE	RENO
8222111	HARRELL	MEGAN R & JESSE	8315 CHIPPEWA AVE	RENO
8210176	HARRIS TRUST	JEAN A	10350 N MCCARRAN BLVD # 1021	RENO
Ward 4 NAB	Harvey	Bryan	1100 University Park Court	Reno
8210171	HILL	JOSHUA D	17 WEBB CIR	RENO
8222510	HOUSING AUTHORITY CITY OF RENO		1525 E 9TH ST	RENO
Ward 4 NAB	Johnson	Benjamin	14337 Durham Drive	Reno
8210155	JOHNSON FAMILY TRUST		1245 ARGOSY RD	RENO
8222309	KAUPPINEN et al	KENNETH V	8410 CHIPPEWA AVE	RENO
	Krmpotic	John	201 W Liberty St, Suite 300	Reno
8210102	KUYKENDALL FAMILY LIVING TRUST		1750 SOUTHWIEW DR	SPARKS
57020007	LBA RVI-COMPANY VI LLC		PO BOX 847	CARLSBAD
Ward 4 NAB	Luck	Victoria	7640 Bichon St	Reno
8222117	MACFARLANE LIVING TRUST	CARRA R	PO BOX 7736	SOUTH LAKE TAHOE
8209211	MAJESTIC SIEROTY RENO II LLC		13191 CROSSROADS PKWY N FL 6	CITY OF INDUSTRY
8222109	MCCLAINE-UDELL FAMILY TRUST		4922 CHARTER RD	ROCKLIN
8222311	MINSCH	MICHAEL K & LAURA K	8340 CHIPPEWA AVE	RENO
8222509	MISCIAGNA	ROBERT L	2220 DAKOTA WAY	RENO

LOC24-00041 (9590 N Virginia Street Zoning Map Amendment)



mailstate	mailzip
CA	92626
CA	92626
NV	89506
CA	92809
NV	89506
NV	89506
NV	89506
NV	89503
NV	89503
NV	89503
NV	89503
NV	89506
NV	89506
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NV	89506
NV	89501
NV	89436
CA	92018
NV	89506
CA	96158
CA	91746
CA	95765
NV	89506
NV	89506



FirstOfpin	lastname	firstname	mailing1	mailcity
82222408	NEWMAN	DYLANA M	2225 DAKOTA WAY	RENO
8210175	OCTAGON ROAD LLC		PO BOX 28508	ANAHEIM
82222407	PEARSON	GARFIELD L	8240 CHIPPEWA AVE	RENO
8210150	PEAVINE WEST LLC		PO BOX 60897	RENO
57020005	PRISM-IQ NEVADA LLC et al		3189 AIRWAY AVE STE B	COSTA MESA
WEBBS	Resident		6	RENO
WEBBS	Resident		44	RENO
WEBBS	Resident		8	RENO
WEBBS	Resident		5	RENO
WEBBS	Resident		20	RENO
WEBBS	Resident		43	RENO
WEBBS	Resident		7	RENO
WEBBS	Resident		42	RENO
WEBBS	Resident		45	RENO
WEBBS	Resident		9	RENO
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WEBBS	Resident		16	RENO
WEBBS	Resident		2	RENO
WEBBS	Resident		3	RENO
WEBBS	Resident		12	RENO
WEBBS	Resident		17	RENO
WEBBS	Resident		18	RENO
8222114	SOLORZANO RODRIGUEZ et al	MAS	8405 CHIPPEWA AVE	RENO
82222308	TAYLOR	JEFF M & LAURIE A	8460 CHIPPEWA AVE	RENO
82222406	VERNON et al	TOBY R	2210 PAWNEE WAY	RENO
8209221	Washoe Co Assessor's		1001 E 9th St	Reno
	WASHOE COUNTY		1001 E 9TH ST BLDG A	RENO
	Washoe County Comm. Dev.		1001 E 9th St	Reno
	Washoe County Public Works		1001 E 9th St	Reno
8210173	WASHOE COUNTY SCHOOL DISTRICT		PO BOX 30425	RENO
8210163	WASHOE COUNTY SCHOOL DISTRICT BOARD		PO BOX 30425	RENO





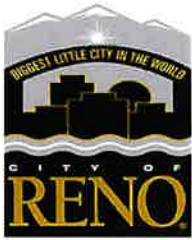


FirstOfpin	lastname	firstname	mailing1	mailcity
	Washoe County Treasurer		P.O. Box 30039	Reno
8210183	WEBB INVESTMENTS LLC		PO BOX 1100	VERDI
Ward 4 NAB	White	John	8552 Moth Circle	Reno
8222107	WINDERS FAMILY TRUST		8185 CHIPPEWA AVE	RENO



mailstate	mailzip
NV	89520
NV	89439
NV	89506
NV	89506





# CITY OF RENO PRINT ORDER FORM

Job Name : LDC24-00041 (9590 N Virginia Street ZMA)

## Contact Information (required fields):

Name: Barbara Aufiero

Date File is Available: 3-22-2024

Dept/Division: CITY CLERKS OFFICE

Date Order Due: 3-22-2024

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

### PRODUCTION

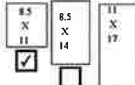


Copies Sides Page Size

80

SS

DS



Paper Type & Color:

Paper Color:

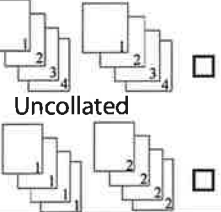
Blue

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
Lilac	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

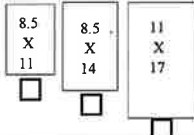
#### Laminate/ Mount

Laminating

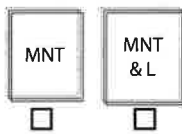


☐ Glossy  
☐ Matte

Pouch Size



Mounting



Carbonless paper:

☐ 2-part

☐ Color

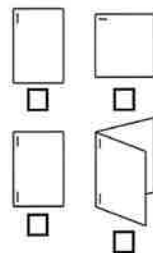
☐ 3-part

☐ BW

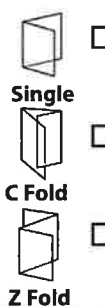
☐ 4-part

### Finish

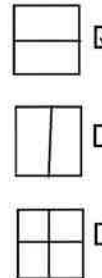
STAPLING



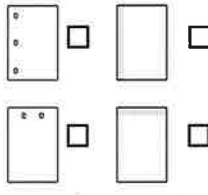
FOLDING



CUTTING



DRILLING PADS



How many pads?

Pages per pad:

SHRINKWRAP



TABS



Tab Font

Tab Text

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

## Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, MARCH 26, 2024 AT 10 AM.

THANK YOU!