

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 **May 21, 2025**, commencing at the time indicated.

10:00 a.m. – TXT23-00002 (Title 18 – Signs):

A request has been made to amend Reno Municipal Code Title 18, “Annexation and Land Development,” specifically in Chapter 18.02 “Zoning Districts,” Section 18.02.602, entitled “General Overlay Districts,” Chapter 18.05 “Signs,” Section 18.05.103, entitled “Location of Permanent On-Premise Signs,” Section 18.05.107, entitled “Permit Required,” Section 18.05.108, entitled “Exempted On-Premises Permanent Signs,” Section 18.05.109, entitled “On-Premises Signs Prohibited,” Section 18.05.112, entitled “Removal of Abandoned of On-Premises Signs,” Section 18.05.113, entitled “Permanent On-Premises Sign Regulations by Zoning District,” Section 18.05.114, entitled “Additional Regulations for Animated Signs,” Section 18.05.115, entitled “Nonconforming On-Premises,” Section 18.05.118, entitled “Alteration, Enlargement, or Relocation of On-Premises Sign”, add a new Section 18.05.123, entitled “Content Neutrality and Substitution”, Chapter 18.08 “Administration and Procedures,” Section 18.08.602, entitled “Minor Site Plan Review”, and Chapter 18.09 “Rules of Construction and Definitions,” Article 4, entitled “All Other Terms Defined”, in order to remove the sign regulations from the Gaming Overlay, amend the on-premise sign regulations and exemptions for more clarity and consistency among allowances, allow for animated signs associated with schools, address content neutrality, address the relocation of signs relating to public projects, and amend and include certain definitions relating to signs; together with matters which pertain to or are necessarily connected therewith.

10:00 a.m. – LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA):

A request has been made for: 1) a Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level.

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) 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 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

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:	Jennifer Gutierrez
Contact Phone:	
Contact Email:	GutierrezJ@reno.gov
PO Number:	11280324

Date:	04/30/2025
Order Number:	11280324
Prepayment Amount:	\$ 352.44

Column Count:	1.0000
Line Count:	148.0000
Height in Inches:	15.3000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	05/09/2025 - 05/09/2025	Govt Public Notices
RGJ rgi.com	1	05/09/2025 - 05/09/2025	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	\$352.44
Tax Amount	\$0.00
Service Fee 3.99%	\$14.06
Cash/Check/ACH Discount	-\$14.06
Payment Amount by Cash/Check/ACH	\$352.44
Payment Amount by Credit Card	\$366.50

Order Confirmation Amount

\$352.44

Ad Preview

NOTICE OF PUBLIC

HEARINGS
NOTICE IS HEREBY
GIVEN that the City Council
at the City of Reno will hold
the below-listed public hear-
ing in the Council Chambers
at the Reno City Hall, One
East First Street, First
Floor, on May 21, 2021,
commencing at the time indi-
cated.

1. **Administrative** (1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 2.75, 2.76, 2.77, 2.78, 2.79, 2.80, 2.81, 2.82, 2.83, 2.84, 2.85, 2.86, 2.87, 2.88, 2.89, 2.90, 2.91, 2.92, 2.93, 2.94, 2.95, 2.96, 2.97, 2.98, 2.99, 3.00, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28, 3.29, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.36, 3.37, 3.38, 3.39, 3.40, 3.41, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.51, 3.52, 3.53, 3.54, 3.55, 3.56, 3.57, 3.58, 3.59, 3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.74, 3.75, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82, 3.83, 3.84, 3.85, 3.86, 3.87, 3.88, 3.89, 3.90, 3.91, 3.92, 3.93, 3.94, 3.95, 3.96, 3.97, 3.98, 3.99, 4.00, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24, 4.25, 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.32, 4.33, 4.34, 4.35, 4.36, 4.37, 4.38, 4.39, 4.40, 4.41, 4.42, 4.43, 4.44, 4.45, 4.46, 4.47, 4.48, 4.49, 4.50, 4.51, 4.52, 4.53, 4.54, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.66, 4.67, 4.68, 4.69, 4.70, 4.71, 4.72, 4.73, 4.74, 4.75, 4.76, 4.77, 4.78, 4.79, 4.80, 4.81, 4.82, 4.83, 4.84, 4.85, 4.86, 4.87, 4.88, 4.89, 4.90, 4.91, 4.92, 4.93, 4.94, 4.95, 4.96, 4.97, 4.98, 4.99, 5.00, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.19, 5.20, 5.21, 5.22, 5.23, 5.24, 5.25, 5.26, 5.27, 5.28, 5.29, 5.30, 5.31, 5.32, 5.33, 5.34, 5.35, 5.36, 5.37, 5.38, 5.39, 5.40, 5.41, 5.42, 5.43, 5.44, 5.45, 5.46, 5.47, 5.48, 5.49, 5.50, 5.51, 5.52, 5.53, 5.54, 5.55, 5.56, 5.57, 5.58, 5.59, 5.60, 5.61, 5.62, 5.63, 5.64, 5.65, 5.66, 5.67, 5.68, 5.69, 5.70, 5.71, 5.72, 5.73, 5.74, 5.75, 5.76, 5.77, 5.78, 5.79, 5.80, 5.81, 5.82, 5.83, 5.84, 5.85, 5.86, 5.87, 5.88, 5.89, 5.90, 5.91, 5.92, 5.93, 5.94, 5.95, 5.96, 5.97, 5.98, 5.99, 6.00, 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, 6.08, 6.09, 6.10, 6.11, 6.12, 6.13, 6.14, 6.15, 6.16, 6.17, 6.18, 6.19, 6.20, 6.21, 6.22, 6.23, 6.24, 6.25, 6.26, 6.27, 6.28, 6.29, 6.30, 6.31, 6.32, 6.33, 6.34, 6.35, 6.36, 6.37, 6.38, 6.39, 6.40, 6.41, 6.42, 6.43, 6.44, 6.45, 6.46, 6.47, 6.48, 6.49, 6.50, 6.51, 6.52, 6.53, 6.54, 6.55, 6.56, 6.57, 6.58, 6.59, 6.60, 6.61, 6.62, 6.63, 6.64, 6.65, 6.66, 6.67, 6.68, 6.69, 6.70, 6.71, 6.72, 6.73, 6.74, 6.75, 6.76, 6.77, 6.78, 6.79, 6.80, 6.81, 6.82, 6.83, 6.84, 6.85, 6.86, 6.87, 6.88, 6.89, 6.90, 6.91, 6.92, 6.93, 6.94, 6.95, 6.96, 6.97, 6.98, 6.99, 7.00, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23, 7.24, 7.25, 7.26, 7.27, 7.28, 7.29, 7.30, 7.31, 7.32, 7.33, 7.34, 7.35, 7.36, 7.37, 7.38, 7.39, 7.40, 7.41, 7.42, 7.43, 7.44, 7.45, 7.46, 7.47, 7.48, 7.49, 7.50, 7.51, 7.52, 7.53, 7.54, 7.55, 7.56, 7.57, 7.58, 7.59, 7.60, 7.61, 7.62, 7.63, 7.64, 7.65, 7.66, 7.67, 7.68, 7.69, 7.70, 7.71, 7.72, 7.73, 7.74, 7.75, 7.76, 7.77, 7.78, 7.79, 7.80, 7.81, 7.8

[illegible]



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

Receipt

Account No.:	1118454
Receipt No.:	5706928
Receipt Date:	4/30/2025
Total Cash Amt:	\$ 352.44
Service Fee 3.99%:	\$ 14.06
Cash/Check/ACH Discount:	\$ 0.00
Paid Amount:	\$ 366.50

Date	Doc Type	Doc No.	Customer	Allocation type	Allocated
4/30/2025	Order	11280324	City of Reno - Legals	Opp	352.44
	Mastercard		8219		

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

Thank you for your payment!



RE: 11280324 Notice for Public Hearings on May 21, 2025, at 10 am

From Gannett Legals Public Notices 4 <ganlegpubnotices4@gannett.com>

Date Wed 4/30/2025 1:12 PM

To Lauren Morris <MorrisL@reno.gov>; Lauren Knox <KnoxL@Reno.Gov>; Jeff Foster <FosterJ@reno.gov>

Cc City Clerk <CityClerk@reno.gov>; Reno Accts Payable <RenoAcctsPayable@reno.gov>

 1 attachment (2 MB)

updated proof.jpg;

Please see attached for updated proof

Thank you

Sirona Marshall
Public Notice Representative



Office:844-254-5287

Tell my boss I rock [HERE!](#)

From: Lauren Morris <MorrisL@reno.gov>

Sent: Wednesday, April 30, 2025 3:00 PM

To: Gannett Legals Public Notices 4 <ganlegpubnotices4@gannett.com>; Lauren Knox <KnoxL@Reno.Gov>; Jeff Foster <FosterJ@reno.gov>

Cc: City Clerk <CityClerk@reno.gov>; Reno Accts Payable <RenoAcctsPayable@reno.gov>

Subject: Re: 11280324 Notice for Public Hearings on May 21, 2025, at 10 am

Can you please update the second item to reflect the hearing time -

10:00 a.m. – LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA):

Thank you!

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HEARINGS

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10:00 a.m. - TXT23-00002

(Title 18 - Signs):

A request has been made to amend Reno Municipal Code Title 18, "Annexation and Land Development," specifically in Chapter 18.02 "Zoning Districts," Section 18.02.602, entitled "General Overlay Districts," Chapter 18.05 "Signs," Section 18.05.103, entitled "Location of Permanent On-Premise Signs," Section 18.05.107, entitled "Permit Required," Section 18.05.108, entitled "Exempted On-Premises Permanent Signs," Section 18.05.109, entitled "On-Premises Signs Prohibited," Section 18.05.112, entitled "Removal of Abandoned of On-Premises Signs," Section 18.05.113, entitled "Permanent On-Premises Sign Regulations by Zoning District," Section 18.05.114, entitled "Additional Regulations for Animated Signs," Section 18.05.115, entitled "Nonconforming On-Premises," Section 18.05.118, entitled "Alteration, Enlargement, or Relocation of On-Premises Sign," add a new Section 18.05.123, entitled "Content Neutrality and Substitution," Chapter 18.08 "Administration and Procedures," Section 18.08.602, entitled "Minor Site Plan Review," and Chapter 18.09 "Rules of Construction and Definitions," Article 4, entitled "All Other Terms Defined," in order to remove the sign regulations from the Gaming Overlay, amend the on-premise sign regulations and exemptions for more clarity and consistency among allowances, allow for animated signs associated with schools, address content neutrality, address the relocation of signs relating to public projects, and amend and include certain definitions relating to signs; together with matters which pertain to or are necessarily connected therewith.

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(StoneGate Heinz Ranch MPA and ZMA):

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN,
CLERK AND CLERK OF
THE RENO CITY COUNCIL
No.11280324 May 9, 2025

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 May 21, 2025, City Council Meeting at 10:00 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: LDC24-00051

CASE NAME: STONEGATE HEINZ RANCH MPA & ZMA

PLANNER: JEFF FOSTER

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

A request has been made for: 1) a Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level.

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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, May 9, 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.

stonegate heinz ranch LDC24-00051 signs

RECEIVED

MAY 07 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 & TIME: WEDNESDAY MAY 21, 2025 at 10:00 AM

APPLICANT:

Heinz Ranch Land Co., LLC

CASE NUMBER:

LDC24-00051

PROJECT NAME:

Stonegate Heinz Ranch MPA & ZMA

DESCRIPTION: A request has been made for: 1) a Master Plan amendment on z-1, z63-33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenbelt and Open Space (PGOS); and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a Master Plan amendment from z-807-33 acres of Single-Family Residential (RUD) to z-023-33 amendment from z-1767-33 acres of NOLU to a mix of I, RUD, and SF. The proposed amendments are located at 154.63 acres of General City Center (GCC) and 154.63 acre site (Open Space - PGOS). The z-1767-33 acre site is primarily located along the eastern side of Highway 395 and west of White Lake Parkway and partially south of White Parkway north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Parkway north of U.S. Highway 395 in Gold Springs. The proposal is a PRS based on anticipated future development and existing conditions. The proposal is a PRS based on anticipated future development and existing conditions. The proposal is a PRS based on anticipated future development and existing conditions. The proposal is a PRS based on anticipated future development and existing conditions.

Those who wish to submit public comment relative to the above may do so by submitting public comment through the urban public comment form found at RenoGov.PUBLIC.Comment.aspx until the Public Comment Review Group meeting on Tuesday, November 16, 2010 at 1:00 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 1:00 pm on the day preceding the meeting will be provided to the City Council for review prior to adjournment and entered into the record.

Jeff Foster - FosterJ@Reno.Gov

CITY OF RENO

Development Services Department

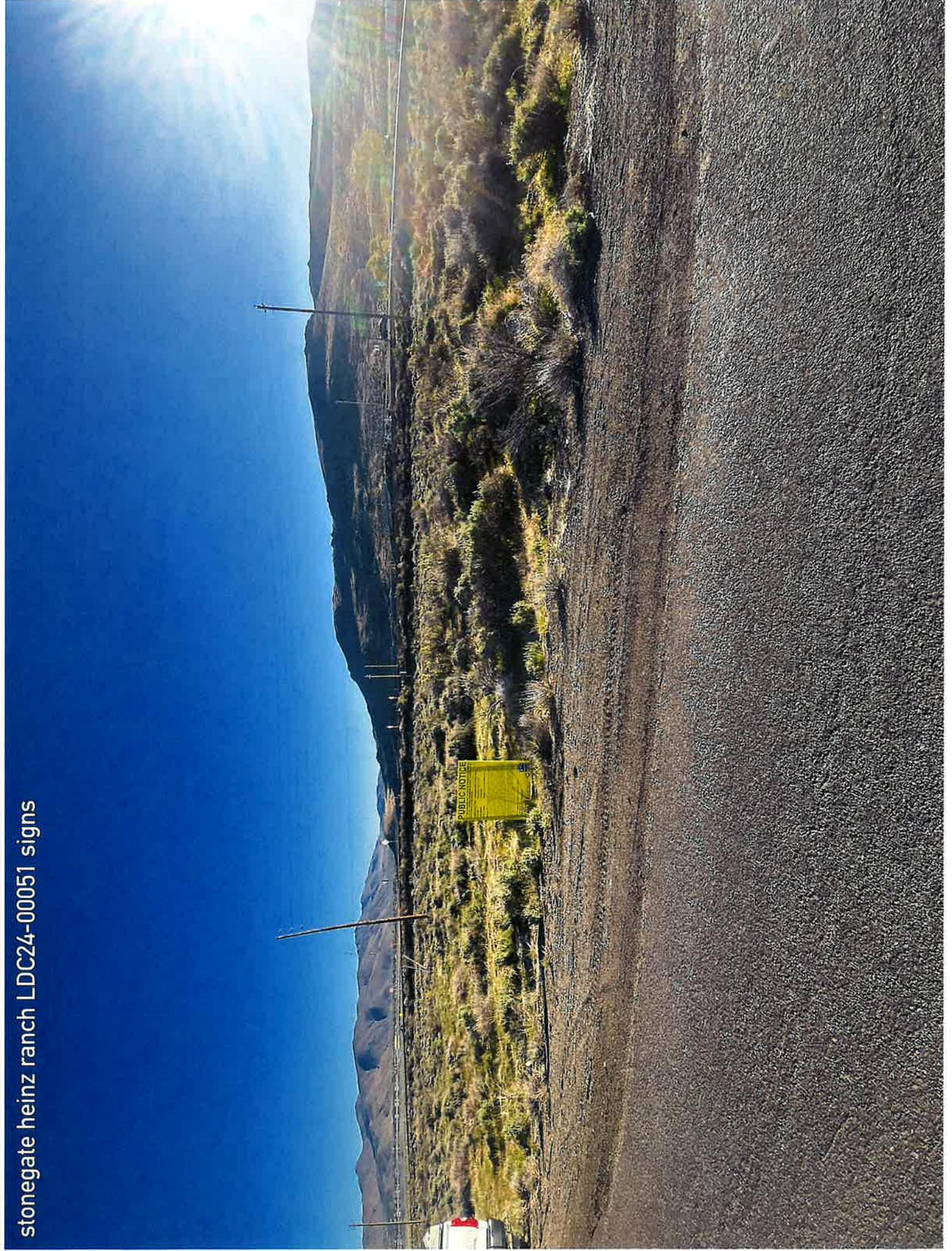
P.O. Box 1900
Reno, NV 89406

Reno, NV 89505

The applicant shall remove this sign within 3 days after the sign is lifted for the public hearing has ended.



stonegate heinz ranch LDC24-00051 signs



stonegate heinz ranch LDC24-00051 signs



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 & TIME: WEDNESDAY MAY 21, 2025 at 10:00 AM

APPLICANT: Heinz Ranch Land Co., LLC


CASE NUMBER: LDC24-00051

PROJECT NAME: Stonegate Heinz Ranch MPA & ZMA

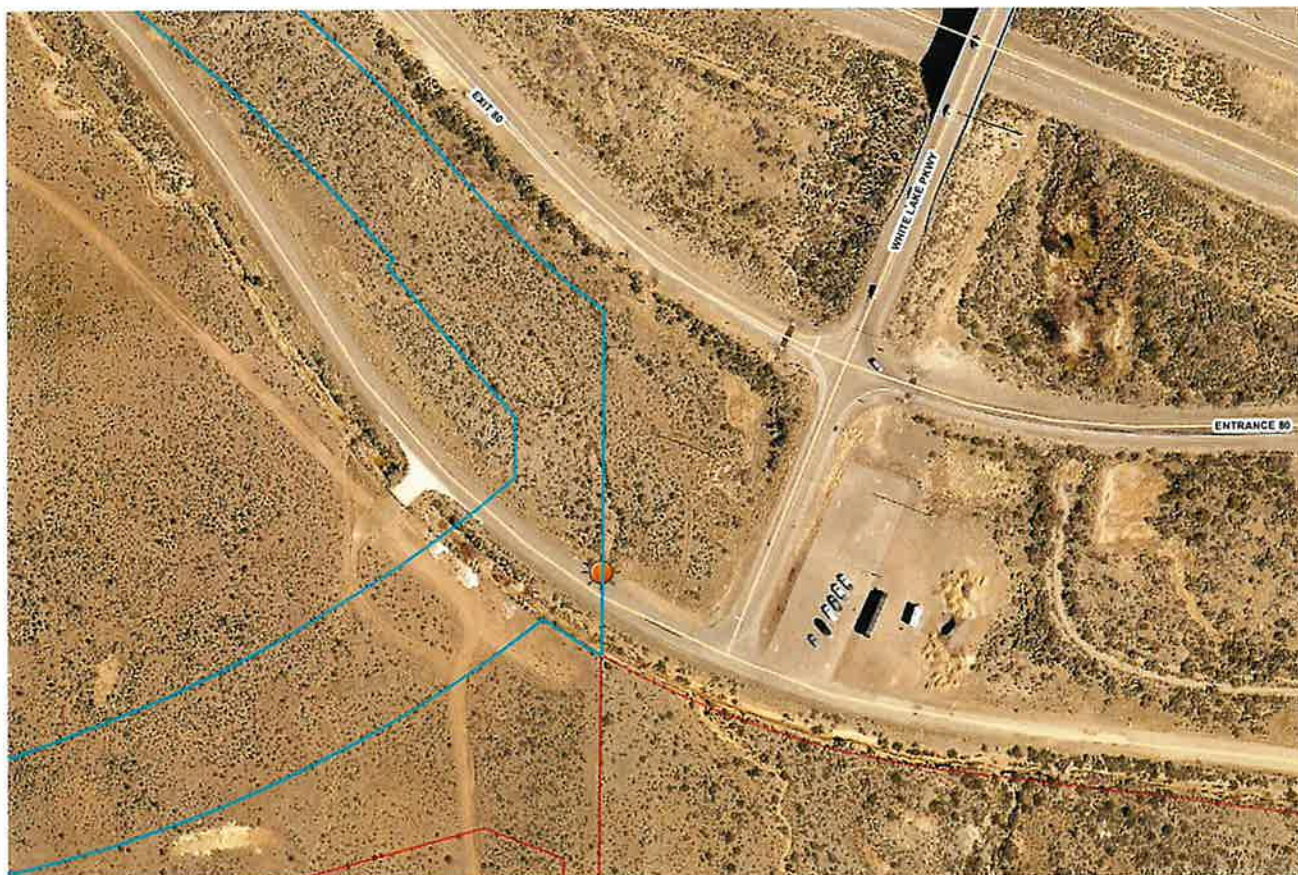
DESCRIPTION: A request has been made for 1) a Master Plan amendment on 1,363.33 acres from a mix of localities (L), Suburban Mixed-Use (SMU), Mixed Neighborhood (MN), City Center (CC), and City Center (CC) to a mix of localities (L), Suburban Mixed-Use (SMU), Mixed Neighborhood (MN), City Center (CC), and City Center (CC) and 2) a zoning map amendment from 1) a mix of localities (L), Suburban Mixed-Use (SMU), Mixed Neighborhood (MN), City Center (CC), and City Center (CC) to a mix of localities (L), Suburban Mixed-Use (SMU), Mixed Neighborhood (MN), City Center (CC), and City Center (CC). The request is to amend an existing Project...

Jeff Foster - Foster@Reno.Gov
City of Reno
Development Services Department
Reno, NV 89505

The City of Reno will accept public input within 5 days
of the public hearing for the public hearing. This notice
is being posted for the public hearing.



Three locations for posting public notice signs





AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

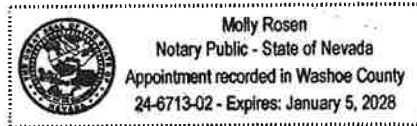
Lauren Morris, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 9th day of May, 2025, she deposited in the United States Post Office at Reno, Nevada, copies of the 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. LDC 24-0051 (Stone Gate Heinz Ranch MPA & ZMA) who are required to be notified by law.

Lauren Morris
Chief Deputy CITY CLERK

SUBSCRIBED and SWORN to before me this

9th day of May, 2025.

Molly Rosen
Notary Public in and for the County of Washoe,
State of Nevada



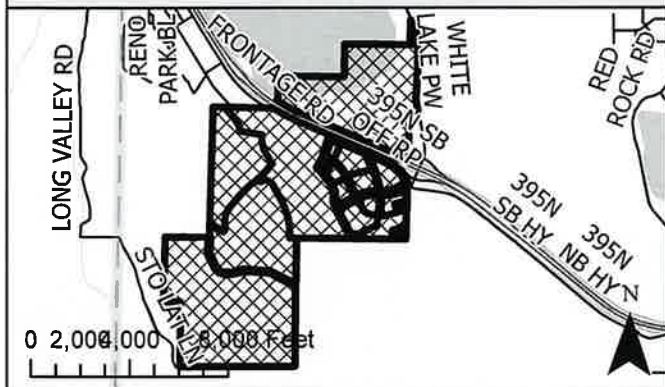


CITY OF RENO
City Clerk
PO Box 7
Reno, Nevada 89504
RETURN SERVICE REQUESTED

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

Your Parcel: 081-010-06

Project Site Map



LIFESTYLE HOMES TND LLC
4790 CAUGHLIN PKWY # 519
RENO, NV 89519

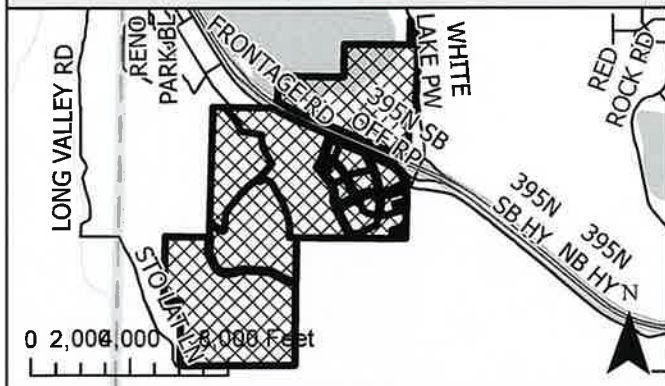


CITY OF RENO
City Clerk
PO Box 7
Reno, Nevada 89504
RETURN SERVICE REQUESTED

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

Your Parcel: 081-010-18

Project Site Map



HEINZ RANCH LAND COMPANY LLC
3886 MAYBERRY DR STE E
RENO, NV 89519

NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **May 21, 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 **LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA)**

A request has been made for: 1) a Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level.

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 **Jeff Foster, Associate Planner, at (775) 393-4165**.

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) 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

LDC24-00051_4-28-25 Final List

APN	First Name	Last Name	Mailing 1	Mailing 2	City	State	Zip
081-010-06		LIFESTYLE HOMES TND LLC	4790 CAUGHLIN PKWY # 519		RENO	NV	89519
081-010-18		HEINZ RANCH LAND COMPANY LLC	3886 MAYBERRY DR STE E 120 SAWBUCK RD		RENO	NV	89519
081-110-15		GARDNER PROPERTIES LLC			RENO	NV	89519
081-121-46		PROJECT MAX LAND LLC	980 SANDHILL RD STE 100	C/O PANATTONI DEVELOPMENT COMPANY	RENO	NV	89521
081-181-03	ADRIAN	MARTINEZ-MATIAS	17380 US HIGHWAY 395 N		RENO	NV	89508
081-181-04	JERRIANNE	MINARD TRUST	17370 US HIGHWAY 395 N		RENO	NV	89508
081-181-05	DON & TAMMY	HOFMEISTER	17360 US HIGHWAY 395 N		RENO	NV	89508
081-181-06	MICHAEL R & LARILYNN	WALLACE	17350 US HIGHWAY 395 N		RENO	NV	89508
081-181-07	TERRY	SANDERS	17340 US HIGHWAY 395 N		RENO	NV	89508
081-181-08	GABRIEL A	BONANNO	17205 US HIGHWAY 395 N		RENO	NV	89508
081-181-09	GABRIEL A	BONANNO	17200 US HIGHWAY 395 N		RENO	NV	89508
081-181-10	ANTHONY	PIAZZA TRUST	17150 US HIGHWAY 395 N		RENO	NV	89508
081-181-11	ERIC M	SPROCK	17110 US HIGHWAY 395 N		RENO	NV	89508
081-181-12	BEAU & ILSA	BLAIR	17100 US HIGHWAY 395 N		RENO	NV	89508
081-181-13	FABIAN	ROBLES et al	17005 US HIGHWAY 395 N		RENO	NV	89508
081-181-14	WILLIAM W JR	HEDLEY	17180 NORTHRIDGE AVE		RENO	NV	89508
081-181-15		SALKELD INC	2370 WALNUT ST		RENO	NV	89502
081-181-16	JANENE	FLETCHER	17190 NORTHRIDGE AVE		RENO	NV	89508
081-181-17	WILLIAM A & DEBORAH K		17200 NORTHRIDGE AVE		RENO	NV	89508
081-181-18	MIGUEL D	FISHER			RENO	NV	89508
081-181-19	GARY E	RODRIGUEZ et al	7625 THOLL DR		RENO	NV	89506
081-181-20	WILLIAM	BRAZZANOVICH	17410 NORTHRIDGE AVE		RENO	NV	89508
		DONNELLY	1317 MEADOW RD		WEST ACRAMENT	CA	95691
081-181-21	KYLE R	COOK	17430 NORTHRIDGE AVE		RENO	NV	89508
081-181-22	MARK E & CYNTHIA A	BRIDGES	17440 NORTHRIDGE AVE		RENO	NV	89508
081-182-01	BONITA K	CRAIN LIVING TRUST	17401 NORTHRIDGE AVE		RENO	NV	89508
081-182-02	JAMES	LOHMAN	17411 NORTHRIDGE AVE		RENO	NV	89508

APN	First Name	Last Name	Mailing 1	Mailing 2	City	State	Zip
081-182-03	DAVID H & TARA L	JONES	17425 NORTHRIDGE AVE		RENO	NV	89508
081-182-04		POWELL LIVING TRUST	PO BOX 60072		RENO	NV	89506
081-182-05		SOLLMAN FAMILY TRUST	17439 NORTHRIDGE AVE		RENO	NV	89508
081-182-06	NANCY	PHILLIPS	10885 REINS WAY		INNEMUCC	NV	89445
081-182-07	CARLOS J & JENNIFER E	HERNANDEZ	17455 NORTHRIDGE AVE		RENO	NV	89508
081-182-09	DAVID JR & TAMMY L	HIDAY et al	180 SOUTH AVE		RENO	NV	89508
081-182-10	MICHAEL J & RENAT	YOCUM LIVING TRUST	190 SOUTH AVE		RENO	NV	89508
087-010-40		DE MARTINI	3362 MERIDIAN CT		RENO	NV	89509
087-010-45		UNITED STATES OF AMERICA	5665 MORGAN MILL RD	C/O BUREAU OF LAND MANAGEMENT	CARSON CITY	NV	89701
558-010-01		JCJ&J TRUST	PO BOX 11070		RENO	NV	89510
558-010-02		MENTOR INVESTMENTS LLC et al	PO BOX 18828	SERIES B	RENO	NV	89511
558-010-03	DANIELLE	GUSTAFSON et al	8217 W MONEE MANHATTAN RD		MONEE	IL	60449
558-010-04		JCJJ & J TRUST	PO BOX 11070		RENO	NV	89510
558-010-05	PHILLIP M		6900 S MCCARRAN BLVD # 2040		RENO	NV	89509
558-031-28		HEINZ RANCH LAND COMPANY LLC	777 S CENTER ST # 105		RENO	NV	89501
North Vall		North Valleys CAB	7115 Souverain Ln	Attn Patrick Shea	Reno	NV	89506
Severin	A.	Carlson	50 W. Liberty St. STE 1100	Attn: Ramiro Delgado	Reno	NV	89501
US-01		United States of America Dept of Housing and Urban Development			Santa Ana	CA	92701
US-02		United States of America	34 Civic Center Plaza				
Ward 4 NAB	Benjamin	Johnson	5665 Morgan Hill Rd	Bureau of Land Management	Carson City	NV	89701
Ward 4 NAB	Victoria	Luck	14337 Durham Drive		Reno	NV	89506
Ward 4 NAB	John	White	7640 Bichon St		Reno	NV	89506
Ward 4 NAB	Jared	Souther	8552 Moth Circle		Reno	NV	89506
Ward 4 NAB	Rebecca	Flannery	8591 Silver Shores Dr		Reno	NV	89506
Ward 4 NAB	Ernest	Burdick	17175 Magnetite Dr		Reno	NV	89508
Ward 4 NAB	Kelly	Orr	14021 Stead Blvd		Reno	NV	89506
Ward 4 NAB	Larissa	Buening	10040 Horse Creek Ct		Reno	NV	89506
			865 Squaw Creek Ct		Reno	NV	89506

APN	First Name	Last Name	Mailing 1	Mailing 2	City	State	Zip
WC-01		Washoe County Public Works	1001 E 9th St		Reno	NV	89520
WC-02		Washoe County Comm. Dev.	1001 E 9th St	c/o Mojra Hauenstein	Reno	NV	89520
WC-03		Washoe County Treasurer	PO Box 30039		Reno	NV	89520
WC-04		Washoe Co Assessor's	1001 E 9th St		Reno	NV	89520

Report Totals

Count: 57

Date Exported: 4/28/2025 12:11 PM

PIN (Count): 57



CITY OF RENO PRINT ORDER FORM

Job Name : LDC24-00051 (STONEGATE HEINZ RANCH MPA & ZMA)

Contact Information (required fields):

Name: LAUREN MORRIS

Date File is Available: 4/30/2025

Dept/Division: CITY CLERKS OFFICE

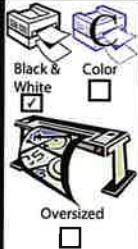
Date Order Due: 5/6/2025

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies Sides Page Size

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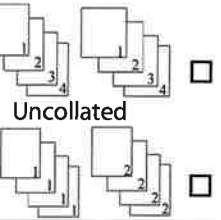
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Green	Letter, Legal, & Cardstock	Gamma Green	24 lb
Ivory	Letter, Legal, & Cardstock	Lift-Off Lemon	24 lb
Yellow	Letter, Cardstock	Lunar Blue	24 lb & cardstock
Pink	Letter, Legal	Planetary Purple	24 lb
Goldenrod	Letter, Legal	Pulsar Pink	24 lb
Buff	Letter	Re-Entry Red	24 lb & cardstock
Lilac	Letter	Solar Yellow	24 lb & cardstock
Salmon	Letter	Terra Green	24 lb & cardstock

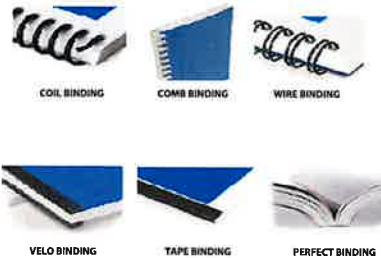
* Other paper options are available, please specify in Special Instructions

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

8.5 X 11 8.5 X 14 11 X 17

Mounting

MNT MNT & L

☐ Foam

Carbonless paper:

☐ 2-part

☐ Color

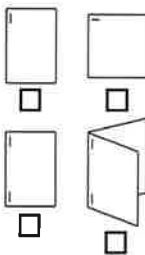
☐ 3-part

☐ BW

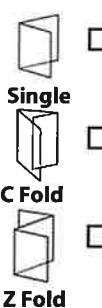
☐ 4-part

Finish

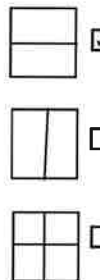
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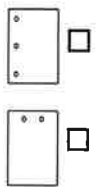
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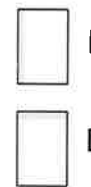
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DRILLING



PADS



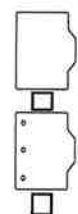
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TABS



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Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, MAY 6, 2025, AT 10 AM.

THANK YOU!