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**City Council Comment received from Amber Jones**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Thu 5/15/2025 10:01 AM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Amber Jones

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-21.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC24-00051.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

As a resident of Cold Springs for 31 years, I have seen this small valley grow and become bigger and bigger. WE DO NOT NEED OR WANT AN INDUSTRIAL PARK IN THIS AREA. The industrial area will impact all areas of this valley and we cannot take on that much increased traffic out here. The freeways and bridges cannot sustain the increased traffic of people driving in and out of this valley when their shifts are off. Not mention light and sound pollution that would be associated with the industrial area. This is a small, rural area and that is why the majority of people have moved here. Building in the Heinz Ranch area will change the way that water moves in our little valley disrupting the fact that the ranch floods, where will that water go after they build there? Has anyone taken that into consideration

during the planning of this project? There is plenty of open space at USA Parkway, go build your industrial park out there where it won't affect anyone because no one lives out there. We dont need a bunch of warehouses to sit empty in hopes that companies will move here.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

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No



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**Case# LDC24-00051**

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**From** Cindy DiFabion <cindy.difabion@gmail.com>

**Date** Sun 5/18/2025 10:19 AM

**To** Public Comment - CC <PublicComment@reno.gov>

I oppose Stonegate Heinz Ranch MPA & ZMA's proposed land use.

Traffic impact: Coldsprings has only two on/off ramps to 395 and is just north of the Peterson grade and difficult section of the freeway for ascent and descent during winter storms as well as, an area that is frequent to extreme high winds. Tractor trailers are often blown over on the south side of Peterson grade and often during winter or any traffic accidents near or north of major freeway exchanges traffic is backed up to the Stead exit causing delays from a 20 minute commute to over an hour with many using First Street (Virginia) as an alternate route. The entire north county is affected from Parr Rd to Coldsprings! Adding another 3,000 cars to this area will be insane!

Industrial Impact: There are already numerous industrial buildings along Lemmon Valley to Stead that have yet to be fully populated and were built years ago. Do we need more that will employ only a handful of people?

Infrastructure: Coldsprings has only one fire dept and a volunteer fire dept to manage over 7,000 homes. There are no major grocery stores, no medical facilities, no police (nearest sheriff is on Parr), no high school. There is a restaurant/casino and a sports bar, 7-11, mini mart, dollar store and our water rates are about to increase.

Fire Danger: We have had fires threaten where this proposed area would be the first in line and would potentially fuel the rest of Coldsprings.

Crime: There are already a great many people riding around in the nearby BLM land using certain pocketed areas for target practice which is illegal. We do not have police presence, cars are often stolen and dumped here, garages broken into and cars vandalized, trailers stolen!

Water: This developer needs to use the city's water and sewer and not be allowed to contaminate ground water being used for agricultural and residential use.

Cindy DiFabion  
17251 Posy Lake Ct.  
Reno, 89508

# Development Review Public Comment

The public comment form has a new entry from the public.

Case Number	LDC24-00051
Position	In Opposition
Comments	<p>Cold Springs does not need any development in the proposed area; it is too close to the national forest and will impact wildlife. That area has already faced threats from wildfires in the past, and as winters become increasingly dry, this risk will persist. If development is necessary for Cold Springs, it would be better to focus on the back end. This approach could provide Red Rock with better access to the community. The rear of Cold Springs has ample space for a grocery store and small businesses as well. Alternatively, it might be best to prioritize the development of Spanish Springs or avoid further development altogether. The current infrastructure is not updated enough to support an increased population. The freeways are inadequate and will remain so even after construction. Additionally, there are not enough services in the Valley to accommodate more families, nor are there sufficient jobs to support them. Moreover, the hill leading to Cold Springs is dangerous. It would be more beneficial and logical to build new units where the old zoo and warehouses are located. Currently, there isn't even a bus service that goes out to Cold Springs, which leaves families without transportation struggling to access necessary services.</p>

<b>Email Address</b>	FreyHaley0601@gmail.com
<b>Name of Commentor</b>	Haley
<b>Phone Number</b>	7754847848

Submitted: 5/15/2025 9:48:39 PM

These comments were submitted on behalf of: (self if blank)



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**City Council Comment received from Kristina Nugent**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Thu 5/15/2025 6:06 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Kristina Nugent

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

kristinajnugent@gmail.com

Phone Number:

9258641548

Address:

14337 Durham Drive Reno, NV 89506

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-21.

**Section:**

D Items - Department Items

**Item:**

4.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Changing the zoning of this large parcel would do a disservice to our community. There are not many large areas left to build in Reno and allowing it to be so much Industrial prevents us for building the much needed housing in the area. I request that you please do not allow this zoning change. If the developer cannot make their original proposal work they should allow someone with a vision to buy the property.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's*



meeting.

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

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No



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## Heinz Ranch Rezoning

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**From** Ryan Elaine West <dancingbrush.west@gmail.com>

**Date** Mon 5/19/2025 12:58 PM

**To** Public Comment - CC <PublicComment@reno.gov>

Please do not permit the rezoning of Heinz Ranch to allow for more warehouses. There are already huge strains on our roadways from semi trucks and yet many of the already built warehouses along North Virginia Street and in the back of Stead remain vacant.

This beautiful valley is used by wildlife seasonally, including a recently sighted bear. It was bad enough to put houses there, but warehouses are far worse and do nothing to make our thriving valley any better-only worse.

Thank you!

Ryan VanClute