

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 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:

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, 2nd Floor or via email to 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.

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...

119.849 39.211 Degrees

Type here to search

37°F Mostly cloudy 8:57 AM 2/16/2024

9590 North Virginia

DOUBLEBACK RD

SENECA DR

119.849 39.211 Degrees

082.101.54

9590 N VIRGINIA ST

OCTAGON ROAD LLC

PO BOX 28808

PO BOX 28808

ANAHEIM

CA

92809

WM2

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47,321.00

94,800.00

40,404.00

135,204.00

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AFFIDAVIT OF MAILING

STATE OF NEVADA)

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COUNTY OF WASHOE)

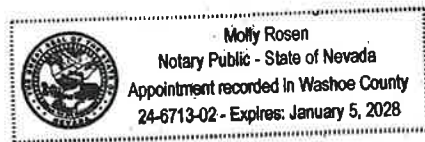
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 29th day of March, 2024, she deposited in the United States Post Office at Reno, Nevada, copies 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.


CITY CLERK

SUBSCRIBED and SWORN to before me this

1ST day of APRIL, 2024.


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)**

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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**.

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, email to 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 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



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 |

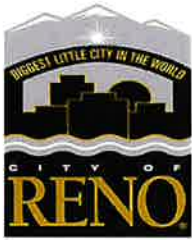
LOC24-00041 (9590 N Virginia Street Zoning Map Amendment)

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

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|------------|-------------------------------------|-------------------|-----------------------|------------|
| 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 |
| WEBBS | Resident | | 11 | RENO |
| WEBBS | Resident | | 10 | RENO |
| WEBBS | Resident | | 1 | RENO |
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| WEBBS | Resident | | 4 | RENO |
| WEBBS | Resident | | 14 | RENO |
| WEBBS | Resident | | 41 | RENO |
| WEBBS | Resident | | 15 | RENO |
| 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

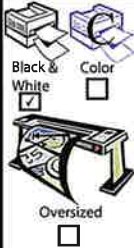
Date Order Due: 3-22-2024

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies Sides Page Size

80

SS
DS

8.5 X 11

8.5 X 14

11 X 17

Paper Type & Color:

Paper Color:

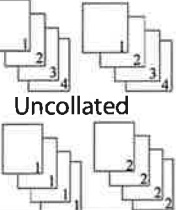
Blue

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 |
| 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

☐ 3-part

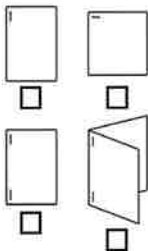
☐ 4-part

☐ Color

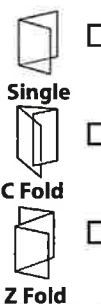
☐ BW

Finish

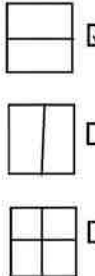
STAPLING



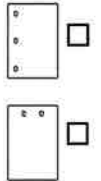
FOLDING



CUTTING



DRILLING



PADS



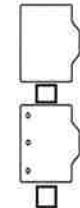
How many pads?

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!