

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 04/02/2025

CASE NO. LDC 44

Please Print:

NAME: Liliana Ochoa

ADDRESS: 17741 Buckshot Ct Reno, NV 89508

I REPRESENT: Stonegate/Heinz Ranch

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

IN FAVOR

IN OPPOSITION

I WISH TO MAKE A STATEMENT:

IN FAVOR

IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

**THE FORM MUST BE FILLED OUT COMPLETELY**

DATE: 4/2/25

CASE NO. LDC ? 4.4

Please Print:

NAME: Bill Hedley

ADDRESS: 17180 Northridge Ave

I REPRESENT: Myself & tax payer

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

IN FAVOR

IN OPPOSITION

I WISH TO MAKE A STATEMENT: ?  IN FAVOR

IN OPPOSITION

COMMENTS: Bond issued by city for  
development.

SIGNATURE: Bill Hedley

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

**THE FORM MUST BE FILLED OUT COMPLETELY**

DATE: 4/3/25

CASE NO. LDC 24-00051

Please Print:

NAME: Olivia Tanage

ADDRESS: 265 Thoma Street

I REPRESENT: Sierra Club Toiyabe Chapter

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

IN FAVOR

IN OPPOSITION

I WISH TO MAKE A STATEMENT:

IN FAVOR

IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Olivia Tanage

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 4/2/2025

CASE NO. LDC 4.4

Please Print:

NAME: BRIAN ARMON

ADDRESS: 5345 KUTZB LINE

I REPRESENT: NAD ALLIANCE

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:  IN FAVOR  IN OPPOSITION

I WISH TO MAKE A STATEMENT:  IN FAVOR  IN OPPOSITION

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE:  \_\_\_\_\_

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

**THE FORM MUST BE FILLED OUT COMPLETELY**

DATE: 4/2/25

CASE NO. LDC 24-00051

Please Print:

NAME: Mason La Fond

ADDRESS: 2080 Red Dr, Reno, NV 89502

I REPRESENT: N/A

~~I DO NOT WISH TO MAKE A STATEMENT~~ BUT I AM:

IN FAVOR

IN OPPOSITION

I WISH TO MAKE A STATEMENT:

IN FAVOR

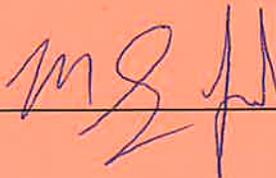
IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 4/2/25

CASE NO. LDC 24-00051

Please Print:

NAME: Derek Carroll

ADDRESS: 7554 Wheeler

I REPRESENT: N/A

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

IN FAVOR  IN FAVOR

IN OPPOSITION

I WISH TO MAKE A STATEMENT:

IN FAVOR

IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 



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**Webinar Registration City of Reno - City of Reno Planning Commission Meeting - 4/2/25**

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**From** Michelle Fournier <no-reply@zoom.us>  
**Date** Fri 3/28/2025 1:28 PM  
**To** Michelle Fournier <FournierM@reno.gov>



Hi Michelle Fournier,

Barb Stenson (Barbarastinson@yahoo.com) has registered for "City of Reno - City of Reno Planning Commission Meeting - 4/2/25" on: Apr 2, 2025 06:00 PM Pacific Time (US and Canada)

First Name: Barb

Last Name: Stenson

Email: Barbarastinson@yahoo.com

Address: 5035 bo b o l i n k

City: Reno

Zip/Postal Code: 89508

State/Province: NV

Phone: 7758353711

Questions & Comments: This corner of the valley might be most absorbant of noise and light. Compare to silver swan, the truss company with light pollution. Lights must be covered and low. No light uphill that illiminates dark sky. It is already diminished due to encroachme

Do you wish to provide public comment for this Planning Commission Meeting?: Yes  
If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.: Lights, noise speed and direction,Road , water, and wastewater

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 4

Webinar Detail Link: <https://us06web.zoom.us/webinar/85608456681>

Thank you!



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**Webinar Registration City of Reno - City of Reno Planning Commission Meeting - 4/2/25**

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**From** Michelle Fournier <no-reply@zoom.us>  
**Date** Mon 3/31/2025 11:49 AM  
**To** Michelle Fournier <FournierM@reno.gov>



Hi Michelle Fournier,

Brian Egan (daddyisaninja@gmail.com) has registered for "City of Reno - City of Reno Planning Commission Meeting - 4/2/25" on: Apr 2, 2025 06:00 PM Pacific Time (US and Canada)

First Name: Brian

Last Name: Egan

Email: daddyisaninja@gmail.com

Address: 1188 Manor Drive

City: Reno

Zip/Postal Code: 89509

State/Province: NV

Phone: 7752505001

Questions & Comments: I am in support of this MPA change and believe it will better serve the community to have more designated employment area to help our economy grow.

Do you wish to provide public comment for this Planning Commission Meeting?: Yes

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.: StoneGate Heinz Ranch MPA and ZMA

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 2

Webinar Detail Link: <https://us06web.zoom.us/webinar/85608456681>

Thank you!



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# Planning Commission Public Comment

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

<b>Planning Commission Meeting Date</b>	2025-04-02
<b>Agenda Item or Case Number</b>	LDC24-00051
<b>Position</b>	In Favor
<b>Comments</b>	
<b>Email Address</b>	alavi@naialliance.com
<b>Name of Commentor</b>	Amanda Lavi
<b>Address</b>	5345 Kietzke Ln #100
<b>Phone Number</b>	

Submitted: 4/2/2025 6:22:19 PM

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

# Planning Commission Public Comment

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

<b>Planning Commission Meeting Date</b>	2025-04-02
<b>Agenda Item or Case Number</b>	LDC24-00051
<b>Position</b>	In Favor
<b>Comments</b>	<p>Our city's foundation is warehousing and advanced manufacturing. With Northern Nevada's limited flat land available for development, this site is unique in characteristics for the zoning proposed in this amendment. The development of this project will promote new jobs and population growth in our growing city. The new zoning plan includes a great balance which will allow 385+ Acres of new single family residential, 54+ Acres of General commercial for new retail stores, and over 400 Acres of Open space for designated park areas.</p>
<b>Email Address</b>	derekcarroll70@gmail.com
<b>Name of Commentor</b>	Derek Carroll
<b>Address</b>	7554 Wheeldale Circle, Reno, NV 89511
<b>Phone Number</b>	775-225-4105

Submitted: 3/31/2025 6:06:03 PM

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

# Planning Commission Public Comment

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

<b>Planning Commission Meeting Date</b>	2025-04-02
<b>Agenda Item or Case Number</b>	LDC24-00051
<b>Position</b>	In Opposition
<b>Comments</b>	<p>The Stonegate development should stay true to what was promised the residents of the North Valleys. Changing to a large percentage of land to be industrial and further inundating the area with warehouses would be a shame and blight on our community.</p>
<b>Email Address</b>	kristinajnugent@gmail.com
<b>Name of Commentor</b>	Kristina Nugent
<b>Address</b>	14337 Durham Drive Reno, NV 89506
<b>Phone Number</b>	

Submitted: 4/2/2025 8:38:07 PM

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

# Planning Commission Public Comment

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

<b>Planning Commission Meeting Date</b>	2025-04-02
<b>Agenda Item or Case Number</b>	Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA)
<b>Position</b>	In Favor
<b>Comments</b>	I believe this development will provide significant benefits to the City of Reno. Its introduction will stimulate economic growth and generate enthusiasm for the city's future. Given the land constraints imposed by the Bureau of Land Management (BLM), approving this project is a logical and strategic decision for the community.
<b>Email Address</b>	lafond7m@gmail.com
<b>Name of Commentor</b>	Mason La Fond
<b>Address</b>	2020 Red Dr, Unit 135
<b>Phone Number</b>	775-378-1305

Submitted: 4/2/2025 5:04:00 PM

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

# Development Review Public Comment

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

<b>Case Number</b>	LDC24-00051
<b>Position</b>	In Opposition
<b>Comments</b>	<p>Cold Springs is a bedroom community. We enjoy access to open land, cooler temperatures than in the city center, cleaner air and dark and quiet nights. Having an industrial development in our area threatens all of that. If the zoning changes back to allow higher density and industrial, mitigating factors to the detriment of our way of life need to be put into place. Limiting hours of operation and curfews on truck/deliveries in the industrial complex would help maintain our air quality and noise pollution during the night. Putting dark sky amendments to the plan would help allow us to keep seeing the stars that we cannot see closer to the city. Putting vacancy sensor requirements closer to Title 24 would also greatly mitigate light pollution and also save energy by having exterior lights dimmed to 50% when no one is around. We may not be able to slow the growth of the City towards where we live, but we can at least hope that the City can protect our way of life by requiring stricter standards of building that already exist.</p>
<b>Email Address</b>	matthew.rosse@gmail.com
<b>Name of Commentor</b>	Matt Rosse

<b>Phone Number</b>	916-390-8440
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Submitted: 4/2/2025 4:55:16 PM

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

**Cali Shy**

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**From:** rcorradohoa@gmail.com  
**Sent:** Tuesday, April 1, 2025 7:36 AM  
**To:** Reno Planning Commission  
**Subject:** Case Number LCD24-00051 Stone Gate Heinz Ranch MPA and ZMA

**WOODLAND VILLAGE ASSOCIATION**

C/O 10509 Professional Circle #200, Reno, NV 89521      Office: 775-334-7465

RE: Case Number LCD24-00051 (Stone Gate Heinz Ranch MPA and ZMA)

To Whom it May Concern:

The Board of Directors of Woodland Village are aware of the rezoning of the parcels referenced in the application.

Our concern is the long-term cost(s) and availability of water for existing Cold Springs residents. Existing Cold Springs residents must not lose water rights or water availability as a result of Heinz Ranch developers and future owners.

Our opinion is that any such cost should be borne solely by the developer Stone Gate Heinz Ranch and of the future property owners resulting from this rezoning.

The residents of Woodland Village would like to request that a covenant be placed on every parcel, existing or created, as a result of this action, or any future action, that require the owner of that parcel to bear all additional costs associated to provide water to the existing Cold Springs residents.

/s Robert Corrado

Robert Corrado

Board President

Woodland Village Association

C/O 10509 Professional Circle #200

Reno, NV 89521

# Planning Commission Public Comment

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

<b>Planning Commission Meeting Date</b>	2025-04-02
<b>Agenda Item or Case Number</b>	Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA)
<b>Position</b>	In Favor
<b>Comments</b>	<p>Approximately two years ago, Northern Nevada faced an industrial vacancy rate of less than 1%. This extremely limited availability led to a sharp increase in lease rates and ultimately drove some businesses—both local and those considering relocation from out of state—to look elsewhere. As a result, we missed out on valuable job creation opportunities for our local workforce. Northern Nevada remains an attractive destination for businesses, particularly those relocating from California. With the potential for another period of economic expansion on the horizon, it's critical that we support continued growth in our industrial sectors, particularly manufacturing and warehousing—both of which have become key drivers of our regional economy. Without adequate zoning to support this growth, we risk hindering future economic development and losing the momentum we've worked hard to build.</p>
<b>Email Address</b>	tmach530@gmail.com

<b>Name of Commentor</b>	Tony Machabee
<b>Address</b>	450 Vera Dr, Reno, NV 89511
<b>Phone Number</b>	775 848 1594

Submitted: 4/2/2025 5:04:46 PM

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

# Lifestyle Homes TND, LLC

4790 Caughlin Parkway #519

Reno NV 89519

rlissner@gmail.com 775-750-5537 March 31, 2025

To The City of Reno Planning Commission

Re: LCD24-00051

We support this application to revert to industrial use on the flatter terrain and remain residential on the remainder.

An annexation we sponsored in 2007 brought these parcels into the City of Reno. At that time the plan for these parcels was industrial, because then, as now, Cold Springs needs jobs and the commercial activities that can be found in other Reno areas of high employment.

Without looking at census data, I believe that about 90% of the employed Cold Springs residents drive to Reno on US 395, and should appreciate more opportunities in Cold Springs.

We are adjacent property owners on the west and south sides.

Sincerely,

A handwritten signature in black ink that reads "R. LISSNER". The signature is written in a cursive, slightly stylized font.

Robert J. Lissner  
Manager