



C I T Y O F  
**RENO**  
Memorandum

---

**DATE:** January 8, 2025

**TO:** Carter Williams, Associate Planner and Leah Piccotti, Associate Planner

**FROM:** Jeff Foster, Associate Planner

**DEPT:** Development Services

**SUBJECT:** January 7, 2025 Ward 3 NAB meeting

---

**LDC25-00029 (Rocket Batteries)**

The applicant made a brief presentation. They indicated the request is to be able to use the truck dock in so much as it serves their warehouse use. One NAB member asked why they are applying for a CUP (answer was due to their need to get a business license and the fact that they missed the 12-month window for continuing a nonconforming use). A question was asked what a reason would be to deny the CUP. Another question was asked what the reason for the change in zoning was that made the use nonconforming. One NAB member asked how big the trucks are that use the dock(s) (answer was trucks for 20-foot containers). There was no public comment.

**LDC25-00032 (Cornelius Fence Height Deviation)**

The applicant and fence contractor made a brief virtual presentation. They indicated the request is for a 6-foot fence at the back of sidewalk. NAB members expressed confusion about that in relation to the listed request being for a major deviation to allow a 6-foot front yard fence. One NAB member suggested having neighbor support signatures would be helpful. A question was asked if the fence would cause any traffic visibility issues, to which the answer was no. To clarify further, one NAB member asked if the fence would be in the same footprint as the fence shown on the aerial or if it would be extended further toward Mira Loma and, if so, how much closer. There was no public comment.

**LDC25-00033 (NDI Office Rezoning)**

The applicant made a brief presentation and indicated he is trying to be a good neighbor and help improve the area. The applicant referred to problems with crime and homeless people traversing the lot and leaving trash. A NAB member asked what he would be able to do in GC that he couldn't do in NC (answer was to store pipe in a new steel building at the rear of the parcel, use it as a warehouse and for fabrication). There was no public comment.