

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 22, 2024** commencing at the time indicated.

10:00 a.m – LDC24-00045 (Santerra-Quilici Properties Condition Amendment)

A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire truck. The overall ±1,164.59 acre site is located to the south and east of Interstate 80, southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.

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 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

Order Confirmation

Not an Invoice

Account Number:	1118454
Customer Name:	City of Reno - Legalis
Customer Address:	City of Reno - Legalis 1 E 1ST Street FL 2 Reno NV 89501
Contact Name:	Bailey Johnson
Contact Phone:	775-334-2030
Contact Email:	
PO Number:	

Date:	05/06/2024
Order Number:	10157510
Prepayment Amount:	\$ 170.04

Column Count:	2.0000
Line Count:	34.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	05/10/2024 - 05/10/2024	Govt Bids & Proposals
RGJ rgi.com	1	05/10/2024 - 05/10/2024	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	\$170.04
Tax Amount	\$0.00
Service Fee 3.99%	\$6.78
Cash/Check/ACH Discount	-\$6.78
Payment Amount by Cash/Check/ACH	\$170.04
Payment Amount by Credit Card	\$176.82

Order Confirmation Amount	\$170.04
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10:00 a.m. – LDC24-00045 (Santerra-Quilici Properties Condition Amendment)

A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire truck. The overall $\pm 1,164.59$ acre site is located to the south and east of Interstate 80, southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

May 10, 2024

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. If you have any questions concerning this process, please contact (775) 334-2030 or cityclerk@reno.gov.

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 public hearing notice sign form: “**Public Hearing Notice - City Council**”.

Please enter the following information onto the sign:

Hearing Date: May 22, 2024

Hearing Time: 10:00 AM

Applicant: City of Reno

Case Number: LDC24-00045

Project Name: Santerra-Quilici Properties Condition Amendment

Planner (Listed as “Select Dropdown”: Jeff Foster

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

LDC24-00045 (Santerra-Quilici Properties Condition Amendment): A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire truck. The overall ±1,164.59 acre site is located to the south and east of Interstate 80, southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.

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Number of signs needed for print: 2

*After you have sent the proof to cityclerk@reno.gov for our final review, please have the signs printed in the format is **36 inches wide by 48 inches tall** and must be printed on **astrobright yellow paper**.*

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 22, 2024 at 10:00 AM

APPLICANT: City of Reno

CASE NUMBER: LDC24-00045

PROJECT NAME: Santerra-Quilici Properties Condition Amendment

DESCRIPTION: LDC24-00045 (Santerra-Quilici Properties Condition Amendment): A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire truck. The overall $\pm 1,164.59$ acre site is located to the south and east of Interstate 80, southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.

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Jeff Foster - 393-4165

CITY OF RENO

Development Services Department

P.O. Box 1900

Reno, NV 89505

***The applicant shall remove this sign within 5 days
after the appeal period for the public hearing has ended.***



RECEIVED
MAY 10 2024
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 22, 2024 at 10:00 AM

APPLICANT: City of Reno

CASE NUMBER: LDC24-00045

PROJECT NAME: Santerra-Quilici Properties Condition Amendment

DESCRIPTION: LDC24-00045 (Santerra-Quilici Properties Condition Amendment) A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$200,000 contribution to the City of Reno for a fire truck. The overall ±1.164 acre site is located to the south and east of Interstate 80, southwest of Downtown Garcon Road, to the south and east of the Mountain 120 South projects and is designated within the Mountain-Garcon Overlay District (MOOD) and is within the Mountain-Garcon Neighborhood Plan.

Those who wish to request public comment relative to the above city council meeting event, comment through the online public comment form located at <https://www.reno.gov/development-services> or by email at jeff.foster@reno.gov or by phone at 775.333.4165. Comments received prior to 4:00 p.m. on the day preceding the meeting will be considered. Comments received after 4:00 p.m. on the day preceding the meeting will be provided to the City Council for review prior to the meeting, and comments will be heard.

Jeff Foster - 393-4165

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89525

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after the appeal period for the public hearing has ended.



RECEIVED

MAY 10 2024

CITY CLERK

PUBLIC NOTICE

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IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST
FIRST STREET, RENO, NEVADA.

HEARING DATE & TIME: WEDNESDAY May 22, 2024 at 10:00 AM

APPLICANT: City of Reno

CASE NUMBER: LDC24-00045

PROJECT NAME: Santerra-Quilici Properties Condition Amendment

DESCRIPTION: LDC24-00045 (Santerra-Quilici Properties Condition Amendment): A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire truck. The overall $\pm 1,164.59$ acre site is located to the south and east of Interstate 80, southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.

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Jeff Foster - 393-4165

CITY OF RENO

Development Services Department

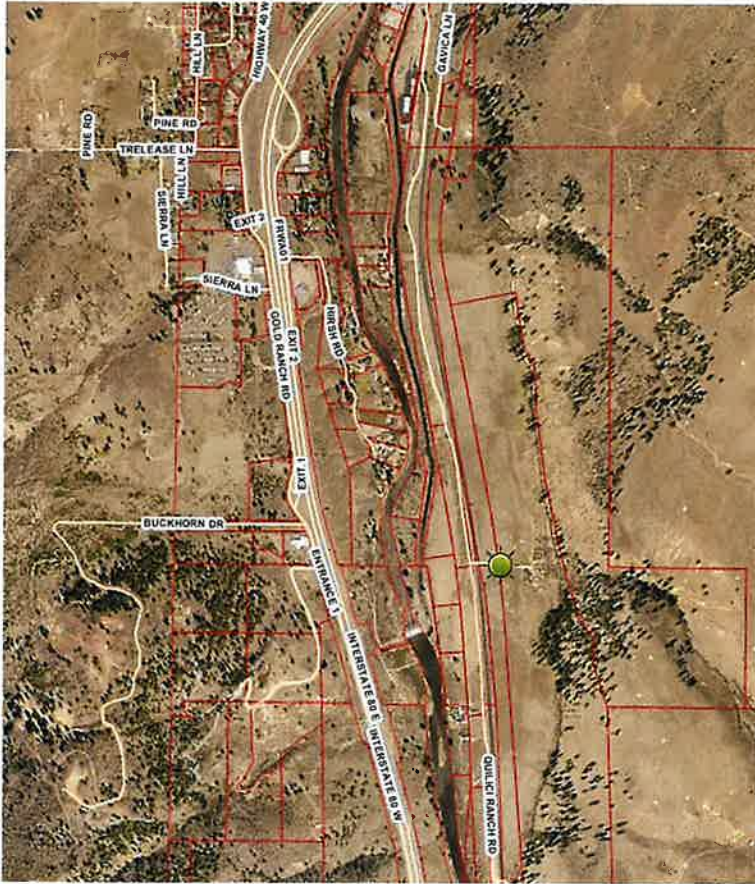
P.O. Box 1900

Reno, NV 89505

The applicant shall remove this sign within 10 business days after the appeal period has ended.



Two locations for posting public notice signs; first picture in each grouping shows overall area and second picture shows more precise location.





AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

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 10th day of MAY, 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. LDC24-00045 (Santerra-Quilici Properties Condition Amendment.) who are required to be notified by law.



CITY CLERK

SUBSCRIBED and SWORN to before me this

14th day of May, 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 **May 22, 2024 at 10:00 AM** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC24-00045 (Santerra-Quilici Properties Condition Amendment)**.

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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**.

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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: **038-230-16**

JAMES J & SHAKUMARI R ADDERLEY
1021 S HADDOW AVE
ARLINGTON HEIGHTS, IL 60005



CITY OF RENO
City Clerk
P.O. Box 7
Reno, Nevada 89504

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **236-011-05**

BT SOUTH
1140 N TOWN CENTER DR STE 250
C/O TOLL BROS INC
LAS VEGAS, NV 89144

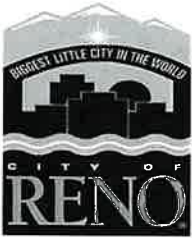
LDCasey-000045 Santerre Quilici Properties Condition Amend.)

FirstOfpin	lastname	firstname	mailing1
038-230-16	ADDERLEY	JAMES J & SHAKUMARI R	1021 S HADDOW AVE
236-011-05	BT SOUTH		1140 N TOWN CENTER DR STE 250
038-120-23	BT SOUTH LLC		18124 WEDGE PKWY # 440
038-132-37	BT SOUTH LLC		18124 WEDGE PKWY # 440
236-011-02	BT SOUTH LLC		1140 N TOWN CENTER DR STE 250
Ward 5 NAB	Cecil	Gary	255 N Sierra St #1618
Ward 5 NAB	Chisholm	Bryce	5505 Twin Creeks Dr
	City of Reno		P.O. Box 1900
038-420-17	CLARK	LOUIS V & MARGUERITE	PO BOX 123
038-230-32	CORDOVA SALCIDO	TOMAS A	PO BOX 484
Ward 5 NAB	Crane	Carol	3260 Diamond Ridge Dr
038-211-15	CRYSTAL PARK LLC		PO BOX 70
038-420-13	DEDOMENICO	MICHAEL V	1135 TERMINAL WAY STE 106
038-420-16	DEMARANVILLE et al	LAURA K	PO BOX 261
038-081-15	HARKER FAMILY TRUST	ROBERT E	PO BOX 75
Ward 5 NAB	Harvey	Jeffrey	2245 Cold Creek Trail
038-222-02	HIGINBOTHAM	DARRYL F & STELLA L	PO BOX 161
038-230-33	JACKSON	JOHN A	PO BOX 1005
038-230-33	JACKSON	JOHN	PO BOX 1005
038-420-18	KLEIN	ROBERT M	PO BOX 703
038-420-22	KROPP	JON C	814 MILLS AVE
Ward 5 Liaison	Mayorga	Abby	1 E 1st Street, 12th Floor
038-190-34	NEVADA COUNCIL BOY SCOUTS OF AMERICA		500 DOUBLE EAGLE CT
038-891-02	NEVADA EARTHING COMPANY LLC		PO BOX 798
038-891-03	PIERCZYK	MICHAEL W	PO BOX 1216
038-190-49	QUILICI INVESTMENTS LLC		PO BOX 1724
038-242-13	REINHOLD TRUST	DARLENE M	PO BOX 1469
038-090-62	RENO LAND DEVELOPMENT COMPANY LLC		18124 WEDGE PKWY # 440
038-081-18	RICHARDS	SCOTT & BRIDGET	PO BOX 1303
038-081-21	RIVERBELLE PROPERTIES LLC et al		PO BOX 75
038-221-14	ROBERTS	RACHEL & DANIEL	PO BOX 1253
038-221-14	ROBERTS	DANIEL & RACHEL	PO BOX 1253
038-242-24	SIERRA PACIFIC POWER CO		PO BOX 10100
	State of Nevada		Division of Lands
038-211-11	STATE OF NEVADA		1263 S STEWART ST
038-221-01	TOLL NORTH RENO LLC		10345 PROFESSIONAL CIR STE 200
236-021-05	TOLL NORTH RENO LLC		1140 N TOWN CENTER DR STE 250
038-260-16	TRUCKEE MEADOWS WATER AUTHORITY		PO BOX 30013

mailcity	mailstate	mailzip
ARLINGTON HEIGHTS IL	IL	60005
LAS VEGAS	NV	89144
RENO	NV	89509
RENO	NV	89511
LAS VEGAS	NV	89144
Reno	NV	89501
Reno	NV	89523
Reno	NV	89505
VERDI	NV	89439
VERDI	NV	89439
Reno	NV	89523
TAHOE CITY	CA	96145
RENO	NV	89502
VERDI	NV	89439
VERDI	NV	89439
Reno	NV	89523
VERDI	NV	89439
VERDI	NV	89439
VERDI	NV	89439
MODESTO	CA	95350
Reno	NV	89501
RENO	NV	89521
VERDI	NV	89439
VERDI	NV	89439
CARSON CITY	NV	89702
VERDI	NV	89439
RENO	NV	89511
VERDI	NV	89439
VERDI	NV	89439
VERDI	NV	89439
VERDI	NV	89439
RENO	NV	89520
Carson City	NV	89701
CARSON CITY	NV	89701
RENO	NV	89521
LAS VEGAS	NV	89144
RENO	NV	89520

FirstOfpin	lastname	firstname	mailing1
038-810-08	UNION PACIFIC RAILROAD COMPANY		1400 DOUGLAS ST STOP 1640
	United States of America		Bureau of Land Management
	United States of America Dept of Housing and Urban Development		Attn: Ramiro Delgado
038-891-01	VALHALLA TRUST		435 S VERDI RD
236-151-02	VCH QUEST RENO LLC		6490 S MCCARRAN BLVD STE 103 BLDG E
236-171-25	VCH QUEST RENO LLC		855 MAESTRO DR STE C
236-171-21	VON SENDEN	SHAWN M & BETTY	2827 FIRST ST UNIT 804
038-420-01	WALKER FAMILY TRUST		PO BOX 21
	Washoe Co Assessor's		1001 E 9th St
	Washoe County Comm. Dev.		1001 E 9th St
	Washoe County Public Works		1001 E 9th St
	Washoe County Treasurer		P.O. Box 30039
038-222-05	WATSON	WILLIAM III	560 CRYSTAL PARK RD
	West Truckee Meadows/Verdi CAB		PO Box 281
038-211-14	WHISPERING ROAD INVESTMENTS LLC		PO BOX 34658
038-242-29	WHITE FAMILY TRUST		PO BOX 1142
038-420-06	ZOGG et al	ANDREW R	PO BOX 4

mailcity	mailstate	mailzip
OMAHA	NE	68179
Carson City	NV	89701
Santa Ana	CA	92701
VERDI	NV	89439
RENO	NV	89509-6128
RENO	NV	89511
LIVERMORE	CA	94550
VERDI	NV	89439
Reno	NV	89520
Reno	NV	89520
Reno	NV	89520
Reno	NV	89520
VERDI	NV	89439
Verdi	NV	89439
RENO	NV	89533
VERDI	NV	89439
KAYLOR	SD	57354



CITY OF RENO PRINT ORDER FORM

Job Name : LDC24-00045 (Santerra Quilici Properties)

Contact Information (required fields):

Name: Bailey Johnson

Date File is Available: 5/6/2024

Dept/Division: CITY CLERKS OFFICE

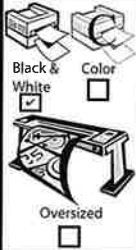
Date Order Due: 5/8/2024

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies

56

Sides

SS

DS

Page Size

8.5 X 11 ☐ 8.5 X 14 ☐ 11 X 17 ☒

Paper Type & Color:

Paper Color:

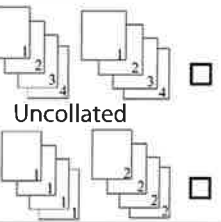
Blue

Paper Weight:

Pastel	Available Sizes & Weights	Primitives (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

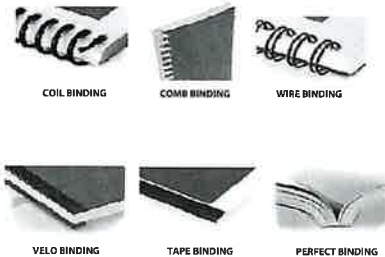
* Other paper options are available, please specify in Special Instructions

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

☐ Color

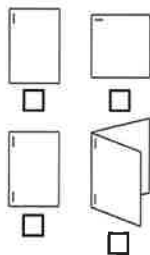
☐ 3-part

☐ BW

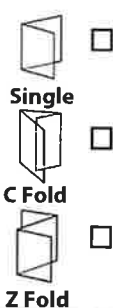
☐ 4-part

Finish

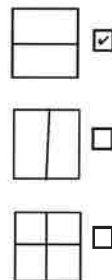
STAPLING



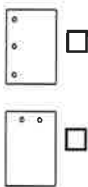
FOLDING



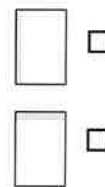
CUTTING



DRILLING



PADS



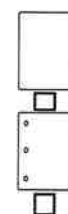
How many pads?

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 WEDNESDAY MAY 8, 2024 AT 10 AM.

THANK YOU!