

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 **December 11, 2024**, commencing at the time indicated.

10:00 a.m – LDC25-00011 (ArrowLeaf Zoning Map Amendment): A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The ±1.96 acre site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

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 or by email to PublicComment@reno.gov. 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 - Legals
Customer Address:	City of Reno - Legals 1 E 1ST Street FL 2 Reno NV 89501
Contact Name:	Barbara Aufiero
Contact Phone:	
Contact Email:	AufieroB@Reno.Gov
PO Number:	

Date:	11/20/2024
Order Number:	10790842
Prepayment Amount:	\$ 142.68

Column Count:	2.0000
Line Count:	28.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	11/26/2024 - 11/26/2024	Public Notices
RGJ rgj.com	1	11/26/2024 - 11/26/2024	Public Notices

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	\$142.68
Tax Amount	\$0.00
Service Fee 3.99%	\$5.69
Cash/Check/ACH Discount	-\$5.69
Payment Amount by Cash/Check/ACH	\$142.68
Payment Amount by Credit Card	\$148.37

Order Confirmation Amount

\$142.68

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MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Nov 26, 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 December 11, 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: LDC25-00011

CASE NAME: Arrowleaf Apartments

PLANNER: Jeff Foster

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

A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The ±1.96 acre site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

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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 **Tuesday, November 26, 2024, at 4:00 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.

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
December 11, 2024

HEARING TIME
10 AM

APPLICANT

Airleaf, L.P.

CASE NUMBER

EDC25-00011

PROJECT NAME

Arrowleaf Apartments

DESCRIPTION

A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The 1.36 acre site is comprised of five parcels located on the west side of Harvard Way 1530 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

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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.



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 26 day of November, 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. LDC25-00011 (Arrowleaf Apartments Zoning Map Amendment) who are required to be notified by law.

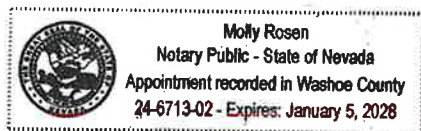

CITY CLERK

SUBSCRIBED and SWORN to before me this

2nd day of DECEMBER, 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 **December 11, 2024, at 10am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC25-00011 (Arrowleaf Apartments)**

A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The ±1.96 acre site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

As a property owner within **750 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**.

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 or by email to PublicComment@reno.gov. 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: **013-271-08**

1000 HARVARD WAY OWNER LLC
400 MONTEREY RD UNIT 14
GLENDALE, CA 91206



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **013-316-01**

2225 MARKET ST LLC
PO BOX 12176
RENO, NV 89510

FirstOfpin	lastname	firstname	mailing1
013-271-08	1000 HARVARD WAY OWNER LLC		400 MONTEREY RD UNIT 14
013-316-01	2225 MARKET ST LLC		PO BOX 12176
013-271-04	ABADIR TRUST	BUSH Y & ANNE-MARIE	PO BOX 223752
	Airleaf L.P.		8700 Technology Way
013-195-02	AISPURO	JOSE M & LETICIA	910 MELROSE DR
013-195-06	ANGUJANO	RAUL G & MARGARITA S	930 MELROSE DR
Ward 3 NAB	Arbatman	Ilya	825 Wilkinson Ave
013-150-22	ARES PROPERTIES LLC		7420 PAH RAH DR
013-260-19	ASSISTANCE LEAGUE RENO SPARKS		PO BOX 7376
013-281-08	AUTOMOTIVE WAY LLC		539 RIVERSIDE DR
013-316-15	BENYAMIN LLC		2155 YALE WAY
013-281-04	BINYAN LLC		4272 DANT BLVD
013-195-04	BLAKE	AMANDA L	920 MELROSE DR
Ward 3 NAB	Bolton	Zachary	4829 Eaglewood Ct
013-271-20	BOW ENTERPRISES LLC		1995 VASSAR ST
013-194-09	BUSCH	LEON F & BARBARA J	945 MELROSE DR
013-252-15	CARLS JR RESTAURANTS LLC		6700 TOWER CIR STE 1000
013-316-11	CASTEEL	LONI D	2195 YALE WAY
013-195-07	CASTRO	RAMIRO & MARIA E	936 MELROSE DR
013-312-15	CORWIN BROTHERS PROPERTIES LLC		201 S 40TH ST
013-195-15	CUEVAS et al	ADRIAN	990 MELROSE DR
	Daniels	Mike	8700 Technology Way
013-252-11	DERMODY LIVING TRUST	MICHAEL F	12980 THOMAS CREEK RD
013-194-13	DIEBLING FAMILY TRUST		22907 14TH PL W
013-195-14	DOLAN TRUST	THOMAS S	PO BOX 10677
013-260-18	DOMESTIC VIOLENCE RESOURCE CENTER		1735 VASSAR ST
013-150-46	FA ACQUISITIONS 2580 KIETZKE LLC		3025 E SAHARA AVE
013-271-18	FELD OF DREAMS LLC		3885 BOULDER PATCH
013-194-10	FILORIO et al	BRIGIDO A	4041 SHINNERS PL
013-260-01	FITZPATRICK INVESTMENTS LLC		5455 PINE HILL CT
013-312-14	FLYERS ENERGY LLC		2360 LINDBERGH ST
013-195-13	GARCIA-RIVERA et al	JAVIER	970 MELROSE DR
Ward 3 NAB	Golden	Shanda	2480 West View Blvd
013-402-01	H & D CONSTRUCTION LLC		PO BOX 10025
013-260-15	HALF BAT LLC		1175 HARVARD WAY
013-311-36	JBIM INVESTMENTS LLC		12785 SILVER WOLF RD
013-314-07	JBIM INVESTMENTS LLC		800 KIETZKE LN

LDC 25-00011 (Arrowleaf Apartments)

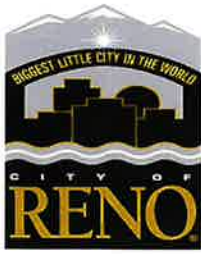
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	RENO	NV	89510
	CARMEL VALLEY	CA	93922
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	Reno	NV	89502
	SPARKS	NV	89436
	RENO	NV	89510
	RENO	NV	89503
	RENO	NV	89502
	RENO	NV	89509
	RENO	NV	89502
	Reno	NV	89502
C/O ARROW AUTOMOTIVE TRANSMISSION	RENO	NV	89502
	RENO	NV	89502
ATTN TAX DEPT	FRANKLIN	TN	37067
	RENO	NV	89502
	RENO	NV	89502
	FARGO	ND	58103
	RENO	NV	89502
	Reno	NV	89521
	RENO	NV	89511
C/O JAMES DIEBLING	BOTHELL	WA	98021
	RENO	NV	89510
	RENO	NV	89502
C/O DONALD FORMAN JR	LAS VEGAS	NV	89104
	RENO	NV	89511
	RENO	NV	89502
C/O JAKE FITZPATRICK	SANTA ROSA	CA	95409
	AUBURN	CA	95602
	RENO	NV	89502
	Reno	NV	89434
	RENO	NV	89510
	RENO	NV	89502
	RENO	NV	89511
	RENO	NV	89502

FirstOfpin	lastname	firstname	mailing1
013-312-08	JMCD COEUR D'ALENE LLC		5013 MCGILL WAY
013-194-07	JONES	MERLE C & JACQUALINE M	933 MELROSE DR
013-195-10	JOY	KELLY R	952 MELROSE DR
013-150-38	JRBROWN LLC		PO BOX 10903
013-260-06	KORDESTANI	GEORGE H & NANCY L	PO BOX 2036
013-401-30	KRNV LLC		1790 VASSAR ST
013-252-12	KSPS SERIES LLC BRESSON		3675 PLUMAS ST
013-195-09	LARA HERNANDEZ LIVING TRUST		946 MELROSE DR
013-150-43	M W PROPERTIES LLC		PO BOX 10645
013-312-12	M W PROPERTIES LLC		1000 KIETZKE LN
013-150-40	MAG PROPERTIES LLC		7151 COLDWATER ST
013-150-52	MAG PROPERTIES LLC SERIES 3		7151 COLDWATER ST
	MAG Properties, LLC		3550 Pyramid Way
013-195-03	MALLARI FAMILY 2020 TRUST	EJ	3305 EPIC AVE
013-195-05	MARTINEZ	JUAN D & ALICIA D	926 MELROSE DR
013-271-11	MATLEY APARTMENTS		PO BOX 20265
Ward 3 NAB	Maya	Gabriel	4790 Spring Drive
013-333-02	MCBRIDE COMMERCIAL PROP LLC		1900 VASSAR ST
013-260-08	MCDONALD'S CORPORATION		PO BOX 19579
013-195-01	MILLER LIVING TRUST		5910 INGLESTON DR
013-194-06	MONTELONGO	FRANCISCO G	929 MELROSE DR
013-194-14	MORENO et al	MOSES E	975 MELROSE DR
013-333-01	MT ENTERPRISES LLC		1870 VASSAR ST # 4
013-271-16	NDIDNA LLC		790 SIENNA STATION WAY
013-271-17	NELLI-REGEN TWO LLC		2345 MARKET ST
013-194-15	ORTIZ et al	ROSA E R	985 MELROSE DR
013-311-33	PESTANA FAMILY SURVIVORS TRUST		84 W SANTA CLARA ST STE 820
013-194-11	PETERMAN	ANDREW A	955 MELROSE DR
013-252-01	QUIGLEY INVESTMENT COMPANY		4865 JOULE ST STE C5
013-194-12	RAMIREZ	RAMON	959 MELROSE DR
013-195-12	RAMIREZ	GUSTAVO SR & MARIA D	964 MELROSE DR
013-271-19	RENO HOTEL LLC		2375 MARKET ST
013-281-07	ROBERT WELLS FAMILY PARTNERSHIP		24 SENDERO
013-194-08	ROBINSON	JEFFREY D	939 MELROSE DR
Ward 3 NAB	Rodriguez	Marie	4330 Match Dr
013-150-28	SAINI	SATNAM S	1120 KIETZKE LN
013-252-13	SALAZAR ORELLANA et al	SANDRA M	88 SILVA LN

mailing2	mailcity	mailstate	mailzip
	SAN DIEGO	CA	92130
	RENO	NV	89502
	RENO	NV	89502
	RENO	NV	89510
	SARATOGA	CA	95070
	RENO	NV	89502
	RENO	NV	89509
	RENO	NV	89502
	RENO	NV	89510
	RENO	NV	89502
	SPARKS	NV	89436
	SPARKS	NV	89436
	Sparks	NV	89436
	RENO	NV	89512
	RENO	NV	89502
ATTN: MATLEY APTS	RENO	NV	89515
	Reno	NV	89502
	RENO	NV	89502
	RENO	NV	89511
	SPARKS	NV	89436
	RENO	NV	89502
	RENO	NV	89502
	RENO	NV	89502
	RENO	NV	89512
	RENO	NV	89502
	RENO	NV	89502
C/O PESTANA PROPERTIES	SAN JOSE	CA	95113
	RENO	NV	89502
C/O MRB HOLDINGS CORP	RENO	NV	89502
	RENO	NV	89502
	RENO	NV	89502
	RENO	NV	89502
	RANCHO MARGARITA	CA	92688
	RENO	NV	89502
	Reno	NV	89502
	RENO	NV	89502
	MIDDLETOWN	RI	2842

FirstOfpin	lastname	firstname	mailing1
013-150-54	SHIELDMARK LLC		19147 EASTLOOK RD
Ward 3 NAB	Singh	Jaret	745 Hood Ave
013-252-14	SOUZA	JOHN & ROSE E	994 MELROSE DR
013-271-15	STATES DUVALL INCORPORATED		PO BOX 21548
013-401-24	STEPHENS TRUST	JOHN C III	2610 MATRINO CIR
013-260-16	SVH LLC		1225 COMMERCE ST
	United States of America		Bureau of Land Management
	United States of America Dept of Housing and Urban Development		Attn: Ramiro Delgado
013-195-11	URANGA TRUST	ROSE M	4879 MUIR AVE
013-150-02	WILSON BROS PROPERTIES LLC		1130 KIETZKE LN
013-194-16	YANG et al	XIAO L	989 MELROSE DR
013-281-06	YANNI LIMITED NV LLC		671 ORANGE DR
013-195-08	YEE FAMILY TRUST	SHICK H & SUSAN	4650 ABERFELDY RD
013-150-39	ZRA ENTERPRISES LTD		2250 BLUE HERON CIR

mailing2	mailcity	mailstate	mailzip
	ROCKY RIVER	OH	44116
	Reno	NV	89512
	RENO	NV	89502
	CARSON CITY	NV	89721
	HENDERSON	NV	89052
	SPARKS	NV	89431
5665 Morgan Hill Rd	Carson City	NV	89701
34 Civic Center Plaza	Santa Ana	CA	92701
	SAN DIEGO	CA	92107
	RENO	NV	89502
	RENO	NV	89502
	VACAVILLE	CA	95687
	RENO	NV	89519
	RENO	NV	89523



CITY OF RENO PRINT ORDER FORM

Job Name : LDC25-00011 (Arrowleaf Apartments)

Contact Information (required fields):

Name: LAUREN MORRIS

Dept/Division: CITY CLERKS OFFICE

Contact Phone #: 775-334-2030

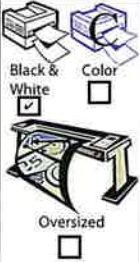
Date File is Available: 11-20-2024

Date Order Due: 11-25-2024

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies Sides Page Size

88 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



☐ Glossy

☐ Matte

Pouch Size

8.5 X 11

8.5 X 14

11 X 17

Mounting

MNT

MNT & L

☐ Foam

Carbonless paper:

☐ 2-part

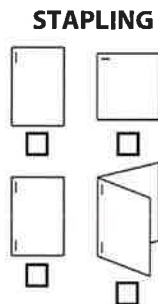
☐ 3-part

☐ 4-part

☐ Color

☐ BW

Finish



FOLDING



Single



C Fold



Z Fold

CUTTING



How many pads?



Pages per pad:

DRILLING



How many pads?



Pages per pad:

PADS



How many pads?



Pages per pad:

SHRINKWRAP



How many pads?



Pages per pad:

TABS



How many pads?



Pages per pad:

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 MONDAY, NOVEMBER 25, 2024, AT 10 AM.

THANK YOU!