

## **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 **October 23, 2024**, commencing at the time indicated.

### **10:00 a.m – LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment)**

A request has been made for an amendment to the Bella Vista Ranch Phase II Planned Unit Development (PUD) handbook to: a) reduce the amount of nonresidential from  $\pm 178,600$  sq. ft. to  $\pm 117,612$  square feet; b) increase the maximum dwelling units from  $\pm 575$  units to  $\pm 609$  units; and c) modify the allowed land uses, design standards, development standards, and street design standards. The  $\pm 77.37$  acre site is located southeast of the eastern terminus of South Meadows Parkway, north of the northern terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site is located within Bella Vista Ranch Phase II PUD zoning district and has a Master Plan land use designation of Special Planning Area (SPA).

### **10:00 a.m – LDC24-00063 (Calvary Chapel Zone Change)**

A request has been made for a zoning map amendment from Industrial Commercial (IC) to Mixed Employment (ME). The  $\pm 2.16$  acre site is located on the east side of Edison Way,  $\pm 728$  feet south of its intersection with Mill Street. The site has the Master Plan land use designation of Mixed-Employment (ME).

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](mailto: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

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:	10/03/2024
Order Number:	10647956
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	10/11/2024 - 10/11/2024	Public Notices
RGJ rgi.com	1	10/11/2024 - 10/11/2024	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	\$220.20
Tax Amount	\$0.00
Service Fee 3.99%	\$8.79
Cash/Check/ACH Discount	-\$8.79
Payment Amount by Cash/Check/ACH	\$220.20
Payment Amount by Credit Card	\$228.99

Order Confirmation Amount

\$220.20

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10:00 a.m – LDC24-00063 (Calvary Chapel Zone Change)

A request has been made for a zoning map amendment from Industrial Commercial (IC) to Mixed Employment (ME). The  $\pm 2.16$  acre site is located on the east side of Edison Way,  $\pm 728$  feet south of its intersection with Mill Street. The site has the Master Plan land use designation of Mixed-Employment (ME).

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

October 11, 2024 10647959

*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 **October 23, 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: **LDC24-00063**

CASE NAME: **Calvary Chapel Zone Change**

PLANNER: **Carter Williams**

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

---

**A request has been made for a zoning map amendment from Industrial Commercial (IC) to Mixed Employment (ME). The ±2.16 acre site is located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street. The site has the Master Plan land use designation of Mixed-Employment (ME).**

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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, October 11, 2024, at 5:00 p.m.***

***Please submit legible photographic proof of posting to our office at 1 East First Street, 2<sup>nd</sup> Floor or via email to [cityclerk@reno.gov](mailto: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**

October 23, 2024

**HEARING TIME**

10:00 a.m.

**APPLICANT**

Calvary Chapel

**CASE NUMBER**

LDC24-00063

**PROJECT NAME**

Calvary Chapel Zone Change

**DESCRIPTION**

A request has been made for a zoning map amendment from Industrial Commercial (IC) to Mixed Employment (ME). The ±2.16 acre site is located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street. The site has the Master Plan land use designation of Mixed-Employment (ME).

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**RECEIVED**  
**OCT 11 2024**  
**CITY CLERK**

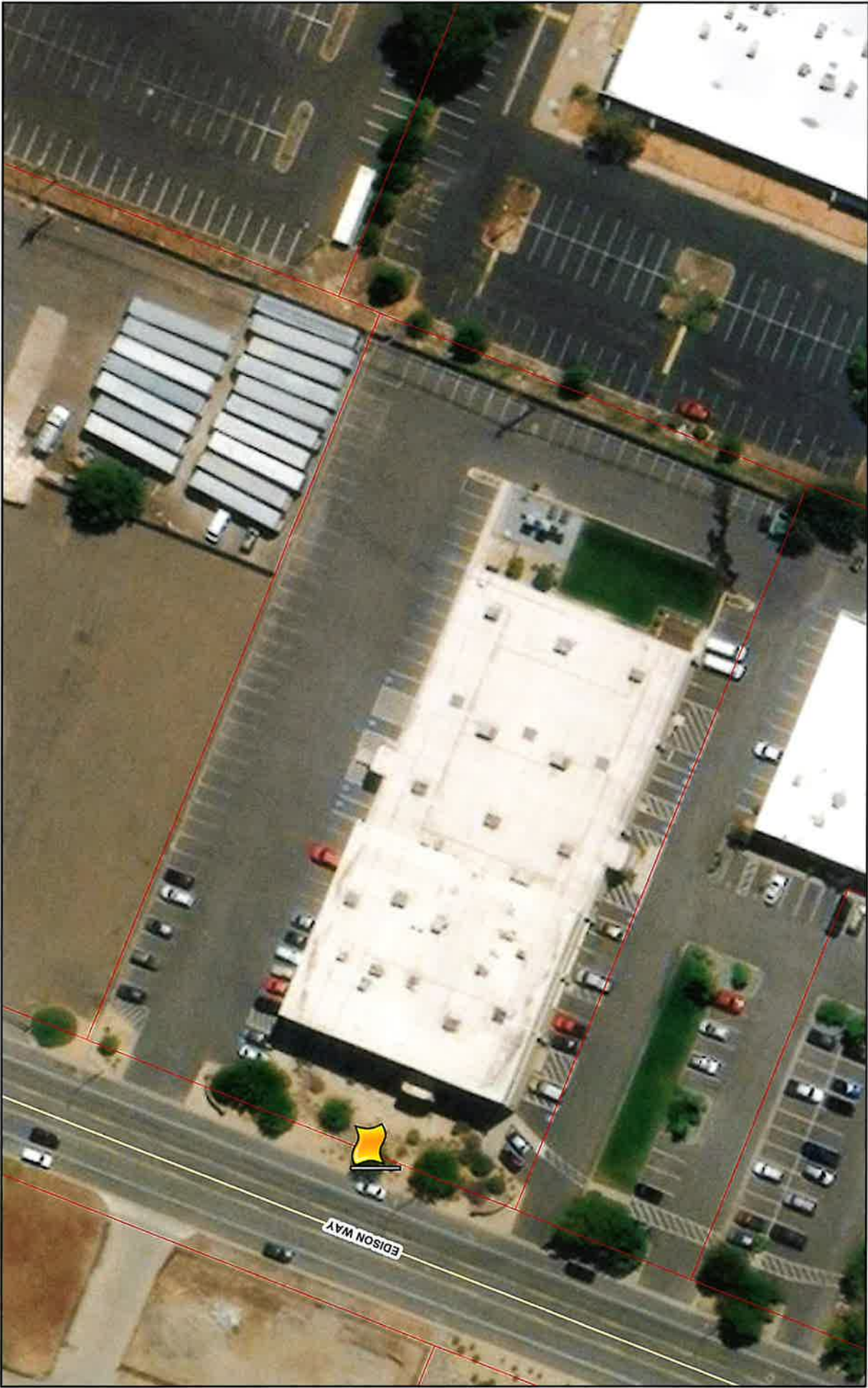
**Carter Williams - 348-6905**

**CITY OF RENO**  
Development Services Department  
P.O. Box 1900  
Reno, NV 89505

*Do not remove this sign until after the hearing date.*



Calvary Chapel Zone Change Posting Location



6/13/2024, 9:35:37 AM



Override 1



Streets  
Parcels (No Labels)

1:1,100

0 0.01 0.02 0.04 km

0 0.01 0.02 0.04 mi

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, JF, City of Reno GIS

**AFFIDAVIT OF MAILING**

STATE OF NEVADA     )

:ss.


COUNTY OF WASHOE    )

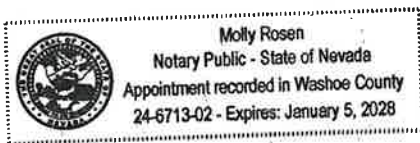
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 11<sup>th</sup> day of October, 2024, she deposited in the United States Post Office at Reno, Nevada, 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. LDC24-00063 (Calvary Chapel Zone Change) who are required to be notified by law.

  
CITY CLERK

SUBSCRIBED and SWORN to before me this

11<sup>th</sup> day of OCTOBER, 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 **October 23, 2024, at 10 am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC24-00063 (Calvary Chapel Zone Change)**

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As a property owner within **1250 feet**, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Carter Williams, Assistant Planner at (775) 348-6904**.

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](http://Reno.Gov/PublicComment), email to [PublicComment@reno.gov](mailto: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: **012-401-12**

1225 VENTURES LLC  
2700 STARR MEADOWS LOOP  
RENO, NV 89519



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

**RETURN SERVICE REQUESTED**

## **IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **012-403-04**

5450 MILL STREET PROPERTIES LLC  
5450 MILL ST STE 100  
RENO, NV 89502

FirstOfpin	lastname	firstname	mailing1
012-401-12	1225 VENTURES LLC		2700 STARR MEADOWS LOOP
012-403-04	5450 MILL STREET PROPERTIES LLC		5450 MILL ST STE 100
012-402-45	AGC BUILDING CORPORATION		PO BOX 7578
Ward 3 NAB	Arbatman	Ilya	825 Wilkinson Ave
012-401-10	BANGS LIVING TRUST		5800 LONETREE BLVD STE 201
012-420-07	BATAVIA FAMILY TRUST	CLYDE & GAIL	9171 MOUNT PLEASANT DR
Ward 3 NAB	Bolton	Zachary	4829 Eaglewood Ct
012-402-46	BPW MILL STREET INVESTMENT LLC		8555 DOUBLE R BLVD STE 108
012-319-17	CALVARY CHAPEL OF RENO/SPARKS		220 EDISON WAY
012-402-37	CAPITAL COMMERCE MAINTENANCE ASSOCIATION		5480 RENO CORPORATE DR # 100
012-402-43	CYPRESS INVESTMENTS NEVADA LLC		1005 TERMINAL WAY STE 259
012-401-28	D & T LLC		5300 MILL ST
012-319-04	DUKE & DUKE LLC		8121 35TH AVE
012-351-06	EEKHOFF INVESTMENTS LLC		1351 CORPORATE BLVD
012-354-03	FARLEGACY LAND LLC		1315 FINANCIAL BLVD
012-401-35	GLACIER BANK		49 COMMONS LOOP
Ward 3 NAB	Golden	Shanda	2480 West View Blvd
012-318-17	HAMILTON COMPANY		4990 ENERGY WAY
012-402-25	HCPM LLC		27123 PALOMARES RD
012-403-05	HIDDEN VALLEY LLC		59 DAMONTE RANCH PKWY STE B360
012-319-13	ICEGEN LLC		107 SHORECLIFF RD
012-402-49	INT UNION OF OPERATING ENGINEERS STATIONARY ENGINEERS LOCAL 39		1620 N MARKET BLVD
012-401-11	ITS REAL ESTATE HOLDINGS LLC		3565 LONE TREE LN
012-401-30	IVY PROPERTIES LLC		1285 FINANCIAL BLVD
012-401-33	JOHN GALT ENTERPRISES LLC		1350 CAPITAL BLVD
	KLS Planning & Design		C/O John Krmptic
012-402-42	LUPINE LLC		5645 HIDDEN VALLEY DR
012-402-13	MANDAS TRUST	PETER J	3330 PIAZZO CIR
Ward 3 NAB	Maya	Gabriel	4790 Spring Drive
012-402-28	MCKENZIE CAPITAL PARTNERS LLC		5520 KIETZKE LN STE 400
012-620-01	MUFF et al	JOHN & MARY J	13355 FIELDCREEK LN
012-620-02	MUFF et al	JOHN & MARY J	14710 WILD DUCK LN
	National Guard Armory		685 East Plumb Lane
	Nevada Air National Guard		1776 National Guard Way
012-401-31	OPERATING ENGINEERS LOCAL UNION NO 3 BUILDING HOLDING ASSN		3000 CLAYTON RD
012-402-48	PENTAGON PROPERTIES LLC		1150 CORPORATE BLVD
012-401-34	RANCH VIEW LLC		595 HUMBOLDT ST STE 100

LOC 24-00063  
Calvary Chapel Zone Change

	maicity	mailstate	mailzip
RENO	NV		89519
RENO	NV		89502
RENO	NV		89510
Reno	NV		89502
ROCKLIN	CA		95765
RENO	NV		89523
Reno	NV		89502
RENO	NV		89511
RENO	NV		89502
RENO	NV		89511
RENO	NV		89502
RENO	NV		89502
SACRAMENTO	CA		95824
RENO	NV		89502
RENO	NV		89502
KALISPELL	MT		59901
Reno	NV		89434
RENO	NV		89502
CASTRO VALLEY	CA		94552
RENO	NV		89521
CORONA DEL MAR	CA		92625
SACRAMENTO	CA		95834
RENO	NV		89511
RENO	NV		89502
RENO	NV		89502
Reno	NV		89501
RENO	NV		89502
RENO	NV		89502
Reno	NV		89502
RENO	NV		89511
RENO	NV		89511
GRASS VALLEY	CA		95945
Reno	NV		89502
Reno	NV		89502
CONCORD	CA		94519
RENO	NV		89502
RENO	NV		89509

FirstOfpin	lastname	firstname	mailing1
012-401-16	ROBIN MASTERS GROUP LLC		9616 WEXFORD CIR
Ward 3 NAB	Rodriguez	Marie	4330 Matich Dr
012-351-02	SCHUMAN MARITAL TRUST	ADOLPH P	5520 KIETZKE LN STE 300
012-401-36	SEVEN K PROPERTIES LLC-SERIES C		9015 BRADY RANCH RD
012-319-22	SIERRA NEVADA PROPERTIES LLC		2450 FARETTO LN
012-283-17	SIERRA PACIFIC POWER CO DBA NV ENERGY		6100 NEIL RD MS S4B20
Ward 3 NAB	Singh	Jaret	745 Hood Ave
012-401-27	TACTICAL PROPERTY HOLDINGS LLC		22 BAFFIN BAY
012-351-01	TALLADEGA RESOURCES LLC		PO BOX 51108
012-354-08	TRUCKEE MEADOWS WATER AUTHORITY		PO BOX 30013
012-320-05	TRUCKEE RIVER FLOOD MGMT AUTH		9635 GATEWAY DR STE A
012-420-04	TULARE PLAZA III LLC et al		PO BOX 9116
012-318-12	TURNER LAND CO LP		3545 AIRWAY DR STE 113
012-318-18	TURNER LAND COMPANY LP		PO BOX 400520
012-318-19	TURNER LAND COMPANY LP		3545 AIRWAY DR STE 113
	Washoe Co Assessor's		1001 E 9th St
012-319-19	WASHOE COUNTY		1001 E 9TH ST BLDG A
	Washoe County Comm. Dev.		1001 E 9th St
	Washoe County Public Works		1001 E 9th St
012-319-23	WASHOE COUNTY SCHOOL DISTRICT BOARD		PO BOX 30425
	Washoe County Treasurer		P.O. Box 30039
012-402-44	WWWIW LLC		5485 EQUITY AVE

mailcity	mailstate	mailzip
GRANITE BAY	CA	95746
Reno	NV	89502
RENO	NV	89511
RENO	NV	89511
RENO	NV	89511
RENO	NV	89511
Reno	NV	89512
NEWPORT COAST	CA	92657
SPARKS	NV	89435
RENO	NV	89520
RENO	NV	89521
BAKERSFIELD	CA	93389
RENO	NV	89511
LAS VEGAS	NV	89140
RENO	NV	89511
Reno	NV	89520
RENO	NV	89512
Reno	NV	89520
Reno	NV	89520
RENO	NV	89520
Reno	NV	89520
RENO	NV	89502



# CITY OF RENO PRINT ORDER FORM

Job Name : LDC24-00063 (Calvary Chapel Zone Change)

## Contact Information (required fields):

Name: Barbara Auferio

Date File is Available: 10/4/2024

Dept/Division: CITY CLERKS OFFICE

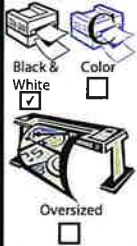
Date Order Due: 10/8/2024

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

### PRODUCTION



Copies Sides Page Size

60 SS DS 8.5 X 11 8.5 X 14 11 X 17

Paper Type & Color:

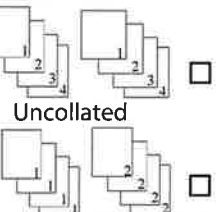
Paper Color: Blue

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

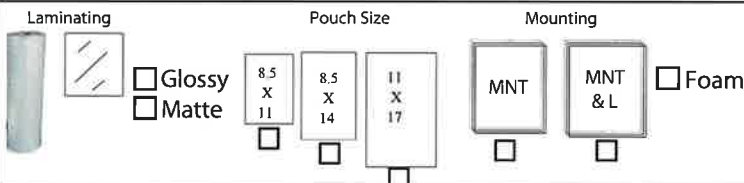
☐ Front cover: ☐ Clear ☐ Regency ☐ Cardstock Color: navy

☐ Back cover: ☐ Clear ☐ Regency ☐ Cardstock Color: navy

☐ 3-ring Binder Size: Color: navy

### FINISHING

Laminate/  
Mount



Carbonless paper:

☐ 2-part ☐ Color  
☐ 3-part ☐ BW  
☐ 4-part

Finish

<b>STAPLING</b>	<b>FOLDING</b>	<b>CUTTING</b>	<b>DRILLING</b>	<b>PADS</b>	<b>SHRINKWRAP</b>	<b>TABS</b>	<b>Tab Font</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Tab Text</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. _____

## Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, OCTOBER 8, 2024 AT 10 AM.

THANK YOU!