

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 **February 12, 2025**, commencing at the time indicated.

10:00 a.m. – LDC25-00024 (900 Western Road Zoning Map Amendment)

A request has been made for a zoning map amendment from the Single-Family Residential 3 units per acre (SF-3) zoning district to the Single-Family Residential 8 units per acre (SF-8) zoning district. The ±0.83-acre site is located on the northeast corner of the intersection at Omaha Street and Western Road. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF).

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 the 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.

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:	Lauren Morris
Contact Phone:	
Contact Email:	MorrisL@Reno.Gov
PO Number:	LDC25-00024

Date:	01/23/2025
Order Number:	10974204
Prepayment Amount:	\$ 147.24

Column Count:	1.0000
Line Count:	58.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	01/31/2025 - 01/31/2025	Govt Public Notices
RGJ rgj.com	1	01/31/2025 - 01/31/2025	Govt Public Notices

<div> <div>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!</div> </div>	<div> <div>Total Cash Order Confirmation Amount Due</div> <div>Tax Amount</div> <div>Service Fee 3.99%</div> <div>Cash/Check/ACH Discount</div> <div>Payment Amount by Cash/Check/ACH</div> <div>Payment Amount by Credit Card</div> </div>	<div> <div>\$147.24</div> <div>\$0.00</div> <div>\$5.87</div> <div>-\$5.87</div> <div>\$147.24</div> <div>\$153.11</div> </div>
Order Confirmation Amount		\$147.24

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MIKKI HUNTSMAN,
CLERK AND CLERK OF
THE RENO CITY COUNCIL
No.10974204 Jan. 31, 2025

City of Reno - Legals
 1 E 1ST Street FL 2
 Reno, NV 89501
 USA

Receipt

Account No.:	1118454
Receipt No.:	5528228
Receipt Date:	1/23/2025
Total Cash Amt:	\$ 147.24
Service Fee 3.99%:	\$ 5.87
Cash/Check/ACH Discount:	\$ 0.00
Paid Amount:	\$ 153.11

Date	Doc Type	Doc No.	Customer	Allocation type	Allocated
1/23/2025	Order	10974204	City of Reno - Legals	Opp	147.24
	Mastercard		8219		

Abbreviation	Document type
lp	Invoice Payment
Pa, Opp	Payment allocation, Order Pre-payment

Thank you for your payment!

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 February 12, 2025, City Council Meeting at 10:00 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: LDC25-00024

CASE NAME: 900 Western Road Zoning Map Amendment

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 the Single-Family Residential 3 units per acre (SF-3) zoning district to the Single-Family Residential 8 units per acre (SF-8) zoning district. The ±0.83-acre site is located on the northeast corner of the intersection at Omaha Street and Western Road. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF).

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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, January 31, 2025, at 5:00 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.

RECEIVED
JAN 31 2025
CITY CLERK



RECEIVED
JAN 31 2025
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

February 12, 2025

HEARING TIME

10:00 AM

APPLICANT

Mentor Development LLC

CASE NUMBER

LD25-00024

PROJECT NAME

800 Western Road Zoning Map Amendment

DESCRIPTION

A request has been made for a zoning map amendment from the Single-Family Residential 3 units per acre (SF-3) zoning district to the Single-Family Residential 8 units per acre (SF-8) zoning district. The 40.83-acre site is located on the northeast corner of the intersection of Omaha Street and Western Road. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF).

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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.

900 Western Road Zoning Map Amendment

Posting Location Map



AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

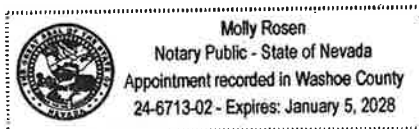
Lauren Morris, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 30 day of January, 2025, she deposited in the United States Post Office at Reno, Nevada, copies of 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. LDC 25-00024 (900 Western Road Zoning Map Amendment) who are required to be notified by law.

Lauren Morris
for CITY CLERK

SUBSCRIBED and SWORN to before me this

30th day of JANUARY, 2025.

[Signature]
Notary Public in and for the County of Washoe,
State of Nevada





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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **082-600-07**

20434 SOUTH SANTA FE AVENUE LLC
PO BOX 1267
SUNSET BEACH, CA 90742



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **082-611-01**

A T A P COMPANY
1095 STANDARD ST STE 10
RENO, NV 89506

NOTICE OF PUBLIC HEARING

Dear Property Owner:

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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.**

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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

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
082-600-07	20434 SOUTH SANTA FE AVENUE LLC		PO BOX 1267	SUNSET BEACH	CA	90742
082-611-01	A T A P COMPANY		1095 STANDARD ST STE 10	RENO	NV	89506
082-614-01	A&A PROPERTY & LEASING LLC		860 PANTHER DR	RENO	NV	89506
082-315-17	ALLEN LIVING TRUST		5845 OMAHA ST	RENO	NV	89506
082-315-18	ALLEN LIVING TRUST et al		5845 OMAHA DR	RENO	NV	89506
502-462-03	ALVAREZ	LUCIO O	5875 KEARNEY DR	RENO	NV	89506
502-461-03	AM-IS	PHILIP J & MARIA A	5830 KEARNEY DR	RENO	NV	89506
502-462-04	ANDERSON	RICHARD L	5865 KEARNEY DR	RENO	NV	89506
082-851-07	ARIF	MIAN	5395 LADYBUG CT	RENO	NV	89523
502-462-09	ARROYO	GUADALUPE	5815 KEARNEY DR	RENO	NV	89506
	Axion Engineering		c/o Ryan T Sims	Reno	NV	89502
082-851-09	BAYLOCQ	ROGER	2370 DEL MONTE LN	RENO	NV	89511
082-851-06	BAYLOCQ PROPERTIES LLC		2370 DEL MONTE LN	RENO	NV	89511
502-462-08	COCKLIN	DEREK N & BILLI D	5825 KEARNEY DR	RENO	NV	89506
082-851-08	DAM PROPERTIES LLC et al		945 MONTE VISTA DR	RENO	NV	89511
082-315-20	DEVLIN et al	RANDALL R	5855 OMAHA ST	RENO	NV	89506
082-316-33	DIAZ	ARMANDO	3415 HEIGHTS DR	RENO	NV	89503
082-316-07	DOMINGUEZ-RUIZ	GUADALUPE	5870 PANTHER DR	RENO	NV	89506
Ward 4 NAB	Flannery	Rebecca	17175 Magnetite Dr	Reno	NV	89508
502-461-04	FORBES WALLING FAMILY TRUST		5840 KEARNEY DR	RENO	NV	89506
082-851-04	GONZALEZ et al	ROBERT A JR	280 WESTERN RD	RENO	NV	89506
082-315-04	HAGGERTY	JOHN	453 RIDGE ST	RENO	NV	89501
082-851-05	HAMILTON	CAROLYN J	290 WESTERN RD	RENO	NV	89506
502-462-06	HAMILTON	BRIAN & NANCY K	5845 KEARNEY DR	RENO	NV	89506
082-315-08	HARRIS FAMILY TRUST		1001 PANTHER DR	RENO	NV	89506
Ward 4 NAB	Harvey	Bryan	1100 University Park Court	Reno	NV	89512
082-611-08	HOLLYWOOD INVESTMENT COMPANY		777 PANTHER DR	RENO	NV	89506
082-851-11	HUERTA-ORTIZ	ALONDRA	250 WESTERN RD	RENO	NV	89506
Ward 4 NAB	Johnson	Benjamin	14337 Durham Drive	Reno	NV	89506
502-471-10	KCW PROPERTIES LLC		55 DE ANZA DR	RENO	NV	89511
082-316-05	KEEFE	CODY P	5850 PANTHER DR	RENO	NV	89506
502-461-10	LI	XIANG	5894 KEARNEY DR	RENO	NV	89506
502-462-05	LOPEZ et al	RAFAEL	5855 KEARNEY DR	RENO	NV	89506
082-600-03	LOS ANGELES IRON & STEEL COMPANY		216 LEMMON DR # 363	RENO	NV	89506
Ward 4 NAB	Luck	Victoria	7640 Bichon St	Reno	NV	89506
502-461-07	MARANON	MARC P	5870 KEARNEY DR	RENO	NV	89506
082-315-05	MCKINNON	HORTENCIA	1213 PANTHER DR	RENO	NV	89506

LD05-0024 (900 Western Road ZMA)

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
082-315-06	MEDVIN FAMILY TRUST		1055 PANTHER DR	RENO	NV	89506
	Mentor Development LLC		c/o Kim Kengle	Reno	NV	89515
082-315-02	MENTOR DEVELOPMENT LLC		7790 HOLIDAY LN	RENO	NV	89511
502-461-01	MILLER	JONATHAN	5810 KEARNEY DR	RENO	NV	89506
082-851-10	MUELLER TRUST	CHARLES E & JOAN	35 PENROSE ST	RENO	NV	89503
502-462-07	NAMASIVAYAM	SIVAM	5245 VISTA BLVD STE F3-127	SPARKS	NV	89436
502-462-10	PANTHER VALLEY ESTATES LLC		PO BOX 50160	SPARKS	NV	89435
502-461-11	PARKER	MARC R & CHRISTINA M	5898 KEARNEY DR	RENO	NV	89506
082-316-32	QUALEY	MELVIN K & DEBORAH F	900 PANTHER DR	RENO	NV	89506
502-461-08	RIVAS et al	MYRA	5880 KEARNEY DR	RENO	NV	89506
082-315-09	RODARTE et al	VICTORIA D	5835 PANTHER DR	RENO	NV	89506
502-461-05	RODRIGUES	NEVA	9307 BLUE BASIN TRL	RENO	NV	89521
502-462-02	SAVELLANO-DELA CRUZ et al	GUDELIA GARCIA	5885 KEARNEY DR	RENO	NV	89506
502-461-02	SCHUNKE	HILDEGARD H	5820 KEARNEY DR	RENO	NV	89506
082-851-15	SIERRA DEVELOPMENTS LLC		3565 LONE TREE LN	RENO	NV	89511
082-600-05	SIERRA WESTERN PROPERTIES LLC		3125 BOSCHERTOWN RD	SAINT CHARLES	MO	63301-3263
502-461-06	SMITH	ASHLEY N	5860 KEARNEY DR	RENO	NV	89506
502-471-11	SOLORZANO	ARMANDO L & SHAWNNA M	5915 OMAHA ST	RENO	NV	89506
502-471-11	SOLORZANO	ARMANDO L	5915 OMAHA ST	RENO	NV	89506
Ward 4 NAB	Souther	Jared	8591 Silver Shores Dr	Reno	NV	89506
082-315-16	SPRINT COMMUNICATIONS COMPANY		PO BOX 85022	BELLEVUE	WA	98015
502-462-01	THIBAUT et al	ALLONDRA M	5895 KEARNEY DR	RENO	NV	89506
082-315-01	TROYE TRUST	MARTIN	5815 PANTHER DR	RENO	NV	89506
082-315-07	TYRRELL et al	JAN M & JOSEPH T	1003 PANTHER DR	RENO	NV	89506
082-316-06	VALDIVIA LIVING TRUST	NESTOR & MARIA	PO BOX 701	TRUCKEE	CA	96160
082-316-08	WAGNER LIVING TRUST	P	1220 PANTHER DR	RENO	NV	89506
502-461-09	WATTS	ALLEN K & DELINDA	7320 BRENDA WAY	ROHNERT PARK	CA	94928
082-316-04	WEISS	PAMELA M	1060 PANTHER DR	RENO	NV	89506
Ward 4 NAB	White	John	8552 Moth Circle	Reno	NV	89506



CITY OF RENO PRINT ORDER FORM

Job Name : LDC25-00024 (900 Western Road ZMA)

Contact Information (required fields):

Name: LAUREN MORRIS

Date File is Available: 1/23/2025

Dept/Division: CITY CLERKS OFFICE

Date Order Due: 1/28/2025

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies

66

Sides

SS

DS

Page Size

8.5 X 11

8.5 X 14

11 X 17

Paper Type & Color:

Paper Color:

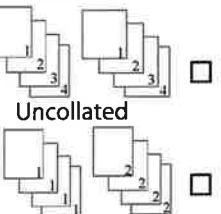
Blue

Paper Weight:

Pastel	Available Sizes & Weights	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



☐ Foam

Carbonless paper:

☐ 2-part

☐ 3-part

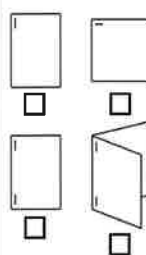
☐ 4-part

☐ Color

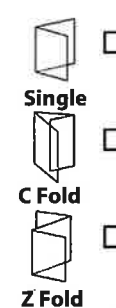
☐ BW

Finish

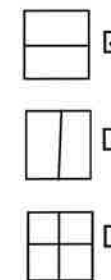
STAPLING



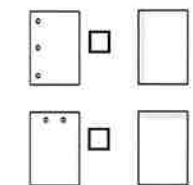
FOLDING



CUTTING



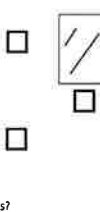
DRILLING PADS



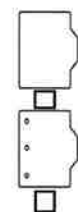
How many pads?

Pages per pad:

SHRINKWRAP



TABS



Tab Font

Tab Text

1. _____
2. _____
3. _____
4. _____
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7. _____
8. _____
9. _____
10. _____

Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, JANUARY 28, 2025, AT 10 AM.

THANK YOU!