

## Ad Preview

### NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Reno will hold the below listed public hearings at 10:00 a.m. on January 17, 2024, in the Council Chambers of the Reno City Hall, One East First Street, First Floor, on the following item(s).

**LDC23-00003 (Heiser Master Plan Amendment and Rezoning)**

A request has been made for: 1) a Master Plan amendment from Large-Lot Neighborhood (LL) to Suburban Mixed-Use (SMU) and Parks, Greenways, and Open Space (PGOS); and 2) a zoning map amendment from LLR1 – Large Lot Residential (1 acre) to Specific Plan District (SPD). The ±85.2 acre site is located south of Interstate 80, ±1320 feet east of Exit 9 (Robb Drive).

**LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)**

A request has been made for: 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88 acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street.

**LDC24-00030 (Lake Mansion Historic Resource Designation)**

A request has been made for a zoning map amendment from ±0.4 acres of Mixed-Use Downtown - Riverwalk District (MD-RD) to ±0.4 acres of MD-RD with the Historic Landmark (HL) overlay zoning district. The subject property is located at 250 Court Street and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU).

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

Jan. 5, 2024 #9673988

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### **LDC23-00003 (Heiser Master Plan Amendment and Rezoning)**

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### **LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)**

A request has been made for: 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88 acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street.

### **LDC24-00030 (Lake Mansion Historic Resource Designation)**

A request has been made for a zoning map amendment from ±0.4 acres of Mixed-Use Downtown - Riverwalk District (MD-RD) to ±0.4 acres of MD-RD with the Historic Landmark (HL) overlay zoning district. The subject property is located at 250 Court Street and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU).

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**All interested persons are invited to present testimony.**

**MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL**

*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 **January 17, 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: **LDC23-00003**

CASE NAME: **Heiser Master Plan Amendment and Rezoning**

PLANNER: **Leah Piccotti**

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

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A request has been made for: 1) a Master Plan amendment from Large-Lot Neighborhood (LL) to Suburban Mixed-Use (SMU) and Parks, Greenways, and Opens Space (PGOS); and 2) a zoning map amendment from LLR1 – Large Lot Residential (1 acre) to Specific Plan District (SPD). The ±85.2 acre site is located south of Interstate 80, ±1320 feet east of Exit 9 (Robb Drive).

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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 astro bright 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 5, 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.***

# LDC23-00003 (Heiser Master Plan Amendment and Rezoning)





RECEIVED  
JAN 05 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:**

**APPLICANT:**

**CASE NUMBER:**

**PROJECT NAME:**

WEDNESDAY January 17, 2024 at 10:00 AM

Andy Durling

LDC23-00003

Heiser Master Plan Amendment and Rezoning

**DESCRIPTION:** A request has been made for: 1) a Master Plan amendment from Large-Lot Neighborhood (LL) to Suburban Mixed-Use (SMU) and Parks, Greenways, and Open Space (PGOS); and 2) a zoning map amendment from LLR1 - Large Lot Residential (1 acre) to Specific Plan District (SPD). The 485.2 acre site is located south of Interstate 80, ±1320 feet east of Exit 9 (Robb Drive).

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 <https://www.reno.gov/development-services/public-comment>, email to [PublicComment@reno.gov](mailto:PublicComment@reno.gov), or leave a voicemail at 775.393.4459. Comments received prior to 4:00 pm 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.

Leah Piccotti - 334-2178

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**

**JAN 05 2024**

**CITY CLERK**





**AFFIDAVIT OF MAILING**

STATE OF NEVADA     )

:ss.

COUNTY OF WASHOE    )

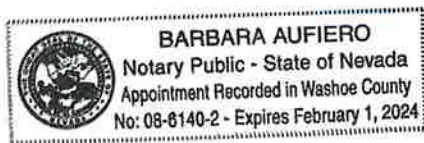
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 5<sup>th</sup> day of January, 2024, she deposited in the United States Post Office at Reno, Nevada, 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. LOC 23-00003 (Heiser MPA & ZMA) who are required to be notified by law.

  
CITY CLERK

SUBSCRIBED and SWORN to before me this

8<sup>th</sup> day of January, 2024.

Barbara Aufiero  
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 **January 17, 2024 at 10am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC23-00003 (Heiser Master Plan Amendment and Rezoning)**

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As a property owner within 950 feet, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Leah Piccotti, Associate Planner at (775)334-2178**.

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 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: **200-141-10**

ERIKA ANTONITSCH et al  
6072 WALNUT CREEK RD  
RENO, NV 89523



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

RETURN SERVICE REQUESTED

## IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **039-625-10**

BRABBIN LIVING TRUST  
3380 BLACK OAK DR  
ROCKLIN, CA 95765

# \* LDC23-00003 Heiser Master Plan Amendment & Rezoning

qryViewUniqueRecords2

12/26/2023

FirstOfpin	lastname	firstname	mailing1	mailcity
200-141-10	ANTONITSCH et al	ERIKA	6072 WALNUT CREEK RD	RENO
039-625-10	BRABBIN LIVING TRUST		3380 BLACK OAK DR	ROCKLIN
039-625-15	BRIEASCAS et al	PABLO E	5858 WALNUT CREEK RD	RENO
039-623-23	BURKE	JENNIFER M	5931 WALNUT CREEK RD	RENO
039-625-05	CAI et al	JINLI	22406 TULLIS TRAIL CT	KATY
009-062-19	CAME TRUST	CARLETON & NANCY	5240 RIVER LN	RENO
039-623-16	CARACCILO TRUST		202 DOOLITTLE CT	DAYTON
200-141-09	CASTILLO-NINO et al	ANTONIO	6082 WALNUT CREEK RD	RENO
212-112-03	CHALK BLUFF LLC		PO BOX 33322	RENO
039-625-04	CHEN LIVING TRUST		2568 STARR MEADOWS LOOP	RENO
✓ Ward 1 NAB	Daftary	Nikhil	2200 Watt Street	Reno
039-623-20	D'AMOUR	CASSIDY E	5891 WALNUT CREEK RD	RENO
039-625-07	DUHAMEL	DYLAN J & KELSEY L	5940 WALNUT CREEK RD	RENO
212-133-02	EATING CROW LLC		2159 NW 47TH CIR	OCALA
039-623-11	ENRIQUEZ	PAUL	1045 BACKER WAY	RENO
039-625-08	ENRIQUEZ	MIKHAEL	5936 WALNUT CREEK RD	RENO
039-625-17	ERGAS TRUST	FRANK & STELLA M	20 SAN FELIPE	S SAN FRANCISCO
039-625-09	FLORES et al	MICHELLE L	5920 WALNUT CREEK RD	RENO
212-112-02	FLYING J INC		185 S STATE ST STE 1300	SALT LAKE CITY
039-623-18	FRANK FAMILY TRUST		8270 TRAIL HOLLOW CT	RENO
202-192-09	FREDERICK	AARON & MICHELLE D	1031 CROWN VIEW DR	RENO
009-063-02	GAHNER	GREGORY D	5500 RIVER LN	RENO
039-621-05	GORANSON	JESSICA A & ALFRED E	1040 BACKER WAY	RENO
039-625-13	GRCS PROPERTIES LLC		6060 ROCK CREEK CT	RENO
202-192-06	GREENWOOD et al	ROBERT	1037 CROWN VIEW DR	RENO
039-290-10	HANSEN FAMILY TRUST	GERALD & KERRI	2420 FARETTO LN	RENO
039-170-24	HARRAHS RENO LLC		9325 W SAHARA AVE	LAS VEGAS
039-161-10	HEISER-SCHOLTEN PROPERTIES		905 SAMUEL DR	PETALUMA
039-625-22	HOURIHAN	CONNOR & MEGHAN	1005 BACKER WAY	RENO
009-062-23	HUTCHISON	DOUGLAS A & LORI R	5020 RIVER LN	RENO



mailstate	mailzip
NV	89523
CA	95765
NV	89523
NV	89523
TX	77494
NV	89519
NV	89403
NV	89523
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NV	89519
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NV	89523
NV	89511
NV	89523
NV	89511
NV	89117
CA	94952
NV	89523
NV	89519

FirstOfpin	lastname	firstname	mailing1	mailcity
039-625-11	KALINSKE	KEVIN	5888 WALNUT CREEK RD	RENO
039-625-12	KALINSKE LIVING TRUST	DONNA	5888 WALNUT CREEK RD	RENO
039-623-15	KEITH & SALLY WILSON-ROLLE FAMILY TRUST		4620 NE AINSWORTH ST	PORTLAND
039-625-03	KING	JOE H JR & JENNIFER Y	5980 WALNUT CREEK RD	RENO
200-141-12	KONRATH FAMILY TRUST		185 ANDREW LN	RENO
039-621-03	KOSHY et al	ANIL	7109 HEATHERWOOD DR	RENO
039-623-13	KRAINESS TRUST	SHARON J	10187 PHAETON DR	EDEN PRAIRIE
202-192-08	KRUEGER	DANIELLE	1033 CROWN VIEW DR	RENO
200-141-11	LAN	SHU C & TISA H	7 WINTER ST	RENO
039-625-14	LANG	MASON	5866 WALNUT CREEK RD	RENO
202-191-14	LASS	CANON	2151 FOUNTAIN SPRINGS DR	HENDERSON
202-191-16	LEMMONS	DANIEL B	961 WOODSON HAMMOCK CI	WINTER GARDEN
212-134-04	LMMR LLC et al		3735 LAKESIDE DR STE B	RENO
039-621-04	LUNSFORD et al	NATHAN	1030 BACKER WAY	RENO
202-191-15	MARQUEZ et al	JACKIE R	1032 CROWN VIEW DR	RENO
039-625-01	MARTINES et al	ROBERT D	118 REGENT DR	LOS GATOS
039-623-12	MATHIAS et al	MEGAN C	1035 BACKER WAY	RENO
039-621-01	MCGLOWN et al	JOYCE K	1000 BACKER WAY	RENO
039-625-21	MELBY LIVING TRUST		3430 MARIO RD	RENO
039-170-35	MONTABELLO II LP		5700 STONERIDGE MALL RD ST	PLEASANTON
009-062-20	MURRAY	RYAN A & SARAH M	5200 RIVER LN	RENO
039-161-34	NEVADA UTAH ASSN 7TH DAY ADVENTIST		10475 DOUBLE R BLVD	RENO
009-062-18	NEWCOMB 2023 FAMILY TRUST		5290 RIVER LN	RENO
039-621-06	NOJIMA	KAZUKO U	1050 BACKER WAY	RENO
039-623-24	ORLANDO FAMILY TRUST	LARRY & PATTY	PO BOX 243	CARNELLIAN BAY
039-625-16	PATWARY et al	MD S	5850 WALNUT CREEK RD	RENO
Ward 1 NAB	Piscevich	Margo	3745 Falcon Wy	Reno
202-192-01	POHL	NORBERT J	1051 CROWN VIEW DR	RENO
212-134-01	PRIME A INVESTMENTS-NEVADA LLC		16850 BEAR VALLEY RD	VICTORVILLE
202-192-07	QUINTANA	MEGAN L & ANTONIO F	1035 CROWN VIEW DR	RENO



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NV	89523
NV	89523
OR	97218
NV	89523
NV	89521
NV	89523
MN	55347
NV	89523
NV	89503
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FL	34787
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NV	89519
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CA	96140
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NV	89509
NV	89523
CA	92395
NV	89523

FirstOfpin	lastname	firstname	mailing1	mailcity
200-141-13	RAO	ABHISHEK S	5509 VIA LUGANO	FREMONT
039-621-12	RENO CITY OF		PO BOX 1900	RENO
039-625-02	REYES et al	IMELDA	5990 WALNUT CREEK RD	RENO
039-290-04	RFR HOLDINGS LLC		PO BOX 3454	STATELINE
039-625-19	ROBINSON et al	MARIA	5830 WALNUT CREEK RD	RENO
039-621-02	ROBISON	KENT R	71 WASHINGTON ST	RENO
200-141-16	ROSAIA	JEFFREY E & JAMIE	PO BOX 33202	RENO
✓ Ward 1 NAB	Ross	Justin	944 Haskell St.	Reno
	S3 Development Company		Attn: Blake Smith	Reno
039-623-19	SANDBERG	ETHEL A	5883 WALNUT CREEK RD	RENO
009-063-04	SANDBERG FAMILY TRUST	RANDY & MICHELE	11 RAINSHADOW LN	RENO
039-623-22	SCHARDT et al	JAMES J	5911 WALNUT CREEK RD	RENO
202-192-05	SCHIEBERT	DANIEL & VIRGINIA	1039 CROWN VIEW DR	RENO
✓ Ward 1 NAB	Schrimpf	William	8717 Damselfly Dr	Reno
202-192-03	SCHWAEBLE et al	SUMER R	4857 SIERRA PINE DR	RENO
202-192-02	SHAFFER LIVING TRUST	JAMES L & CHERYL C	PO BOX 33062	RENO
039-625-20	SHAW	DAVID J & ASHLEE R	5824 WALNUT CREEK RD	RENO
039-623-17	SKIPWORTH	GAYLE N	5861 WALNUT CREEK RD	RENO
009-063-03	SLADE JOINT INTER VIVOS TRUST	JOHN D & ROBERTA L	5440 RIVER LN	RENO
212-161-01	SPARKS FAMILY HOSPITAL INC		367 SOUTH GULPH RD	KING OF PRUSSIA
009-062-17	SPOON FAMILY TRUST		10 RAINSHADOW LN	RENO
039-623-14	STEINBERG LIVING TRUST	ALVIN A	PO BOX 6891	INCLINE VILLAGE
212-161-02	SUMMERSET RENO ALMC LLC		2150 DOUGLAS BLVD STE 110	ROSEVILLE
200-141-15	TAH 2017-2 BORROWER LLC		15771 RED HILL AVE	TUSTIN
039-623-21	TERREY	KAREN A	PO BOX 476	TRUCKEE
039-625-18	TOLOTTI	MARY G	1911 QUAIL CREEK CT	RENO
039-625-06	TORRES et al	LORENA	5950 WALNUT CREEK RD	RENO
039-161-37	TRUCKEE MEADOWS WATER AUTHORITY		PO BOX 30013	RENO
212-020-06	TRUCKEE RIVER HIGHLANDS HOA		1285 BARING BLVD # 401	SPARKS
039-290-08	UNION PACIFIC RAILROAD COMPANY		1400 DOUGLAS ST STOP 1640	OMAHA

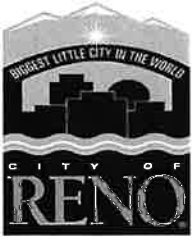


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CA	95661
CA	92780
CA	96160
NV	89519
NV	89523
NV	89520
NV	89434
NE	68179

FirstOfpin	lastname	firstname	mailing1	mailcity
✓ Ward 1 NAB	Wager	Jerry	3363 Belford Rd	Reno
	Washoe Co Assessor's		1001 E 9th St	Reno
009-062-24	WASHOE COUNTY		1001 E 9TH ST BLDG A	RENO
	Washoe County Comm. Dev.		1001 E 9th St	Reno
039-290-24	WASHOE COUNTY et al		1001 E 9TH ST BLDG A	RENO
	Washoe County Public Works		1001 E 9th St	Reno
	Washoe County Treasurer		P.O. Box 30039	Reno
✓ Ward 1 NAB	Werninghaus	Karla	1249 Humboldt St	Reno
200-141-14	WILLIAMS	GERALD D	12805 THUNDERBOLT DR	RENO
	Wood Rodgers, Inc.		Attn: Andy Durling	Reno

mailstate	mailzip
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NV	89520
NV	89512
NV	89520
NV	89512
NV	89520
NV	89520
NV	89509
NV	89511
NV	89502





# CITY OF RENO PRINT ORDER FORM

Job Name : LDC23-00003 Heiser Master Plan Amendment and Rezoning

## Contact Information (required fields):

Name: Bailey Johnson

Dept/Division: CITY CLERKS OFFICE

Contact Phone #: 775-334-2030

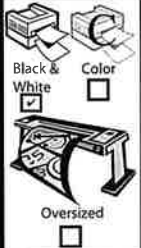
Date File is Available: 12/26/2023

Date Order Due: 1/2/2024

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

### PRODUCTION



Copies Sides Page Size

100 SS DS 8.5 X 11 8.5 X 14 11 X 17

Paper Type & Color:

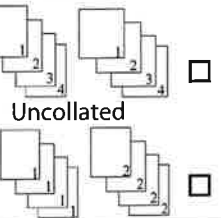
Paper Color: Blue

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

Laminating



☐ Glossy  
☐ Matte

Pouch Size

8.5 X 11 8.5 X 14 11 X 17

Mounting



☐ Foam

Carbonless paper:

☐ 2-part

☐ Color

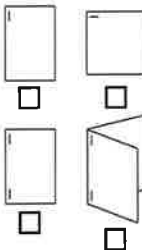
☐ 3-part

☐ BW

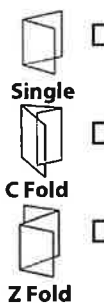
☐ 4-part

### Finish

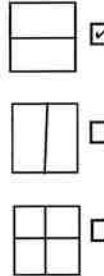
STAPLING



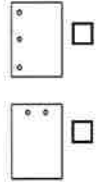
FOLDING



CUTTING



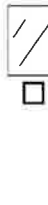
DRILLING PADS



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 TUESDAY, JANUARY 2, 2024 AT 10 AM.

THANK YOU!