

## **NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Reno will hold the below listed public hearings in the Council Chambers of the Reno City Hall, One East First Street, First Floor, on January 22, 2025, commencing at the time indicated.

**6:00 p.m. – LDC25-00003 (2400 West 7th Street):**

Appeal of the Planning Commission's decision to deny a request for: 1) a tentative map for a 28-lot single-family detached subdivision; and 2) a major site plan review for cluster development. The ±3.72-acre project site is located directly south of the intersection at West 7th Street and Rhode Island Drive. The site is located in the Single-Family Residential – 8 units per acre (SF-8) zoning district and has a Master Plan land use designation of Single Family (SF). An appeal was filed by the applicant, AMH. City Council may affirm, modify, or reverse the decision of the Planning Commission.

**6:00 p.m. – LDC25-00016 (Plumas Redevelopment)**

Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow for: 1) a 273-unit multi-family apartment complex; and 2) grading resulting in fills greater than ten feet. The ±9.48 acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by the applicant, Thompson Thrift, and Terry Ruppert, Lakeridge Villa HOA, Board Member. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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) or by email to [PublicComment@reno.gov](mailto: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



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:	01/03/2025
Order Number:	10916306
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	93.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	01/10/2025 - 01/10/2025	Govt Public Notices
RGJ rgj.com	1	01/10/2025 - 01/10/2025	Govt Public Notices

Total Cash Order Confirmation Amount Due	\$227.04
Tax Amount	\$0.00
Service Fee 3.99%	\$9.06
Cash/Check/ACH Discount	-\$9.06
Payment Amount by Cash/Check/ACH	\$227.04
Payment Amount by Credit Card	\$236.10

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!

Order Confirmation Amount	\$227.04
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NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Reno will hold a public hearing on the proposed rezoning of the Council Chambers of the Reno City Hall, One East First Street, First Floor, on January 22, 2025, commencing at the time indicated.

**6:00 p.m. – LDC25-00083 (2400 West 7th Street)**

Appeal of the Planning Commission's decision to deny a request for: 1) a tentative map for a 28-lot single-family detached subdivision; and 2) a major subdivision and master plan development. The 3.72-acre project site is located directly south of the intersection of West 7th Street and Plumas Street. The site is located in the Single-Family Residential – 8 units per acre (SF-8) zoning district and has a Master Plan land use designation of Single-Family (SF-A). An appeal was filed by the applicant, AMH. City Council may affirm, modify, or reverse the decision of the Planning Commission.

**6:00 p.m. – LDC25-00016 (Plumas Redevelopment)**

Appeal of the Planning Commission's decision to condition a request for a permit to allow for: 1) a 273-unit multi-family apartment complex; and 2) grading resulting in a 3.94-acre project site. The 3.94-acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCracken Street. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Single-Family Use (SMU). Appeals were filed by the applicant, Thompson Thrift, and Terry Rapert, Loweridge Villa Park, Eastern Shores. City Council may affirm, modify, or reverse the decision of the Planning Commission.

Those who wish to submit public comments to the Commission may do so by submitting public comment through the online public comment form found at <https://publiccomment.reno.gov> or by email to [PublicComments@reno.gov](mailto:PublicComments@reno.gov). Comments received prior to 4:00 p.m. on the day preceding the hearing will be provided to the City Council for review prior to adjournment and entered into the record. Comments received after 4:00 pm on the day preceding the hearing 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.

HUNTSMAN, MIKKI  
CLERK AND CLERK OF THE CITY COUNCIL  
Jan. 10, 2025

## Finance Department

### Receipt Voucher

Receipt No.	5494537	Receipt Date	1/3/2025	Receipt Amount
Receipt From	City of Reno - Legals			227.04 \$
Amount	Two hundred and twenty-seven \$ Only			
Cash/Cheque	ctru51v0i4738n6chj60	Type of Cheque	Card Payment – THANK YOU	
Date of Cheque	1/3/2025	Bank Name		
Details				

### Cashier

Fifth Third-7672 FluidPay Payments

Collector	Doe Type	Doe Ref	Doe Date	Customer	Allocation Type	Amount Allocated
Theodore, Keyonna	Order	10916306	1/3/2025	City of Reno - Legals	Opp	227.04

Page: 1 of 1

Abbreviation	Allocation type
Ip	Invoice Payment
Opp	Order Pre-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 **January 22, 2025, City Council Meeting at 6:00 PM.***

*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: **LDC25-00016**

CASE NAME: **Plumas Redevelopment**

PLANNER: **Leah Piccotti**

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

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**Appeal of the Planning Commission’s decision to approve a request for a conditional use permit to allow for: 1) a 273-unit multi-family apartment complex; and 2) grading resulting in fills greater than ten feet. The ±9.48 acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by the applicant, Thompson Thrift, and Terry Ruppert, Lakeridge Villa HOA, Board Member. City Council may affirm, modify, or reverse the decision of the Planning Commission.**

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) or by email to [PublicComment@reno.gov](mailto: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.

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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 10, 2025, at 4:00 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 & TIME: WEDNESDAY January 22, 2025 at 6:00 PM

APPLICANT: Wood Rodgers, Inc.

CASE NUMBER: LDC25-00016

PROJECT NAME: Plumas Redevelopment

**DESCRIPTION:** Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow for: 1) a 27-unit multi-family apartment complex and 2) grading resulting in fills greater than ten feet. The 4.78-acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by the applicant, Wood Rodgers, Thrift, and Terry Ruppert, Lakeridge Villa HOA, Board Member. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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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.

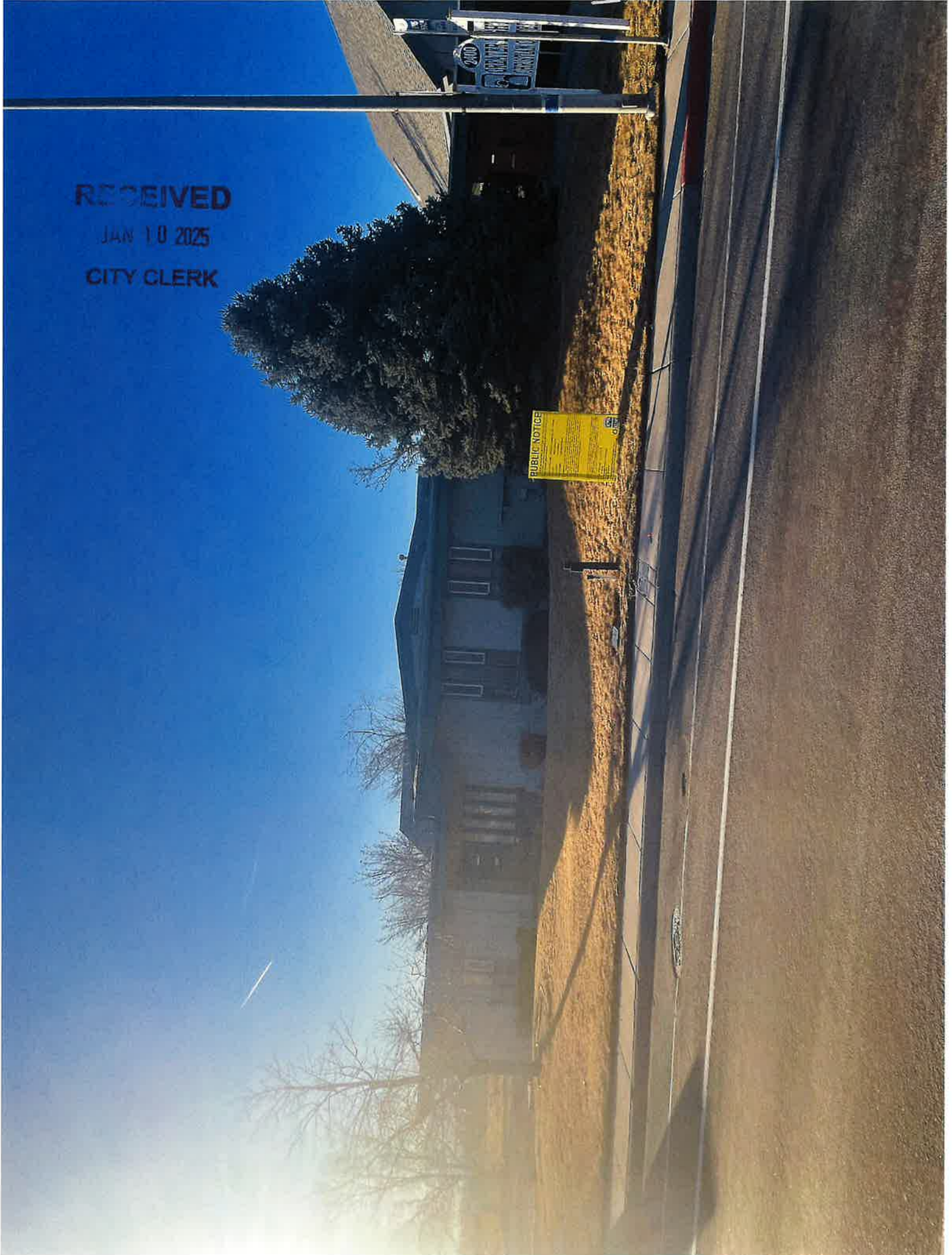




RECEIVED

JAN 10 2025

CITY CLERK





Plumas Redevelopment  
Site Posting Location





**AFFIDAVIT OF MAILING**

STATE OF NEVADA     )

:ss.

COUNTY OF WASHOE    )

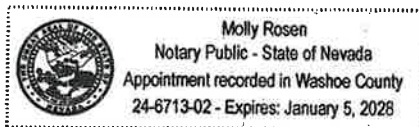
Lauren Morris, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 10<sup>th</sup> day of January, 2025, she deposited in the United States Post Office at Reno, Nevada, 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. LDC25-00016 (Plumas Redevelopment) who are required to be notified by law.

Lauren Morris  
for CITY CLERK

SUBSCRIBED and SWORN to before me this

10th 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: **042-512-03**

ADGAME LLC  
8755 TECHNOLOGY WAY # I  
RENO, NV 89521



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

**RETURN SERVICE REQUESTED**

**IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **024-191-03**

NADEEM AKHTAR  
3532 SUNNYBROOK CT  
SPARKS, NV 89436



## **NOTICE OF PUBLIC HEARING**

**Dear Property Owner:**

**YOU ARE HEREBY NOTIFIED** that the Reno City Council will hold a public hearing on **January 22, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC25-00016 (Plumas Redevelopment)**

**Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow for: 1) a 273-unit multi-family apartment complex; and 2) grading resulting in fills greater than ten feet. The ±9.48 acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by the applicant, Thompson Thrift, and Terry Ruppert, Lakeridge Villa HOA, Board Member. City Council may affirm, modify, or reverse the decision of the Planning Commission.**

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 **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](http://Reno.Gov/PublicComment) or by email to [PublicComment@reno.gov](mailto: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**

FirstOfpin	lastname	firstname	mailing1
042-512-03	ADGAME LLC		8755 TECHNOLOGY WAY # I
024-191-03	AKHTAR	NADEEM	3532 SUNNYBROOK CT
023-531-19	ALBEE TRUST	SIDNEY O & MARCIA L	2016 TREMONT LN
042-511-09	ANDRIKOS TRUST	DEMETRIOS I & DIANE M	16 THIRD ST
	Andy Durling		1361 Corporate Blvd
024-172-03	ARCHER	KAREN A	4950 GOLDEN SPRINGS DR
023-340-12	ARCHER-IVESON	JANE E	5062 LAKERIDGE TER E
023-572-16	ARMSTRONG	ASHLEY E	1973 VILLA WAY S
023-572-18	ASMAR	JOWI CHARBEL W	1969 VILLA WAY S
023-330-09	BARENGO TAMARA ECCLES LLC		3845 CAUGHLIN PARKWAY
024-172-02	BASS	MICHAEL A & DIANA K	4970 GOLDEN SPRINGS DR
040-433-19	BATES	JOEL D & SARAH A	6056 TORRINGTON DR
042-511-04	BELL BRYANT FAMILY TRUST		6045 KELLY HEIGHTS WAY
023-531-17	BENNETT LIVING TRUST		10430 ARBOR WAY
040-433-15	BLANKENSHIP	BRAD A & KRISTIN L	6064 TORRINGTON DR
023-574-08	BRIONI LIVING TRUST		PO BOX 4528
024-191-02	BROWN	MATTHEW W & JANET S	4986 LAKESIDE DR
024-191-06	BRUZZA LIVING TRUST	MARIAN	765 S MEADOWS PKWY BOX 119
042-511-02	BUCKLEY	MARISA	6053 KELLY HEIGHTS WAY
023-430-12	BYDALEK	JOHN P	2730 LAKE RIDGE SHORES W
024-174-11	CABITAC et al	DELIA P	4940 LAKESIDE DR
023-574-06	CALDWELL SURVIVOR'S TRUST	CHARLES & LURA	2018 SUNBURST WAY
024-196-15	CALLOWAY	LESTER W JR	985 PINEBROOK RD
023-571-08	CARANO 2020 TRUST	NICKOLAS J	1590 BOULDER FIELD WAY
023-573-05	CECCARELLI FAMILY TRUST		2101 CHICORY WAY
023-340-08	CHONTOS LIVING TRUST		5042 LAKERIDGE TER E
040-434-03	CISAR FAMILY TRUST		6057 TORRINGTON DR
023-574-07	CLIFT FAMILY TRUST		2100 CHICORY WAY
042-034-01	CLUB LAKERIDGE LIMITED PTSP		10650 W CHARLESTON BLVD STE 160
042-390-06	CM REAL ESTATE INVESTMENTS LLC		6170 RIDGEVIEW CT STE D
023-572-13	COLE et al	JACOB A	2021 SUNBURST WAY
023-572-09	COLLINS	JEFFREY H	2029 SUNBURST WAY
023-340-01	COOK	THOMAS H	5084 LAKERIDGE TER E
023-574-10	COPENHAVER	AMY M	2106 CHICORY WAY
023-330-02	COSTET et al	JASON L	5014 LAKERIDGE TER E
040-433-25	COX-STEELE LIVING TRUST		6059 STONECREEK DR
024-191-11	CREATIVE FREEDOM LIVING TRUST		960 PINEBROOK RD

LDC 25-000116 (Plumas Redevelopment)

mailcity	mailstate	mailzip
RENO	NV	89521
SPARKS	NV	89436
RENO	NV	89509
LADERA RANCH	CA	92694
Reno	NV	89502
RENO	NV	89509
RENO	NV	89509
RENO	NV	89509
RENO	NV	89519
RENO	NV	89509
RENO	NV	89511
RENO	NV	89519
RENO	NV	89521
RENO	NV	89511
INCLINE VILLAGE	NV	89450
RENO	NV	89509
RENO	NV	89521
RENO	NV	89519
RENO	NV	89519
RENO	NV	89509
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LAS VEGAS	NV	89135
RENO	NV	89519
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RENO	NV	89511
RENO	NV	89509



FirstOfpin	lastname	firstname	mailing1
040-424-06	CROSS	LINDA A	6081 STONECREEK DR
023-571-04	CROSS CREEK LLC		2740 SPINNAKER DR
040-422-12	CURTIS SEPARATE PROPERTY TRUST	PAUL S	2191 SANTA YNEZ AVE
023-573-04	DEANDE 2023 LIVING TRUST	LOUIS P	2103 CHICORY WAY
023-531-15	DESMOND et al	JOHN	145 GREENRIDGE DR
040-424-02	DICKEY et al	MUREL P	6069 STONECREEK DR
023-340-11	DICKMAN FAMILY TRUST	CINDY	5056 LAKERIDGE TER E
023-430-01	DIX 2002 TRUST	HERBERT & AUDREY	4913 LAKERIDGE TER W
040-424-01	DOME LIVING TRUST	RHONDA J	6065 STONECREEK DR
023-250-03	DORTCH	STEPHEN M & TRACEY A	4970 PLUMAS ST
Ward 2 NAB	Dowdy	Stan	2700 Plumas St #302
042-011-28	DUNCAN GOLF AT LAKERIDGE LLC		1400 WOLF RUN RD
042-512-09	EATON	DOREEN	6032 KELLY HEIGHTS WAY
042-400-10	EFB PROPERTIES LLC		1975 FALLEN LEAF CT
042-400-05	EPPER FAMILY TRUST		2210 SOLITUDE DR
042-390-02	EQUITY TRUST COMPANY CUSTODIAN		6170 RIDGEVIEW CT # D
040-423-17	ERICKSON	JOHN C & SHAWN B	6070 STONECREEK DR
024-191-09	EVANS	GREG A & ALLYSON H	980 PINEBROOK RD
024-191-12	EVERMANN LIVING TRUST		950 PINEBROOK RD
023-330-06	EWICK	VIRGINIA D	5038 LAKERIDGE TER E
024-196-13	FALLERS	AFTON	965 PINEBROOK RD
042-511-07	FEAR	ROBERT & AMELIE	PO BOX 18088
Ward 2 NAB	Fisher	Patrick	6400 Bonde Farms Lane
023-572-02	FLORIO LIVING TRUST	KATHARINE	2043 SUNBURST WAY
Ward 2 NAB	Fuji-Strickler	Mimi	835 Huffaker Estates Cir
023-330-12	FULTON TRUST		5006 LAKERIDGE TER E
042-390-05	G RODRIGUEZ GROUP LLC		781 ASPEN TRL
023-430-02	GALLAGHER	PATRICK H	4915 LAKERIDGE TER W
040-434-05	GARDNER FAMILY TRUST		6061 TORRINGTON DR
023-571-01	GEORGESON FAMILY TRUST	C JAMES & SHAREN	4280 MUIRWOOD CIR
023-330-10	GLOVER FAMILY TRUST		5018 LAKERIDGE TER E
023-571-03	GMS PROPERTIES SERIES 5 LLC		4911 MEADOW SPRINGS DR
023-572-07	GODDARD LIVING TRUST	DOUGLAS J	2033 SUNBURST WAY
042-400-06	GP6 FALLON OWNER LLC		8340 DE LONGPRE AVE # C
042-511-06	GREEN FAMILY TRUST		6037 KELLY HEIGHTS WAY
040-433-23	GRUBER	NORBERT & MARY JO	6053 STONECREEK DR
042-390-08	H&H NEVADA LLC 6170 SERIES		PO BOX 50694



FirstOfpin	lastname	firstname	mailing1
023-471-09	HALE	JEFFREY D	4949 LAKERIDGE TER W
024-191-08	HANSEN	SANICHA	990 PINEBROOK RD
024-191-10	HANSEN et al	CHRISTINE L	PO BOX 4021
023-330-13	HARDESTY TRUST	DONALD & SUSAN	5000 LAKERIDGE TER E
023-471-06	HARRIS LIVING TRUST		4955 LAKERIDGE TER W
040-433-16	HARTLEY	CHAD & SHANNON K	6062 TORRINGTON DR
023-390-21	HASTINGS	ALISON B	4909 LAKERIDGE TER W
023-572-10	HEALY FAMILY TRUST		2027 SUNBURST WAY
024-172-19	HESSE LIVING TRUST		4961 MEADOW SPRINGS DR
024-174-10	HILLEN	KEITH & MARY	2600 LAKE RIDGE SHORES E
042-502-02	HILLTOP COMMUNITY ASSN		5470 KIETZKE LN STE 300
042-501-04	HILLTOP COMMUNITY ASSOCIATION		5470 KIETZKE LN S STE 300 PMB 256
040-434-01	HILTON	DON	6062 STONECREEK DR
Ward 2 NAB	Hinman	Tyler	785 Kingston Ln Apt E
023-250-05	HUBBART/SCHELL FAMILY TRUST		PO BOX 5881
040-433-24	HUCK	KYLE L & ALICIA L	6055 STONECREEK DR
023-340-07	HUDSON FAMILY TRUST		5048 LAKERIDGE TER E
042-400-07	ITTY-BITTY HOLDING COMPANY LLC		6165 RIDGEVIEW CT STE D
023-330-03	JACKSON et al	WILLIAM	PO BOX 28212
040-423-15	JAMES et al	STEVE M	6078 STONECREEK DR
024-172-01	JACQUISH	BENJAMIN P & JENNIFER N	4990 GOLDEN SPRINGS DR
023-430-21	JONES TRUST	NANCY L	4927 LAKERIDGE TER W
023-531-18	JURISCHK	MICHELLE	2018 TREMONT LN
023-330-07	KANELLOS TRUST	ELAINE M	5036 LAKERIDGE TER E
024-171-02	KATALINAS	ASHLEY	4965 GOLDEN SPRINGS DR
040-433-22	KATHRYN E LE TOURNEAU & MICHAEL W SCHRAMM 2016 LIVING TRUST		6050 TORRINGTON DR
023-330-05	KATSEANES TRUST	KATE	5032 LAKERIDGE TER E
Ward 2 NAB	Keller	Audrey	720 Marewood Trai
023-330-01	KELSEY FOUNDATION	ESTELLE J	2500 E LAKERIDGE SHORES
042-520-08	KINSEL	ROGER R & ROBIN A	7260 EAST EAGLE CREST DR UNIT 13
042-512-06	KK LARKIN 2021 FAMILY TRUST		PO BOX 17416
023-340-05	KLIEMAN SURVIVORS TRUST	CANDACE L	6126 CARRIAGE HOUSE WAY
023-390-18	KLUM TRUST	KENNETH R	4903 LAKERIDGE TER W
023-340-04	KNUDSON	JERI A	3495 LAKESIDE DR # 62
042-512-07	KOMRO et al	KRISTA J	6024 KELLY HEIGHTS WAY
023-340-02	KREIGER LIVING TRUST	JOHN & SUZANNE	5078 LAKERIDGE TER E
042-221-06	L J CAPITAL INVESTMENTS LLC		6100 PLUMAS ST STE 202



mailcity	mailstate	mailzip
RENO	NV	89509
RENO	NV	89509
BLUE JAY	CA	92317
RENO	NV	89509
RENO	NV	89509
RENO	NV	89511
RENO	NV	89509
RENO	NV	89509
RENO	NV	89509
RENO	NV	89519
RENO	NV	89511
RENO	NV	89511
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INCLINE VILLAGE	NV	89450
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RENO	NV	89519

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023-430-00	LAKERIDGE TERRACE ASSN		COMMON AREA
042-171-10	LAKERIDGE WEST TIC I LLC et al		21700 OXNARD BLVD # 345
	Lakeridge-Reno Partners LLC		4901 Birch St
042-030-03	LAKERIDGE-RENO PARTNERS LLC		445 APPLE ST STE 205
023-571-06	LAMBOLEY TRUST	PAUL & STEPHANIE	1976 VILLA WAY S
023-572-05	LANNOM	JENNIFER	2037 SUNBURST WAY
023-531-10	LAXALT TRUST	J	1955 VILLA WAY S
023-571-07	LEE et al	RICHARD F	2017 SUNBURST WAY
042-512-08	LEE et al	JOHN	6028 KELLY HEIGHTS WAY
023-531-20	LEUTZINGER TRUST	ROBERT N	2014 TREMONT LN
040-433-20	LINDQUIST	STEVE M	6054 TORRINGTON DR
040-433-21	LIOU FAMILY TRUST		6052 TORRINGTON DR
023-340-17	LIVIERATO TRUST	KATHRYN L	1150 SWEETWATER DR
023-531-12	LOGAR LIVING TRUST	SIGRID M	1959 VILLA WAY S
023-574-11	LOUDEN et al	LESTER L & JOY A	2301 OCOEE APOPKA RD
040-880-05	LUZON INVESTORS LLC		6590 S MCCARRAN BLVD STE A
042-390-01	M & M PROPERTIES LLC		6195 RIDGEVIEW CT STE A
023-574-01	MAINS	KATHLEEN B	2008 SUNBURST WAY
040-434-06	MALMED II LLC		2209 WHITE SANDS DR
024-172-20	MANGOSING	FLORANTE & MARILYN	4971 MEADOW SPRINGS DR
023-471-07	MAPES FAMILY TRUST	HELLEN M	4953 LAKERIDGE TER W
024-191-05	MARQUAND SEELMEYER FAMILY TRUST		4991 GOLDEN SPRINGS DR
023-574-02	MARTINA	STEVEN	2010 SUNBURST WAY
023-430-07	MATSUMOTO 1991 TRUST	MARILYNN M	788 LUNALILO HOME RD
023-572-08	MATTHEWS FAMILY TRUST		PO BOX 2194
042-512-05	MCCANN	CAROLE & DON	2937 CROWS NEST CIR
042-400-08	MCKAY TRUST	STEVEN A	15000 EDMANDS DR
040-433-17	MENES	REBEKAH	6060 TORRINGTON DR
042-520-06	MIHAYLO TRUST	STEVEN	3860 GS RICHARDS BLVD
024-191-01	MILLER et al	MICHELLE L	4990 LAKESIDE DR
023-572-17	MILLER TRUST	THOMAS	102 YACHT HARBOR DR UNIT 176
023-531-14	MIMNO	LEZLIE B	3050 BULL RIDER DR
023-390-22	MINARD-LANE TRUST		4911 LAKERIDGE TER W
042-221-01	MJC NEVADA LLC		PO BOX 1021
023-390-20	MOM'S DARLINGS TRUST		4907 LAKERIDGE TER W
042-021-18	MUELLER III LLC		438 SOCORRO CT
040-424-04	NAKHAEE	NORADDIN & LEILA	2591 RANGE VIEW LN

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Newport Beach	CA	92660
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APOPKA	FL	32703
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HONOLULU	HI	96825
GRANITE BAY	CA	95746
ANCHORAGE	AK	99515
RENO	NV	89511
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CARSON CITY	NV	89703
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PALM COAST	FL	32137
RENO	NV	89521
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CAPITOLA	CA	95010
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RENO	NV	89511
RENO	NV	89519



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023-571-10	NEKOBA FAMILY TRUST		2011 SUNBURST WAY
023-572-01	NEUBERG TRUST	SUE A	2045 SUNBURST WAY
042-511-05	NYLK TRUST	JANINA	6041 KELLY HEIGHTS WAY
042-390-07	OPM MANAGEMENT LTD		6170 RIDGEVIEW CT STE E
023-573-02	OSGARD FAMILY 2022 TRUST		2284 LONGWOOD DR
042-030-00	OWNERS OF CLUB LAKERIDGE		COMMON AREA
042-170-00	OWNERS OF LAKERIDGE APT 1 AMD		COMMON AREA
042-180-00	OWNERS OF LAKERIDGE APT 2		COMMON AREA
023-250-00	OWNERS OF LAKERIDGE GREEN 1		COMMON AREA
023-330-00	OWNERS OF LAKERIDGE TERRACE 1		COMMON AREA
023-340-00	OWNERS OF LAKERIDGE TERRACE 2		COMMON AREA
023-390-00	OWNERS OF LAKERIDGE TERRACE WEST 1		COMMON AREA
023-471-00	OWNERS OF LAKERIDGE TERRACE WEST 3		COMMON AREA
042-390-00	OWNERS OF PM 2950 & 2951		COMMON AREA
042-400-03	OWNERS OF RIDGEVIEW CT UNIT 2		6165 RIDGEVIEW CT STE D
023-530-00	OWNERS OF VILLAS @ LAKERIDGE 3		COMMON AREA
023-570-00	OWNERS OF VILLAS @ LAKERIDGE 4		COMMON AREA
042-512-02	PARCO 2011 IRREVOCABLE TRUST	MARIE J	4849 PINEY WOODS CT
024-172-21	PETERSON TRUST		4980 MEADOW SPRINGS DR
023-340-03	PETTINARI 1993 TRUST	CLAUDIA W	5072 LAKERIDGE TERRACE E
023-471-05	PICETTI LIVING TRUST	PAUL & HEIDI	1515 PATRICK AVE
023-531-11	PIERLEONI et al	CARL P	1957 VILLA WAY S
042-036-37	PLUMAS STREET FEE OWNER LLC		1875 CENTURY PARK E STE 800
023-390-19	POPE TRUST	ELIZABETH C	4905 LAKERIDGE TER W
023-471-08	PORTER SCOVILLE LIVING TRUST		4951 LAKERIDGE TER W
023-531-22	PROUTY	KAREN L	2010 TREMONT LN
023-571-05	PRUYN	JOHN P	PO BOX 11365
024-191-07	QUINLAN	RYAN & KENDALL	4999 GOLDEN SPRINGS DR
023-471-02	QUINLAN SURVIVORS TRUST		4945 LAKERIDGE TER W
023-574-04	QUINN	MATTHEW & MALLORY	2014 SUNBURST WAY
040-433-14	RAITS FAMILY TRUST		6066 TORRINGTON DR
023-531-21	RANJAN FAMILY TRUST		4233 E LAKE SAMMAMISH SHORE LN SE
023-574-05	RAYMOND et al	STEPHANIE S	2016 SUNBURST WAY
023-574-09	RC COOKERS 2016 LIVING TRUST		6138 STONE TRAIL LN
023-572-15	REA FAMILY TRUST		867 HASKELL ST
040-880-24	RENO LAKERIDGE LLC		940 EMMETT AVE STE 200
023-340-09	REYNOLDS TRUST	JIM & BEVERLY	PO BOX 1905



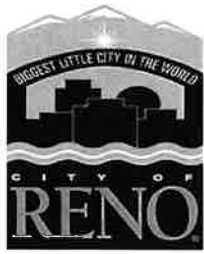
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023-571-11	ROSKOSKI	RICHARD W	2009 SUNBURST WAY
040-434-02	RUBIN TRUST	CARYN L	6060 STONECREEK DR
023-430-09	RUBY LIVING TRUST		4935 LAKERIDGE TER W
023-531-13	RUPPERT TRUST	TERRY H	1625 TWIN OAKS RD
023-471-13	SAEEDI TRUST	SOLEIMAN	1757 8TH ST
040-434-04	SAVAGE et al	PETER A & DEBRA L A	6059 TORRINGTON DR
023-572-14	SAVOY	DAVID J & NANCY A	2019 SUNBURST WAY
023-573-01	SCALISE	JAYNE A	2109 CHICORY WAY
023-250-02	SCHAEFFER	RICK & TERESA	4980 PLUMAS ST
023-340-06	SCHLEGELMILCH LIVING TRUST		5054 LAKERIDGE TER E
040-424-03	SCHRAUB et al	KENNEDY	2724 STARR MEADOWS LOOP
042-512-04	SCHULTZ	BRADLEY D	6012 KELLY HEIGHTS WAY
023-572-11	SCOTT FAMILY TRUST	R & S	2025 SUNBURST WAY
023-430-05	SHIELDS TRUST	SONJA C	2860 E LAKE RIDGE SHRS
Ward 2 NAB	Shinn	Stacey	4932 Meadow Springs Dr
023-571-12	SKOGLUND FAMILY TRUST	JAMES W & JINA L	2007 SUNBURST WAY
023-330-04	SMITH	MELISSA	5026 LAKERIDGE TER E
040-422-14	SMITH	VINA C	1623 CRESCENT POINTE WAY
024-171-01	SMITH FAMILY TRUST	THEODORE H JR	4960 LAKESIDE DR
023-471-03	SONSHINE 57 TRUST		1875 CULACAN PASS CT
023-471-04	SPANDAU LIVING TRUST		4959 LAKERIDGE TER W
040-423-16	SPARKMAN LIVING TRUST		6074 STONECREEK DR
023-430-03	STIEBER	CHRISTINE	4917 LAKERIDGE TER W
023-471-01	STONE FAMILY TRUST	GARRY & SUSAN	4943 LAKERIDGE TER W
040-433-26	STONECREEK 6061 LLC		8819 ASHWORTH AVE N
023-572-03	STOY	LUCY N	2041 SUNBURST WAY
023-250-04	TAHOE KIDS TRUST		4960 PLUMAS ST
Ward 2 NAB	Taylor	Hal	2251 W Lakeridge Shores
040-424-07	TELLEZ-MENDOZA et al	ISRAEL	518 SILVERSMITH PL
042-511-03	THAIN LIVING TRUST	JUDITH A	6049 KELLY HEIGHTS WAY
023-430-08	THOMAS LIVING TRUST	SUSAN	4933 LAKERIDGE TER W
042-400-09	THOMAS LIVING TRUST		3890 NOBEL DR UNIT 1801
	Thompson Thrift		111 Monument Cir #4500
Ward 2 NAB	Titzel	David	2170 Humboldt St
042-520-09	TOLL NORTH RENO LLC		1140 VIRGINIA DR





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024-191-04	TOPOIAN TRUST	JOAN M	4970 LAKESIDE DR
023-572-12	UTNES FAMILY TRUST	BLEA	605 CANYON CIR
042-512-01	VIOLA	ANTHONY	6000 KELLY HEIGHTS WAY
042-511-08	WAITE et al	ALEXANDRA	6029 KELLY HEIGHTS WAY
023-430-20	WALLACE 2009 TRUST	ANDY B & JILL Y	4929 LAKERIDGE TER W
023-573-03	WALSH	MAGGIE D	2105 CHICORY WAY
023-250-01	WALTERS FAMILY TRUST	WARREN S & VIBEKE T	2022 TREMONT LN
023-531-16	WALTERS FAMILY TRUST et al	WARREN S & VIBEKE T	2022 TREMONT LN
024-191-13	WARFIELD	RICHARD F & COLLEEN	940 PINEBROOK RD
023-330-08	WATERS FAMILY TRUST		5030 LAKERIDGE TER E
040-422-13	WEIR et al	DONALD E & PATRICIA A	PO BOX 10840
023-430-04	WETZEL	DEBORAH L	4919 LAKERIDGE TER W
023-574-03	WHEELER FAMILY TRUST	FRANK R JR	2012 SUNBURST WAY
042-511-01	WHITE et al	KEVIN A	6057 KELLY HEIGHTS WAY
024-196-12	WHITE TRUST	RAY	955 PINEBROOK RD
042-512-13	WILFRID et al	ERICA	6048 KELLY HEIGHTS WAY
023-430-11	WILLCOURT	ROBIN J & MEREDITH A	4939 LAKERIDGE TER W
023-340-10	WOLGAST FAMILY TRUST	DAVID W	5050 LAKERIDGE TER E
023-571-09	WOLNICK/ALLMARAS FAMILY TRUST		2013 SUNBURST WAY
040-424-05	WRIGHT	RANDOLPH C	6079 STONECREEK DR
024-196-14	ZHANG & WANG FAMILY TRUST		1826 THREE MILE DR
040-433-18	ZUCCO FAMILY 2021 TRUST		6058 TORRINGTON DR

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RENO		NV	89509
RENO		NV	89511



# CITY OF RENO PRINT ORDER FORM

Job Name : LDC25-00016 (Plumas Redevelopment)

## Contact Information (required fields):

Name: LAUREN MORRIS

Date File is Available: 1/2/2025

Dept/Division: CITY CLERKS OFFICE

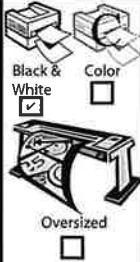
Date Order Due: 1/7/2025

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



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SS

DS

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8.5 X 14

11 X 17

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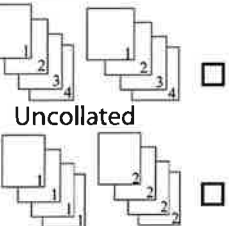
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Green	Letter, Legal, & Cardstock	Gamma Green	24 lb
Ivory	Letter, Legal, & Cardstock	Lift-Off Lemon	24 lb
Yellow	Letter, Cardstock	Lunar Blue	24 lb & cardstock
Pink	Letter, Legal	Planetary Purple	24 lb
Goldenrod	Letter, Legal	Pulsar Pink	24 lb
Buff	Letter	Re-Entry Red	24 lb & cardstock
Lilac	Letter	Solar Yellow	24 lb & cardstock
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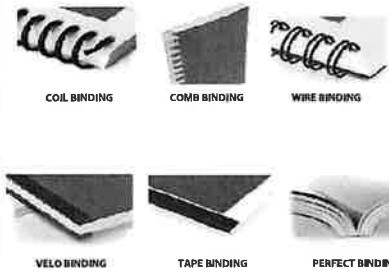
\* Other paper options are available, please specify in Special Instructions

Collated



Uncollated

Binding



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☐ Comb Bind

☐ Coil Bind

☐ Tape Bind

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☐ Front cover:

☐ Clear

☐ Regency

☐ Cardstock

Color: navy

☐ Back cover:

☐ Clear

☐ Regency

☐ Cardstock

Color: navy

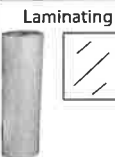
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Size:

Color: navy

FINISHING

Laminate/  
Mount



☐ Glossy

☐ Matte

Pouch Size

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8.5 X 14

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Mounting



☐ Foam

Carbonless paper:

☐ 2-part

☐ 3-part

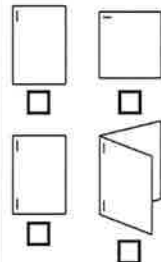
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☐ Color

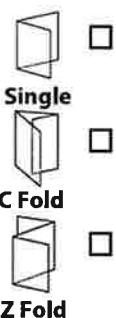
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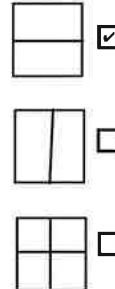
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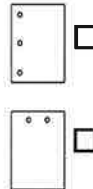
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DRILLING



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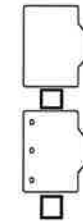
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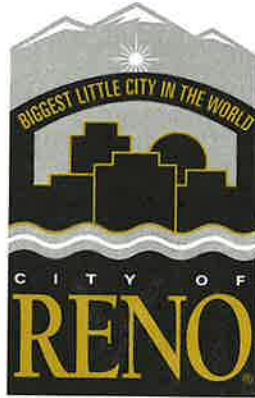
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## Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, JANUARY 7, 2025, AT 10 AM.

THANK YOU!

**Mikki Huntsman**  
**City Clerk**  
(775)334-2030  
[HuntsmanM@reno.gov](mailto:HuntsmanM@reno.gov)



**Office of the City Clerk**  
*Central Cashiering (775)334-2032*  
*Public Records (775)348-3932*

January 10, 2025

Terry Ruppert  
2035 Sunburst Way  
Reno, NV 89509

**RE: LDC25-00016 (Plumas Redevelopment)**

The above-referenced cases will be placed on the Agenda at the Reno City Council meeting on **Wednesday, January 22, 2025, at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada 89501.

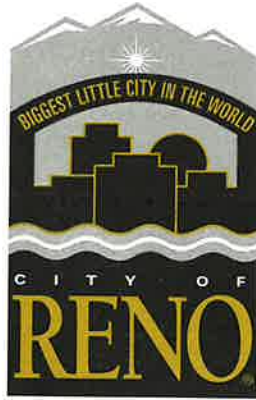
Sincerely,

  
Mikki Huntsman  
City Clerk

xc: Chris Pingree, Development Services  
Angela Fuss, Assistant Director, Development Services  
Leah Piccotti, Development Services  
Karl Hall, City Attorney's Office  
Jasmine Mehta, City Attorney's Office



**Mikki Huntsman**  
**City Clerk**  
(775)334-2030  
[HuntsmanM@reno.gov](mailto:HuntsmanM@reno.gov)



**Office of the City Clerk**  
*Central Cashiering (775)334-2032*  
*Public Records (775)348-3932*

January 10, 2025

Garrett D. Gordon, Esq.  
One East Liberty Street, Suite 300  
Reno, NV 89501

**RE: LDC25-00016 (Plumas Redevelopment)**

The above-referenced cases will be placed on the Agenda at the Reno City Council meeting on **Wednesday, January 22, 2025, at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada 89501.

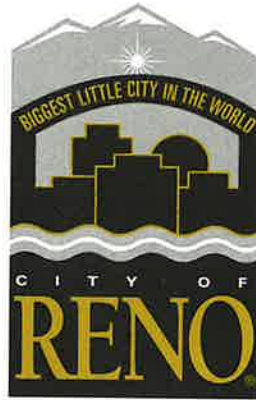
Sincerely,

A handwritten signature in blue ink, appearing to read "Mikki Huntsman", is written over the word "Sincerely,". The signature is stylized and fluid.

Mikki Huntsman  
City Clerk

xc: Chris Pingree, Development Services  
Angela Fuss, Assistant Director, Development Services  
Leah Piccotti, Development Services  
Karl Hall, City Attorney's Office  
Jasmine Mehta, City Attorney's Office

**Mikki Huntsman**  
**City Clerk**  
(775)334-2030  
[HuntsmanM@reno.gov](mailto:HuntsmanM@reno.gov)



**Office of the City Clerk**  
*Central Cashiering (775)334-2032*  
*Public Records (775)348-3932*

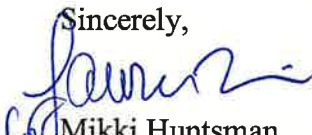
January 10, 2025

Andy Durling  
1361 Corporate Blvd  
Reno, NV 89502

**RE: LDC25-00016 (Plumas Redevelopment)**

The above-referenced cases will be placed on the Agenda at the Reno City Council meeting on **Wednesday, January 22, 2025, at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada 89501.

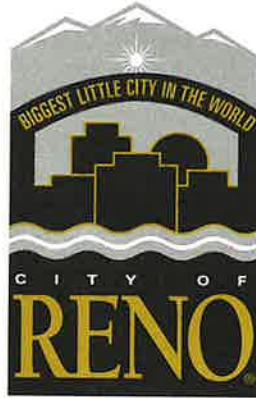
Sincerely,



Mikki Huntsman  
City Clerk

xc: Chris Pingree, Development Services  
Angela Fuss, Assistant Director, Development Services  
Leah Piccotti, Development Services  
Karl Hall, City Attorney's Office  
Jasmine Mehta, City Attorney's Office

**Mikki Huntsman**  
**City Clerk**  
(775)334-2030  
[HuntsmanM@reno.gov](mailto:HuntsmanM@reno.gov)



**Office of the City Clerk**  
*Central Cashiering (775)334-2032*  
*Public Records (775)348-3932*

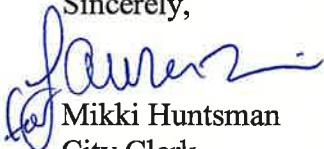
January 10, 2025

Thompson Thrift  
111 Monument Circle #1500  
Indianapolis, IN 46204

**RE: LDC25-00016 (Plumas Redevelopment)**

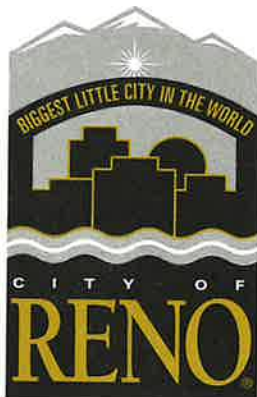
The above-referenced cases will be placed on the Agenda at the Reno City Council meeting on **Wednesday, January 22, 2025, at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada 89501.

Sincerely,

  
Mikki Huntsman  
City Clerk

xc: Chris Pingree, Development Services  
Angela Fuss, Assistant Director, Development Services  
Leah Piccotti, Development Services  
Karl Hall, City Attorney's Office  
Jasmine Mehta, City Attorney's Office

**Mikki Huntsman**  
**City Clerk**  
(775)334-2030  
[HuntsmanM@reno.gov](mailto:HuntsmanM@reno.gov)



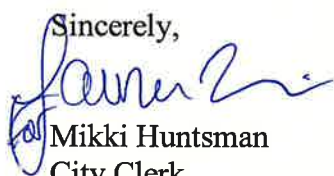
**Office of the City Clerk**  
*Central Cashiering (775)334-2032*  
*Public Records (775)348-3932*

January 10, 2025

Lakeridge-Reno Partners LLC  
4901 Birch St.  
Newport Beach, CA 92660

**RE: LDC25-00016 (Plumas Redevelopment)**

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Sincerely,  
  
Mikki Huntsman  
City Clerk

xc: Chris Pingree, Development Services  
Angela Fuss, Assistant Director, Development Services  
Leah Piccotti, Development Services  
Karl Hall, City Attorney's Office  
Jasmine Mehta, City Attorney's Office



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