

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 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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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: **LDC24-00020**

CASE NAME: **Mill and Greg Street Master Plan and Zoning Map Amendment**

PLANNER: **Carter Williams**

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

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.

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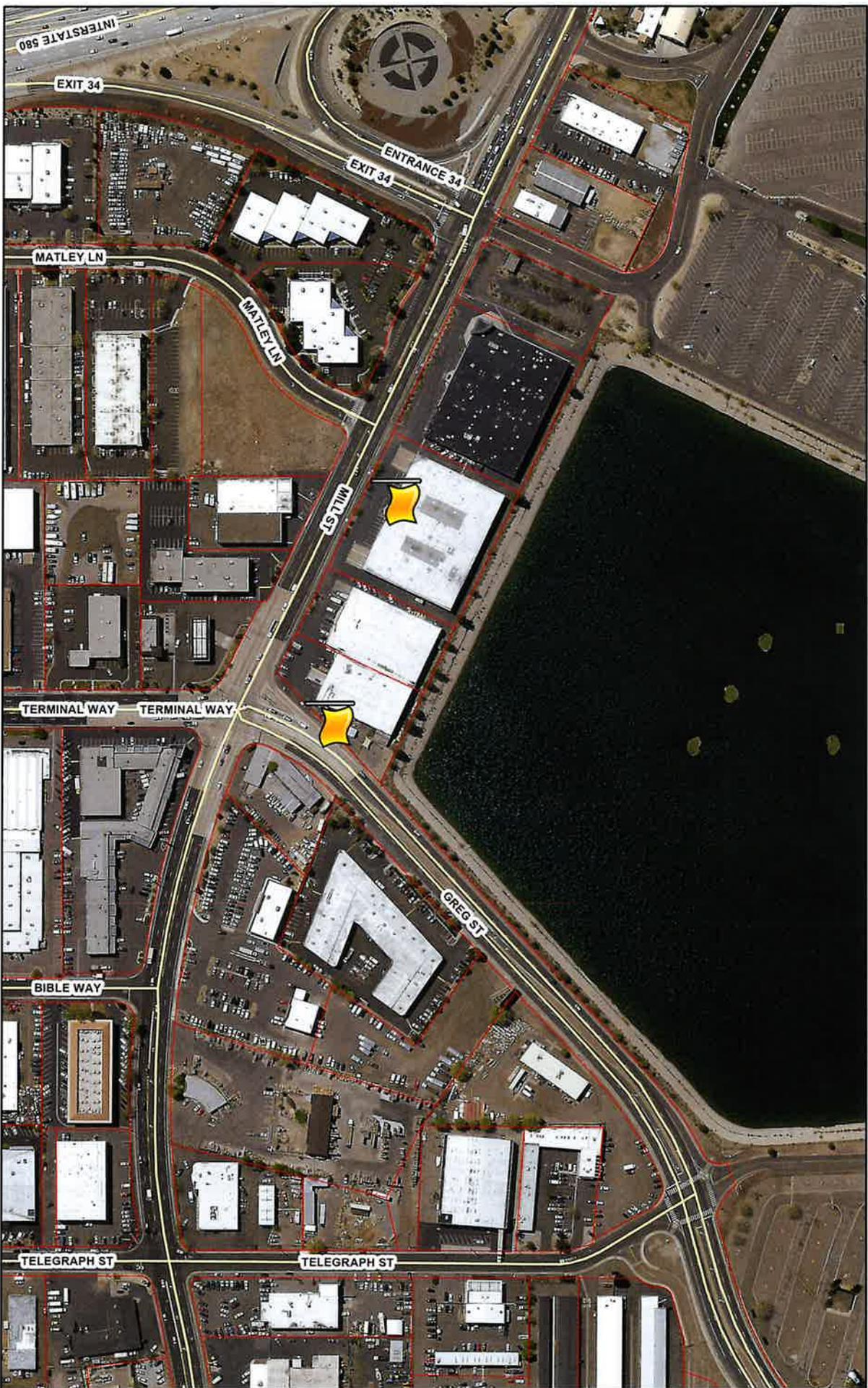
*Once you have populated all required fields, please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is **36 inches wide by 48 inches tall** and must be printed 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, 2nd Floor or via email to cityclerk@reno.gov. Signs must be clear and legible.

Posting Location Map - LDC24-00020



10/11/2023, 3:04:44 PM

2021 Aerial Photos (Large Scale)

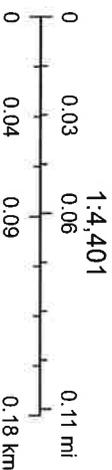
- Red: Band_1
- Green: Band_2



- Blue: Band_3
- Override 1



- Streets
- Parcels (No Labels)



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

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

January 17, 2024

HEARING TIME

10AM

APPLICANT

SIERRA RANGE CONSULTANTS

CASE NUMBER

LC24-00020

PROJECT NAME

MILL AND GREG STREET MASTER PLAN AND ZONING MAP AMENDMENT

DESCRIPTION

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.

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. EMAIL TO 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.

RECEIVED

JAN 05 2024

CITY CLERK



Carter Williams - 348-6905

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.

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 HEARING TIME

APPLICANT

SIERRA RANGE CONSULTANTS

CASE NUMBER

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RECEIVED
JAN 05 2024
CITY CLERK

PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE BOARD OF COUNTY CLERKS IN STRASBURG, VIRGINIA, ON JANUARY 15, 2024 AT 7:00 PM.

PROJECT NAME: [REDACTED]
PROJECT LOCATION: [REDACTED]
PROJECT DESCRIPTION: [REDACTED]

Carrie Williams - 346-6905
City of Strasburg, Virginia
Planning & Zoning Department
1000 N. 1st Street
Strasburg, VA 22657



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: JANUARY 17, 2024 HEARING TIME: 9:00AM

APPLICANT: _____

DESIGN/ENGINEER CONSULTANTS: _____

CASE NUMBER: LD24-0096

PROJECT NAME: WELL AND LIGHT STRUCTURE SITE SPECIFIC ZONING MAP AMENDMENT

DESCRIPTION: _____

A PROJECT HAS BEEN FILED FOR A MAP AMENDMENT FROM A ZONING DISTRICT TO ANOTHER ZONING DISTRICT FOR A PROJECT LOCATED AT 1100 EAST FIRST STREET, RENO, NEVADA. THE PROJECT IS LOCATED IN THE WARD OF WARD ONE (WARD ONE) AND THE PROJECT IS LOCATED IN THE ZONING DISTRICT OF WARD ONE (WARD ONE).

THE PROJECT HAS BEEN FILED FOR A MAP AMENDMENT FROM A ZONING DISTRICT TO ANOTHER ZONING DISTRICT FOR A PROJECT LOCATED AT 1100 EAST FIRST STREET, RENO, NEVADA. THE PROJECT IS LOCATED IN THE WARD OF WARD ONE (WARD ONE) AND THE PROJECT IS LOCATED IN THE ZONING DISTRICT OF WARD ONE (WARD ONE).

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Carter Williams - 348-6905

CITY OF RENO

Development Services Department

P.O. Box 1900

Reno, NV 89505



The applicant and services are not responsible for any errors or omissions on this notice.

AFFIDAVIT OF MAILING

STATE OF NEVADA)
 :SS.
COUNTY OF WASHOE)

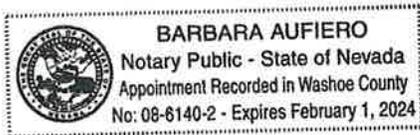
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 5th day of January, 2024, she deposited in the United States Post Office at Reno, Nevada, copies 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. LDC 24-00020 (Mill and Greg Street MPA + ZMA) who are required to be notified by law.

Mikki Huntsman
CITY CLERK

SUBSCRIBED and SWORN to before me this

8th day of January, 2024.

Barbara Aufiero
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: **013-323-21**

1000 BW LLC
575 E PLUMB LN STE 200
575 E PLUMB LN STE 200, RENO NV



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **013-316-01**

2225 MARKET ST LLC
PO BOX 12176
PO BOX 12176, RENO NV

NOTICE OF PUBLIC HEARING

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As a property owner within 1050 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)348-6905**.

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

FirstOfpin	lastname	firstname	mailing1
012-231-30	KOHLER 2007 FAMILY TRUST		200 LIVERMORE DR
012-513-05	KOSSICK	MARY A	PO BOX 31753
013-321-03	LARSEN TRUST		3900 LONE TREE LN
013-321-04	LEVI TRUST et al	RONALD M	575 E PLUMB L STE 200
012-220-19	LITAK	ERIC	70 BENNINGTON CT
013-321-33	MATLEY LANE LLC		PO BOX 7418
013-321-17	MATLEY PARTNERS LLC		2625 SNOW PARTRIDGE DR
012-231-33	MILL STREET PROPERTIES LLC		921 N COBBLESTONE WAY
013-323-15	MINERS CAMP LLC et al		5506 SUNOL BLVD STE 200
013-323-13	NORTHBROOK PROPERTIES INC		555 SKOKIE BLVD STE 555
012-503-06	PEDERSON BYPASS TRUST	ROBERT R	1435 OAKHURST AVE
013-311-34	PESTANA FAMILY PARTNERSHIP LP		84 W SANTA CLARA ST STE 580
013-315-01	PESTANA FAMILY PARTNERSHIP LP		84 W SANTA CLARA ST STE 820
013-311-33	PESTANA FAMILY SURVIVORS TRUST		84 W SANTA CLARA ST STE 820
013-361-08	REGIONAL TRANSPORTATION COMMISSION		PO BOX 30002
012-231-13	RENO LEASING LLC		690 PURITAN AVE
013-311-14	RENO SELF STORAGE LLC		PO BOX 11770
Ward 3 NAB	Rodriguez	Marie	4330 Matich Dr
012-493-07	SHEPHERD MOUNTAIN INVESTMENT GROU		3801 N CAPITAL OF TX HWY BLDG E240-218
012-231-31	SHIELD & BUCKLER LLC		7350 FRANKTOWN RD
012-220-20	SIERRA DIESEL INJECTION INC		2525 MILL ST
	Sierra Range Consultants		Attn: Kenneth Crawford
012-231-26	SILVERSTONE IP LLC		1300 MONTEREY PL
013-321-43	STEBBINS PROPERTIES LLC		945 TERMINAL WAY
012-232-14	TANNER FAMILY TRUST 1998		243 CHESHAM AVE
013-313-17	TAYLOR FAMILY TRUST		PO BOX 7060
012-503-05	TOM TRUST	GARRET & ANITA	684 FUNNSTON AVE

LOC 24-000 20 (Bill and Greg & Street WA & ZNA)

mailcity	mailstate	mailzip
RENO	NV	89519
SAN FRANCISCO	CA	94131
RENO	NV	89511
RENO	NV	89502
RENO	NV	89519
RENO	NV	89510
RENO	NV	89523
EAGLE	ID	83616
PLEASANTON	CA	94566
NORTHBROOK	IL	60062
LOS ALTOS	CA	94024
SAN JOSE	CA	95113
SAN JOSE	CA	95113
SAN JOSE	CA	95113
RENO	NV	89520
LAWRENCE TOWNS	NJ	8648
RENO	NV	89510
Reno	NV	89502
AUSTIN	TX	78746
WASHOE VALLEY	NV	89704
RENO	NV	89502
Reno	NV	89502
SAN MARINO	CA	91108
RENO	NV	89502
SAN CARLOS	CA	94070
RENO	NV	89510
SAN FRANCISCO	CA	94118

FirstOfpin	lastname	firstname	mailing1
013-323-21	1000 BW LLC		575 E PLUMB LN STE 200
013-316-01	2225 MARKET ST LLC		PO BOX 12176
013-323-16	3100 MILL STREET LLC		584 N DYER CIR
013-283-05	961 MATLEY PROPERTIES LLC		961 MATLEY LN STE 120
012-493-03	AM-GSR HOLDINGS LLC		2500 E 2ND ST
012-493-03	AM-GSR HOLDINGS LLC		2500 E 2ND ST
012-563-09	AM-GSR HOLDINGS LLC		2500 E 2ND ST
013-322-18	ANBOUBA 2021 TRUST	FADI	10580 N MCCARRAN BLVD STE 115 PMB 115
Ward 3 NAB	Arbatman	Ilya	825 Wilkinson Ave
013-313-12	BAJWA PROPERTIES LLC		2406 PRATER WAY
012-231-16	BENNAFIT INVESTMENTS LLC et al		8390 PANORAMA DR
	Bernier	Rebecca	220 S Rock Blvd #12
012-553-10	BROWNE LIVING TRUST	GUY	626 CASHEW CT
012-231-25	BY BECK LLC		575 E PLUMB LN # 200
012-220-15	CKMR2 LP et al		5800 LONETREE BLVD STE 201
013-321-29	CYPRESS MEADOWOOD LLC		1005 TERMINAL WAY STE 259
013-321-25	DAPHNE PROPERTIES INC		2995 WOODSIDE RD STE 400 BOX 520
013-322-19	DPS HOLDINGS INC		6425 HALL OF FAME LN
013-321-28	FABLEWACOS LLC		9939 NORWALK BLVD
012-583-06	FISH	FREDERICK S & LISA N	5408 LARADA LN
013-322-15	FUCHS INVESTMENTS LLC		105 CATRON DR
012-490-02	GAGE VILLAGE COMMERCIAL DEV LLC et al		9550 FIRESTONE BLVD STE 210
012-563-04	GAGE VILLAGE COMMERCIAL DEV LLC et al		2500 E 2ND ST
013-084-02	GALANTUOMINI FAMILY HOLDINGS LLC		2105 HUMBOLDT ST
Ward 3 NAB	Gutierrez	Emmanuel	21100 Rainier Dr
013-322-13	H & E FAMILY TRUST et al		811 W NAPA ST STE A
013-323-02	HUMMER & WELLS LLC		1777 BOTELHO DR # 350
012-232-15	J & E HOLDINGS INC		250 TELEGRAPH ST
013-321-37	J & O NEVADA LLC		165 FLANDERS RD
012-220-37	KINGSLAND PROPERTIES LLC		PO BOX 6240

mailcity	mailstate	mailzip
RENO	NV	89502
RENO	NV	89510
INCLINE VILLAGE	NV	89451
RENO	NV	89502
RENO	NV	89595
RENO	NV	89595
RENO	NV	89502
RENO	NV	89503
Reno	NV	89502
SPARKS	NV	89431
RENO	NV	89511
Reno	NV	89502
BRENTWOOD	CA	94513
RENO	NV	89502
ROCKLIN	CA	95765
RENO	NV	89502
WOODSIDE	CA	94062
FRISCO	TX	75034
SANTA FE SPRINGS	CA	90670
MINNEAPOLIS	MIN	55436
RENO	NV	89512
DOWNEY	CA	90241
RENO	NV	89595-1200
RENO	NV	89509
Reno	NV	89508
SONOMA	CA	95476
WALNUT CREEK	CA	94596
RENO	NV	89502
WESTBOROUGH	MA	1581
GARDNERVILLE	NV	89460



CITY OF RENO PRINT ORDER FORM

Job Name : LDC24-00020 Mill and Greg Street Master Plan and Zoning Map Amendment

Contact Information (required fields):	
Name: Bailey Johnson	Date File is Available: 12/26/2023
Dept/Division: CITY CLERKS OFFICE	Date Order Due: 1/2/2024
Contact Phone #: 775-334-2030	Contact Email: CITYCLERK@RENO.GOV
0371-7400-6000-	

PRODUCTION	<input type="checkbox"/> Black & White <input type="checkbox"/> Color <input type="checkbox"/> Oversized	Copies: 56 Sides: SS <input type="checkbox"/> DS <input type="checkbox"/>	Page Size: <input type="checkbox"/> 8.5 X 11 <input checked="" type="checkbox"/> 8.5 X 14 <input type="checkbox"/> 11 X 17	Paper Choices* <table border="1"> <thead> <tr> <th>Pastel</th> <th>Available Sizes & Weights</th> <th>Prights (letter size only)</th> <th>Available Weights</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>Letter, Legal, & Cardstock</td> <td>Cosmic Orange</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Green</td> <td>Letter, Legal, & Cardstock</td> <td>Gamma Green</td> <td>24 lb</td> </tr> <tr> <td>Ivory</td> <td>Letter, Legal, & Cardstock</td> <td>Lift-Off Lemon</td> <td>24 lb</td> </tr> <tr> <td>Yellow</td> <td>Letter, Cardstock</td> <td>Lunar Blue</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Pink</td> <td>Letter, Legal</td> <td>Planetary Purple</td> <td>24 lb</td> </tr> <tr> <td>Goldenrod</td> <td>Letter, Legal</td> <td>Pulsar Pink</td> <td>24 lb</td> </tr> <tr> <td>Buff</td> <td>Letter</td> <td>Re-Entry Red</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Lilac</td> <td>Letter</td> <td>Solar Yellow</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Salmon</td> <td>Letter</td> <td>Terra Green</td> <td>24 lb & cardstock</td> </tr> </tbody> </table> <p>* Other paper options are available, please specify in Special Instructions</p>	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	Collated <input type="checkbox"/> Uncollated <input type="checkbox"/>
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Paper Type & Color: Paper Color: Blue		Paper Weight:																																											

FINISHING	Binding: <input type="checkbox"/> COIL BINDING <input type="checkbox"/> COMB BINDING <input type="checkbox"/> WIRE BINDING <input type="checkbox"/> VELO BINDING <input type="checkbox"/> TAPE BINDING <input type="checkbox"/> PERFECT BINDING	<input type="checkbox"/> Comb Bind <input type="checkbox"/> Coil Bind <input type="checkbox"/> Tape Bind <input type="checkbox"/> 3-ring Binder Binding color (pick one): navy Color: navy
	Carbonless paper: <input type="checkbox"/> 2-part <input type="checkbox"/> 3-part <input type="checkbox"/> 4-part <input type="checkbox"/> Color <input type="checkbox"/> BW	

FINISHING	Laminating: <input type="checkbox"/> Glossy <input type="checkbox"/> Matte	Pouch Size: <input type="checkbox"/> 8.5 X 11 <input type="checkbox"/> 8.5 X 14 <input type="checkbox"/> 11 X 17	Mounting: <input type="checkbox"/> MNT <input type="checkbox"/> MNT & L <input type="checkbox"/> Foam
	Laminate/Mount		

FINISHING	STAPLING <input type="checkbox"/> <input type="checkbox"/>	FOLDING <input type="checkbox"/> Single <input type="checkbox"/> C Fold <input type="checkbox"/> Z Fold	CUTTING <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DRILLING PADS <input type="checkbox"/> <input type="checkbox"/>	SHRINKWRAP <input type="checkbox"/>	TABS <input type="checkbox"/>	Tab Font _____ Tab Text 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____
	Finish	How many pads? _____ Pages per pad: _____					

Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, JANUARY 2, 2024 AT 10 AM.
 THANK YOU!