

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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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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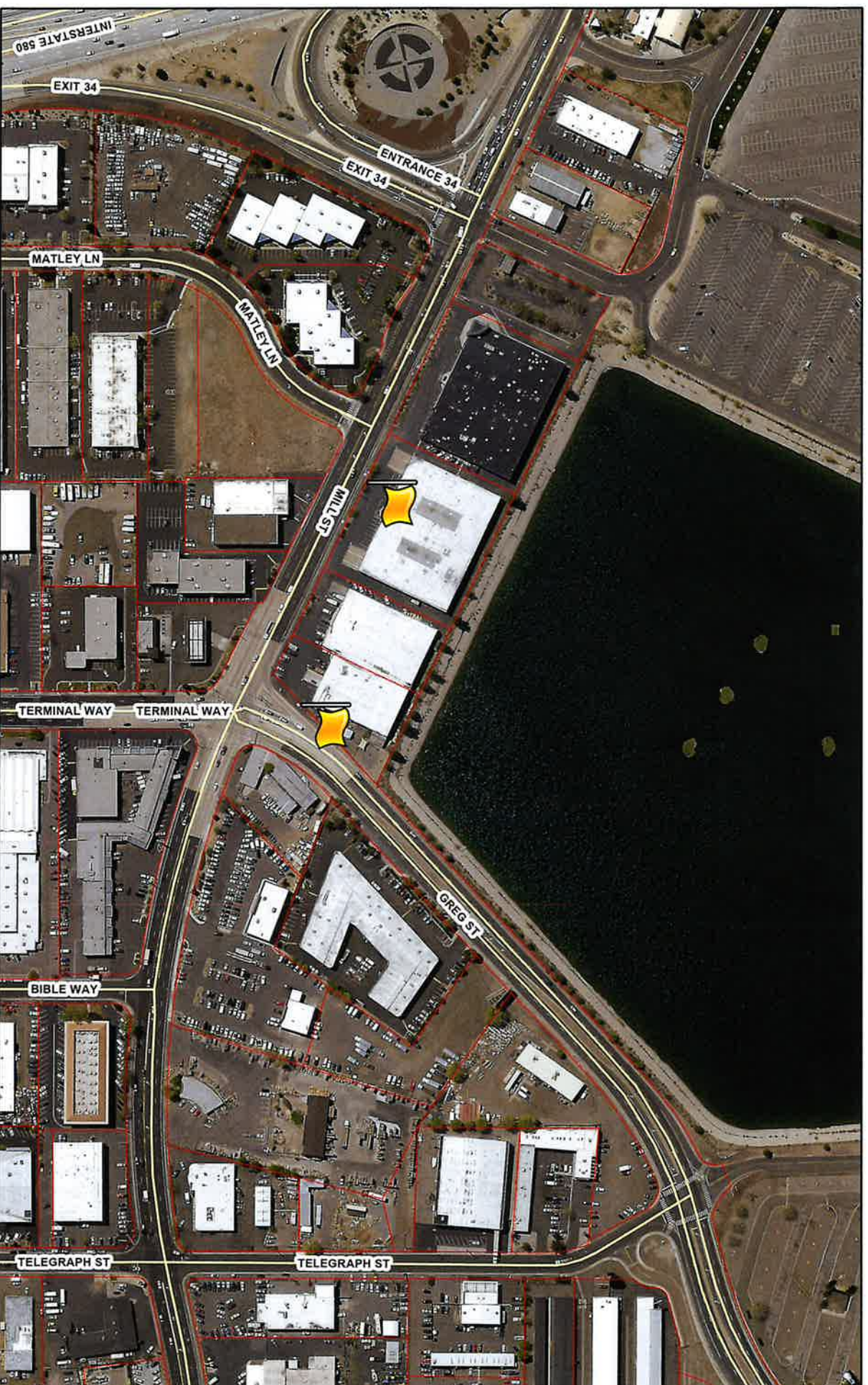
*Once you have populated all required fields, please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is **36 inches wide by 48 inches tall** and must be printed 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)



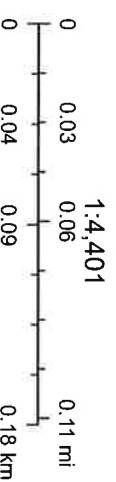
Red: Band_1
Green: Band_2



Blue: Band_3
Override 1



Streets
Parcels (No Labels)



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.
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

DC24-00020

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 (UNU) 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](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 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

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.

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RECEIVED

JAN 05 2024

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P.O. Box 1900

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RECEIVED
JAN 05 2024
CITY CLERK

PUBLIC NOTICE

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HEARING DATE	HEARING TIME
SEP 17 2014	9:00
APPLICANT	
SARAH KIMBERLY COOPER	

CASE NUMBER	PROJECT NAME
LP-76-009	

ON SCARFION
P.O. BOX 2007, ST. LOUIS, MO 63101

9-584-11

Small, more distant islands have been so far off the radar of the island-hopping strategy that they have been left out of the map. In some cases, the islands are so small that they are not even on the map. In other cases, the islands are so small that they are not even on the map.

As a result of the above, the following are the main findings of the study:

Cartier, William. 2006. www.cartier.com.

City of Friends
Development & Construction
348.6905

P.O. Box 1500
 Home, NJ 07033

KENO



81605

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 11, 2024 HEARING TIME: 6:00 AM

APPLICANT: CORTLANDT CONSULTANTS

CASE NUMBER: LC24-0096

PROJECT NAME: RST AND CHURCH STREET TRANSIT PLAZA ZONING MAP AMENDMENT

DESCRIPTION:

A PROPOSED ZONING MAP AMENDMENT TO RENO CITY ZONING MAP AMENDMENT NO. 10, RENO CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST FIRST STREET, RENO, NEVADA. THE AMENDMENT WOULD REZONE THE PROPERTY LOCATED AT THE CORNER OF RST AND CHURCH STREET FROM RST-1 TO RST-2.

THE AMENDMENT WOULD ALLOW FOR THE DEVELOPMENT OF A TRANSIT PLAZA AT THE CORNER OF RST AND CHURCH STREET. THE AMENDMENT WOULD ALSO ALLOW FOR THE DEVELOPMENT OF A PARKING LOT AND A BIKEWAY. THE AMENDMENT WOULD BE SUBJECT TO THE CITY COUNCIL'S REVIEW AND APPROVAL.

THE AMENDMENT WOULD BE SUBJECT TO A PUBLIC HEARING ON JANUARY 11, 2024, AT 6:00 AM. THE AMENDMENT WOULD BE SUBJECT TO THE CITY COUNCIL'S REVIEW AND APPROVAL. THE AMENDMENT WOULD BE SUBJECT TO THE CITY COUNCIL'S REVIEW AND APPROVAL.

For more information, please contact Carter Williams at 348-6905. The City of Reno Development Services Department is located at P.O. Box 1000, Reno, NV 89505.



The applicant and service fee information is subject to change without notice. The City of Reno reserves the right to change the information at any time.

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

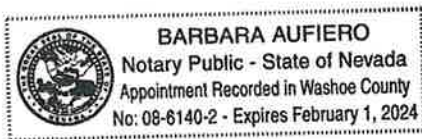
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 5th day of January, 2024, she deposited in the United States Post Office at Reno, Nevada, copies 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

Dear Property Owner:

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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

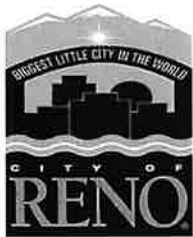
FirstOfpin	lastname	firstname	mailing1
012-231-30	KOHLER 2007 FAMILY TRUST		200 LIVERMORE DR
012-513-05	KOSSICK	MARY A	PO BOX 31753
013-321-03	LARSEN TRUST		3900 LONE TREE LN
013-321-04	LEVI TRUST et al	RONALD M	575 E PLUMB L STE 200
012-220-19	LITAK	ERIC	70 BENNINGTON CT
013-321-33	MATLEY LANE LLC		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 FUNSTON AVE

LOC 24-000 20 (Mill and Geog & street MPA & ZMA)

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	Ilva	825 Wilkinson Ave
013-313-12	BAJWA PROPERTIES LLC		2406 PRATER WAY
012-231-16	BENNAFIT INVESTMENTS LLC et al	Rebecca	8390 PANORAMA DR
	Bernier		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

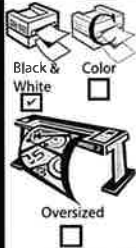
Date Order Due: 1/2/2024

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



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11 X 17

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Paper Color:

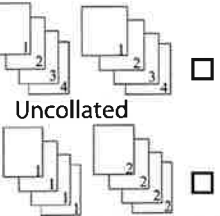
Blue

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



COIL BINDING



COMB BINDING



WIRE 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



VELO BINDING



TAPE BINDING



PERFECT BINDING

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

☐ 3-part

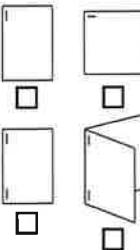
☐ 4-part

☐ Color

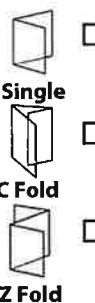
☐ BW

Finish

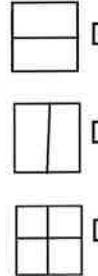
STAPLING



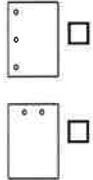
FOLDING



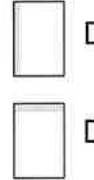
CUTTING



DRILLING



PADS



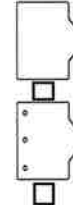
How many pads?

Pages per pad:

SHRINKWRAP



TABS



Tab Font

Tab Text

1. _____
2. _____
3. _____
4. _____
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!