

## **NOTICE OF PUBLIC HEARINGS**

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

6:00 p.m. - LDC25-00014 (Webb Data Center)

Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow: 1) development of a data center, and 2) business operations between 11:00 p.m. and 6:00 a.m. The ±6.02 acre site is comprised of three parcels located on the north side of North Virginia Street ±1,170 feet east of its intersection with Stead Boulevard. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Industrial (I). Appeals were filed by the Sierra Club Toiyabe Chapter and the applicant, EPL Virginia Investors LLC. 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

<b>Account Number:</b>	1118454
<b>Customer Name:</b>	City of Reno - Legals
<b>Customer Address:</b>	City of Reno - Legals 1 E 1ST Street FL 2 Reno NV 89501
<b>Contact Name:</b>	Lauren Morris
<b>Contact Phone:</b>	
<b>Contact Email:</b>	MorrisL@reno.gov
<b>PO Number:</b>	LDC25-00014

<b>Date:</b>	01/09/2025
<b>Order Number:</b>	10924015
<b>Prepayment Amount:</b>	\$ 167.76

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	67.0000
<b>Height in Inches:</b>	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

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!

Total Cash Order Confirmation Amount Due	\$167.76
Tax Amount	\$0.00
Service Fee 3.99%	\$6.69
Cash/Check/ACH Discount	-\$6.69
Payment Amount by Cash/Check/ACH	\$167.76
Payment Amount by Credit Card	\$174.45

Order Confirmation Amount

\$167.76

NOTICE OF PUBLIC

HEARINGS

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(Webb Data Center)

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MIKKI HUNTSMAN,  
CLERK AND CLERK OF  
THE RENO CITY COUNCIL  
No.10924015 Jan. 10, 2025



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

Receipt	
Account No.:	1118454
Receipt No.:	5499822
Receipt Date:	1/6/2025
Total Cash Amt:	\$ 4.56
Service Fee 3.99%:	\$ 0.18
Cash/Check/ACH Discount:	\$ 0.00
Paid Amount:	\$ 4.74

Date	Doc Type	Doc No.	Customer	Allocation type	Allocated
1/6/2025	Order	10924015	City of Reno - Legals	Opp	4.56
	Mastercard		8219		

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

***Thank you for your payment!***

*Thank you for your planning application submittal. The following information is to be populated into the interactive form for public notice as required by Reno Municipal Code. The form will produce a PDF version of the Public Notice sign for you to print and post at the project proposal location. If you have any questions concerning this process, please contact (775) 334-2030.*

To get started go to:

<https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications>

Select the “**Other Resources**” dropdown and select the applicable form for **Public Hearing Notice – City Council**

*Your case is scheduled for the **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: **LDC25-00014**

CASE NAME: **Webb Data Center**

PLANNER: **Jeff Foster**

*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: 1) development of a data center, and 2) business operations between 11:00 p.m. and 6:00 a.m. The ±6.02 acre site is comprised of three parcels located on the north side of North Virginia Street ±1,170 feet east of its intersection with Stead Boulevard. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Industrial (I). Appeals were filed by the Sierra Club Toiyabe Chapter and the applicant, EPL Virginia Investors LLC. City Council may affirm, modify, or reverse the decision of the Planning Commission.**

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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 **Thursday, January 9, 2025, 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.***



RECEIVED

JAN 08 2025

CITY CLERK

**PUBLIC NOTICE**

APPLICANT: [Name]  
PROJECT: [Name]  
LOCATION: [Address]  
DATE: [Date]

NOTICE IS HEREBY GIVEN THAT THE CITY OF [City Name] HAS RECEIVED AN APPLICATION FOR A [Type of License/Permit] FOR THE [Project Name] PROJECT. THE PROJECT IS LOCATED AT [Address].

THE CITY OF [City Name] HAS THE HONOR TO REVIEW THE APPLICATION AND TO ISSUE THE [Type of License/Permit] IF IT DETERMINES THAT THE PROJECT COMPLIES WITH ALL CITY ORDINANCES AND REGULATIONS. THE CITY OF [City Name] HAS THE HONOR TO REVIEW THE APPLICATION AND TO ISSUE THE [Type of License/Permit] IF IT DETERMINES THAT THE PROJECT COMPLIES WITH ALL CITY ORDINANCES AND REGULATIONS.

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF [City Name] AT [Phone Number] OR VISIT THE CITY OF [City Name] WEBSITE AT [Website Address].

DATE: [Date]  
CITY OF [City Name]  
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 22, 2025

HEARING TIME

6:00 PM

APPLICANT

EPL Virginia Investors LLC

CASE NUMBER

LDC25-00014

PROJECT NAME

Webb Data Center

DESCRIPTION

Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow: 1) development of a data center, and 2) business operations between 11:00 p.m. and 6:00 a.m. The ±6.02 acre site is comprised of three parcels located on the north side of North Virginia Street ±1,170 feet east of its intersection with Stead Boulevard. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Industrial (I). Appeals were filed by the Sierra Club Toiyabe Chapter and the applicant, EPL Virginia Investors LLC. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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RECEIVED

JAN 08 2025

CITY CLERK

Jeff Foster - 393-4165

CITY OF RENO  
Development Services Department  
P.O. Box 1900  
Reno, NV 89505



The applicant shall remove this sign within 5 days after the appeal period for the public hearing has ended



CASE NO: LDC25-00014

CASE NAME: Webb Data Center

PLANNER: Jeff Foster

### AFFIDAVIT FOR POSTING NOTICE

I am an owner or authorized representative of the owner of the property involved in this petition and that on January 8th, 2025, I posted 1 sign(s) in accordance with the location(s) on the map as provided by the Development Services Department. **The total number of signs posted and a copy of the location map must be provided with this affidavit.**

The above-described action, as now completed, is in compliance with RMC 18.06.203. I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 8th, 2025, in Reno, Nevada.  
(date) (City)

Signed: 





**AFFIDAVIT OF MAILING**

STATE OF NEVADA     )

:ss.


COUNTY OF WASHOE   )

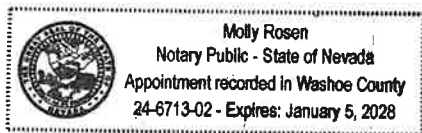
Lauren Morris, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 10<sup>th</sup> day of January, 2025, she deposited in the United States Post Office at Reno, Nevada, 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. LDC25-00014 (Webb Data Center) who are required to be notified by law.

  
CITY CLERK

SUBSCRIBED and SWORN to before me this

10<sup>th</sup> day of JANUARY, 2025.

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







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

**RETURN SERVICE REQUESTED**

### **IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **082-101-86**

9630 N VIRGINIA LLC  
3189 AIRWAY AVE STE B  
C/O PRISM REALTY CORP  
COSTA MESA, CA 92626



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

**RETURN SERVICE REQUESTED**

### **IMPORTANT NOTICE ABOUT YOUR PROPERTY**

Parcel: **082-101-29**

ROSS & MICHELLE AIKIN LIVING TRUST  
3265 RIGHT HAND CANYON RD  
RENO, NV 89510

**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 **LDC25-00014 (Webb Data Center)**

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As a property owner within **1,350 feet**, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Jeff Foster, Associate Planner, at (775) 393-4165.**

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	mailcity	mailstate	mailzip
082-101-86	9630 N VIRGINIA LLC		3189 AIRWAY AVE STE B	COSTA MESA	CA	92626
082-101-29	AIKIN LIVING TRUST	ROSS & MICHELLE	3265 RIGHT HAND CANYON RD	RENO	NV	89510
082-092-32	ALPINE MOBILE HOME PARK LLC		1565 E LINCOLN WAY # R111	SPARKS	NV	89434
554-292-14	APARICIO	NICOLAS A	1820 ANDERSON RD	FALLS CHURCH	VA	22043
	Bardhan	Veronica	730 Sandhill Rd #250	Reno	NV	89521
554-292-10	BEADLES FAMILY TRUST	ROBERT D	10580 N MCCARRAN BLVD # 386 PMB 115	RENO	NV	89503
554-292-18	BEADLES FAMILY TRUST	ROBERT D	10580 N MCCARRAN BLVD # 115 PMB 386	RENO	NV	89503
082-101-66	BRENT	JAMES D & CYNTHIA A	39 WEBB CIR	RENO	NV	89506
086-030-34	BUTORAC LIVING TRUST		PO BOX 60216	RENO	NV	89506
554-292-01	CASEY et al	BENJAMIN E	9500 NAUTICAL MILE RD	RENO	NV	89506
082-101-79	CP LOGISTICS NVCC DOUBLEBACK LLC		50 WASHINGTON ST STE 100	RENO	NV	89503
082-092-27	CP LOGISTICS NVCC IV LLC		50 WASHINGTON ST STE 100	RENO	NV	89503
554-260-04	D R HORTON INC		5190 NEIL RD STE 310	RENO	NV	89502
082-082-14	DG STEAD CIRCLE K LLC		1000 JOHNSON FERRY RD # B250	MARIETTA	GA	30068
Ward 4 NAB	Eagan	Kathleen	8604 Piper Pl	Reno	NV	89506
	EPL Virginia Investors LLC		1 Sansome St #1150	San Francisco	CA	94104
554-293-05	FIGUEROA-GALLEGOS et al	PATRICIA	9608 NAUTICAL MILE RD	RENO	NV	89506
Ward 4 NAB	Flannery	Rebecca	17175 Magnette Dr	Reno	NV	89508
554-292-08	FRAGOZA et al	DANNY	9514 NAUTICAL MILE RD	RENO	NV	89506
082-101-28	FREEMAN	PETER W	9820 N VIRGINIA ST	RENO	NV	89506
554-292-13	GOLDSTEIN	MARK O F & HAZEL A A	9524 NAUTICAL MILE RD	RENO	NV	89506
082-101-21	GRASSER	CINDY R	9750 N VIRGINIA ST	RENO	NV	89506
554-293-02	GUZMAN et al	FREDY	9602 NAUTICAL MILE RD	RENO	NV	89506
Ward 4 NAB	Harvey	Bryan	1100 University Park Court	Reno	NV	89512
554-292-11	HELLER	KELLY I & ROBERT M	9520 NAUTICAL MILE RD	RENO	NV	89506
082-101-71	HILL	JOSHUA D	17 WEBB CIR	RENO	NV	89506
Ward 4 NAB	Johnson	Benjamin	14337 Durham Drive	Reno	NV	89506
554-292-03	JONES	DESIREE M	9504 NAUTICAL MILE RD	RENO	NV	89506
082-092-22	LBA LVF VII-COMPANY XVI LLC		PO BOX 847	CARLSBAD	CA	92018
Ward 4 NAB	Luck	Victoria	7640 Bichon St	Reno	NV	89506
554-292-02	MASON	JOSEPH R	9502 NAUTICAL MILE RD	RENO	NV	89506
082-092-34	MOHR NORTH VIRGINIA STREET LLC		4851 LBJ FREEWAY STE 900	DALLAS	TX	75244
082-092-05	MOLINA et al	EMANUEL	4020 BAKER LN APT F	RENO	NV	89509
082-101-61	MONTGOMERY	JOHN E	9880 N VIRGINIA ST	RENO	NV	89506
554-292-07	PAULSON	JASON L	9512 NAUTICAL MILE RD	RENO	NV	89506
554-292-09	PEREZ-GARCIA et al	JOSEELIN	9516 NAUTICAL MILE RD	RENO	NV	89506
554-292-12	PEREZ-GARCIA et al	EDUARDO	9522 NAUTICAL MILE RD	RENO	NV	89506

LDC 25-00014 (Webb Data Center)



[illegible]

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
RENO SAHA	Resident		9025 Matthews Street	RENO	NV	89506
RENO SAHA	Resident		9025 Matthews Street	RENO	NV	89506
RENO SAHA	Resident		9025 Matthews Street	RENO	NV	89506
RENO SAHA	Resident		9025 Matthews Street	RENO	NV	89506
RENO SAHA	Resident		9025 Matthews Street	RENO	NV	89506
554-293-01	REZA	HILARIO & MARLEN	9600 NAUTICAL MILE RD	RENO	NV	89506
086-030-30	SELCER	JOHN	PO BOX 5131	RENO	NV	89513
082-101-20	SKYLINE ASSET MANAGEMENT LLC		992 SPICE ISLAND DR	SPARKS	NV	89431
554-293-03	SMITH	YEUN-JI	9604 NAUTICAL MILE RD	RENO	NV	89506
Ward 4 NAB	Souther	Jared	8591 Silver Shores Dr	Reno	NV	89506
082-101-13	STAPLES et al	DOROTHY B	6123 E 5TH AVE	HIALEAH	FL	33013
082-101-85	STEAD DS INDUSTRIAL LP		333 S HOPE ST STE 3650	LAS ANGELES	CA	90071
082-101-82	STEAD SELF STORAGE LLC		6147 LAKESIDE DR STE 104	RENO	NV	89511
082-101-73	WASHOE COUNTY SCHOOL DISTRICT		PO BOX 30425	RENO	NV	89520-3425
082-101-83	WEBB INVESTMENTS LLC		PO BOX 1100	VERDI	NV	89439
Ward 4 NAB	White	John	8552 Moth Circle	Reno	NV	89506
554-293-04	YORK	JUSTIN C & CASEY	9606 NAUTICAL MILE RD	RENO	NV	89506



# CITY OF RENO PRINT ORDER FORM

Job Name : LDC25-00014 (WEBB DATA CENTER)

## Contact Information (required fields):

Name: LAUREN MORRIS

Date File is Available: 1/6/2025

Dept/Division: CITY CLERKS OFFICE

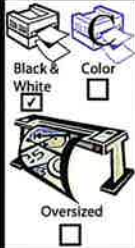
Date Order Due: 1/8/2025

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION

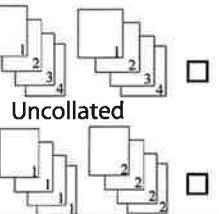


Copies: 92  
Sides: SS, DS  
Page Size: 8.5 X 11, 8.5 X 14, 11 X 17  
Paper Type & Color: Blue  
Paper Color: Blue  
Paper Weight:

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: MNT, MNT & L, Foam

Carbonless paper:

☐ 2-part ☐ Color  
☐ 3-part ☐ BW  
☐ 4-part

Finish

STAPLING: ☐ ☐  
FOLDING: Single ☐ C Fold ☐ Z Fold ☐  
CUTTING: ☒  
DRILLING: ☐  
PADS: ☐  
SHRINKWRAP: ☐  
TABS: ☐  
Tab Font: \_\_\_\_\_  
Tab Text:  
1. \_\_\_\_\_  
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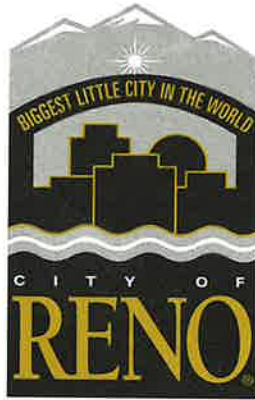
## Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY WEDNESDAY, JANUARY 8, 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*

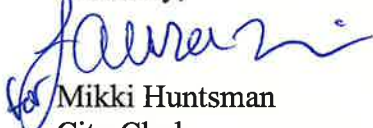
January 10, 2025

Olivia Tanager  
PO Box 8096  
Reno, NV 89507

**RE: LDC25-00014 (Webb Data Center)**

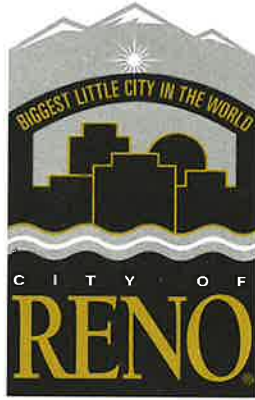
The above referenced cases will be placed on the Agenda at the Reno City Council meeting on **Wednesday, January 22, 2025, at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada 89501.

Sincerely,

  
Mikki Huntsman  
City Clerk

xc: Chris Pingree, Development Services  
Angela Fuss, Assistant Director, Development Services  
Jeff Foster, 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

Douglas R. Thornley  
5470 Kietzke Lane #100  
Reno, NV 89511

**RE: LDC25-00014 (Webb Data Center)**

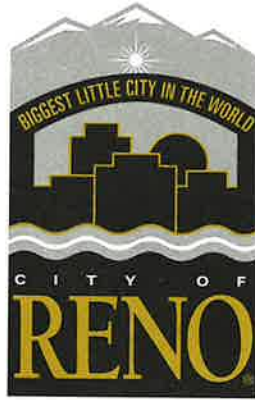
The above referenced cases will be placed on the Agenda at the Reno City Council meeting on **Wednesday, January 22, 2025, at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada 89501.

Sincerely,

  
Mikki Huntsman  
City Clerk

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

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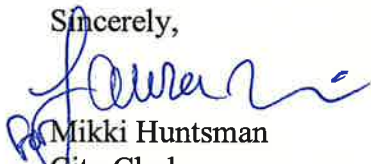
January 10, 2025

Veronica Bardhan  
730 Sandhill Road #250  
Reno, NV 89521

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City Clerk

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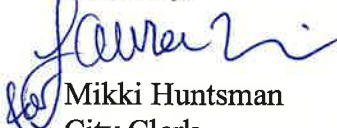
January 10, 2025

EPL Virginia Investors LLC  
One Sansome Street #1550  
San Francisco, CA 94104

**RE: LDC25-00014 (Webb Data Center)**

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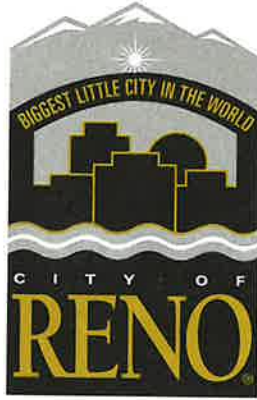
Sincerely,

  
Mikki Huntsman  
City Clerk

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Angela Fuss, Assistant Director, Development Services  
Jeff Foster, Development Services  
Karl Hall, City Attorney's Office  
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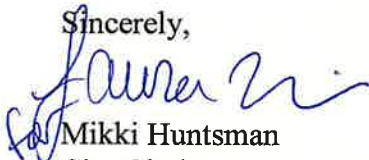
January 10, 2025

Dorothy & Henrietta R Staples  
6123 E 5<sup>th</sup> Ave  
Hialeah, FL 33013

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Sincerely,

  
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Karl Hall, City Attorney's Office  
Jasmine Mehta, City Attorney's Office

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**EPL Virginia Investors LLC**  
**One Sansome Street #1550**  
**San Francisco, CA 94104**

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**Douglas R. Thornley**  
**5470 Kietzke Ln #100**  
**Reno, NV 89511**

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**Dorothy & Henrietta R Staples**  
**6123 E 5th Ave**  
**Hialeah, FL 33013**

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**Veronica Bardhan**  
**730 Sandhill Road #250**  
**Reno, NV 89521**

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**Olivia Tanager**  
**PO Box 8096**  
**Reno, NV 89507**

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