

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 **March 26, 2025**, commencing at the time indicated.

10:00 a.m. – LDC25-00033 (NDI Office Rezoning)

A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The ±0.99 acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of Suburban Mixed Use (SMU).

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 or by email to 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: | Lauren Morris |
| Contact Phone: | |
| Contact Email: | MorrisL@reno.gov |
| PO Number: | LDC25-00033 |

| | |
|--------------------|------------|
| Date: | 03/06/2025 |
| Order Number: | 11110591 |
| Prepayment Amount: | \$ 140.40 |

| | |
|-------------------|---------|
| Column Count: | 1.0000 |
| Line Count: | 55.0000 |
| Height in Inches: | 0.0000 |

Print

| Product | #Insertions | Start - End | Category |
|--------------------------|-------------|-------------------------|---------------------|
| RGJ Reno Gazette-Journal | 1 | 03/14/2025 - 03/14/2025 | Govt Public Notices |
| RGJ rgi.com | 1 | 03/14/2025 - 03/14/2025 | 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 | \$140.40 |
| Tax Amount | \$0.00 |
| Service Fee 3.99% | \$5.60 |
| Cash/Check/ACH Discount | -\$5.60 |
| Payment Amount by Cash/Check/ACH | \$140.40 |
| Payment Amount by Credit Card | \$146.00 |

| | |
|---------------------------|----------|
| Order Confirmation Amount | \$140.40 |
|---------------------------|----------|

Ad Preview

NOTICE OF PUBLIC

HEARINGS

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10:00 a.m. – 1:00 p.m.
(NDI Office Rezoning)

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN,
CLERK AND CLERK OF
THE RENO CITY COUNCIL
No.11110591 March 14, 2025



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

Receipt

| | |
|--------------------------|-----------|
| Account No.: | 1118454 |
| Receipt No.: | 5605973 |
| Receipt Date: | 3/6/2025 |
| Total Cash Amt: | \$ 140.40 |
| Service Fee 3.99%: | \$ 5.60 |
| Cash/Check/ACH Discount: | \$ 0.00 |
| Paid Amount: | \$ 146.00 |

| Date | Doc Type | Doc No. | Customer | Allocation type | Allocated |
|----------|------------|----------|-----------------------|-----------------|-----------|
| 3/6/2025 | Order | 11110591 | City of Reno - Legals | Opp | 140.40 |
| | 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 March 26, 2025, 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: LDC25-00033

CASE NAME: NDI Office Rezoning

PLANNER: Carter Williams

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

A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The ±0.99 acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of Suburban Mixed Use (SMU).

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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, March 14, 2025, 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.

RECEIVED

MAR 13 2025
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

March 26, 2025

HEARING TIME

10 AM

APPLICANT

NDIDONA LLC

CASE NUMBER

LDC25-00033

PROJECT NAME

NDI Office Rezoning

DESCRIPTION

A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The 1.97 acre site is located on the north side of Vassar Street, 2430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of "Suburban Medium Density Residential" (SMDR).

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://www.reno.gov/publiccomment) or by email to PublicComments@reno.gov. Comments received prior to 4:00 pm on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the City Council for review prior to adjournment, and entered into the record.

Carter Williams - WilliamsCA@Reno.Gov

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



The applicant shall receive 90 days prior to the appeal period for the public hearing held on this date.

Posting Location Map - LDC25-00033



1/8/2025, 9:00:47 AM



Override 1



Streets

Parcels (No Labels)

1:1,124



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

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

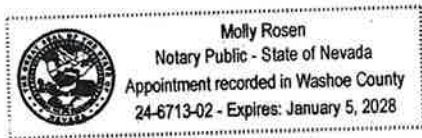
Lauren Morris, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 14th day of March, 2025, she deposited in the United States Post Office at Reno, Nevada, copies of 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. LDC25-00033 (NDI Office Rezoning) who are required to be notified by law.

Lauren Morris
for CITY CLERK

SUBSCRIBED and SWORN to before me this

14th day of MARCH, 2025.

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



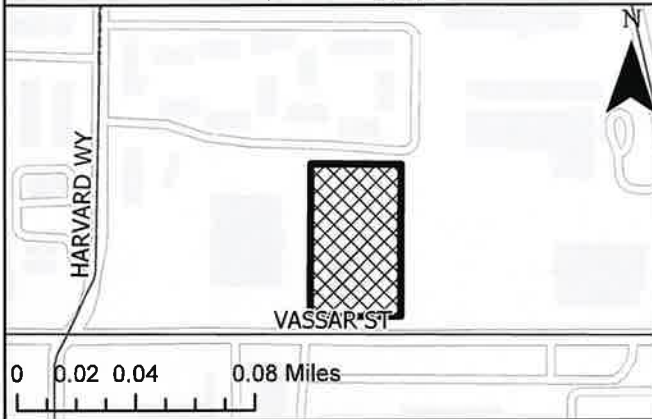


CITY OF RENO
City Clerk
PO Box 7
Reno, Nevada 89504
RETURN SERVICE REQUESTED

**IMPORTANT NOTICE ABOUT A
PROJECT NEAR YOUR PROPERTY**

Your Parcel: 013-150-07

Project Site Map



MAG PROPERTIES LLC SERIES 3
7151 COLDWATER ST
SPARKS, NV 89436

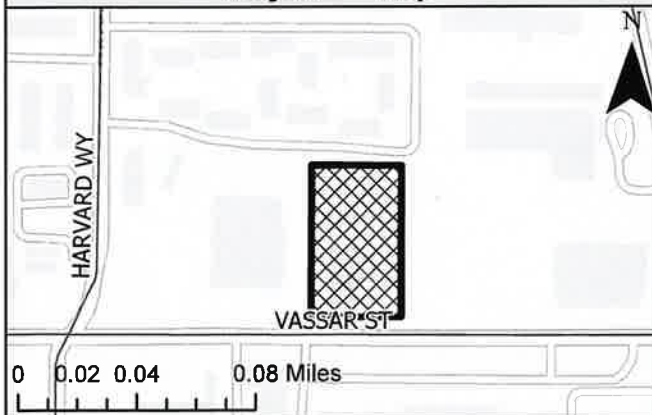


CITY OF RENO
City Clerk
PO Box 7
Reno, Nevada 89504
RETURN SERVICE REQUESTED

**IMPORTANT NOTICE ABOUT A
PROJECT NEAR YOUR PROPERTY**

Your Parcel: 013-260-01

Project Site Map



FITZPATRICK INVESTMENTS LLC
C/O JAKE FITZPATRICK
5455 PINE HILL CT
SANTA ROSA, CA 95409

NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **March 26, 2025, at 10:00 a.m.** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC25-00033 (NDI Office Rezoning)**

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As a property owner within **850 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.**

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 or by email to 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

LDC25-00033 Final List

| APN | First Name | Last Name | Mailing 1 | Mailing 2 | City | State | Zip |
|------------|---------------------|-----------------------------------|---|-----------------------------------|------------------------|-------|-------|
| 013-150-07 | | MAG PROPERTIES LLC SERIES 3 | 7151 COLDWATER ST | | SPARKS | NV | 89436 |
| 013-260-01 | | FITZPATRICK INVESTMENTS LLC | 5455 PINE HILL CT PO BOX 2036 | C/O JAKE FITZPATRICK | SANTA ROSA SARATOGA | CA | 95409 |
| 013-260-06 | GEORGE H & NANCY L | KORDESTANI | 1175 HARVARD WAY | | RENO | NV | 89502 |
| 013-260-15 | | HALF BAT LLC | | | RENO | NV | 89502 |
| 013-260-18 | | DOMESTIC VIOLENCE RESOURCE CENTER | 1735 VASSAR ST | | RENO | NV | 89502 |
| 013-260-19 | | ASSISTANCE LEAGUE RENO SPARKS | PO BOX 7376 PO BOX 223752 | | RENO | NV | 89510 |
| 013-271-04 | BUSH Y & ANNE-MARIE | ABADIR TRUST | | | CARMEL VALLEY | CA | 93922 |
| 013-271-08 | | 1000 HARVARD WAY OWNER LLC | 400 MONTEREY RD UNIT 14 PO BOX 20265 | ATTN: MATLEY APTS | GLENDALE | CA | 91206 |
| 013-271-11 | | MATLEY APARTMENTS | | | RENO | NV | 89515 |
| 013-271-15 | | STATES DUVALL INCORPORATED | PO BOX 21548 | | CARSON CITY | NV | 89721 |
| 013-271-16 | | NDIDNA LLC | 790 SIENNA STATION WAY | | RENO | NV | 89512 |
| 013-271-17 | | NELLI-REGEN TWO LLC | 2345 MARKET ST | | RENO | NV | 89502 |
| 013-271-18 | | FELD OF DREAMS LLC | 3885 BOULDER PATCH | | RENO | NV | 89511 |
| 013-271-19 | | RENO HOTEL LLC | 2375 MARKET ST | | RENO | NV | 89502 |
| 013-271-20 | | BOW ENTERPRISES LLC | 1995 VASSAR ST | C/O ARROW AUTOMOTIVE TRANSMISSION | RENO | NV | 89502 |
| 013-272-02 | | RANDALL FAMILY TRUST | 6120 E HIDDEN VALLEY DR | | RENO | NV | 89502 |
| 013-272-03 | | TEN SEVENTY FIVE LLC | 11890 DONNER PASS RD # 4 | C/O KROMER INVESTMENTS | TRUCKEE | CA | 96161 |
| 013-281-04 | | BINYAN LLC | 4272 DANT BLVD | | RENO | NV | 89509 |
| 013-281-05 | | YANNI LIMITED NV LLC | 671 ORANGE DR | | VACAVILLE | CA | 95687 |
| 013-281-07 | | ROBERT WELLS FAMILY PARTNERSHIP | 24 SENDERO | | RANCHO ARGARITA | CA | 92688 |
| 013-281-08 | | AUTOMOTIVE WAY LLC | 539 RIVERSIDE DR | | RENO | NV | 89503 |
| 013-312-08 | | JMCD COEUR D'ALENE LLC | 5013 MCGILL WAY | | SAN DIEGO | CA | 92130 |
| 013-316-11 | LONI D | CASTEEL | 2195 YALE WAY | | RENO | NV | 89502 |
| 013-316-15 | | BENYAMIN LLC | 2155 YALE WAY | | RENO | NV | 89502 |

LDC25-00033 (NDI Office Rezoning)

| APN | First Name | Last Name | Mailing 1 | Mailing 2 | City | State | Zip |
|------------|------------------------|--|-------------------------|--------------------------|---------------------------|-------------|----------|
| 013-316-17 | | JBJM INVESTMENTS LLC | 800 KIETZKE LN | | RENO | NV | 89502 |
| 013-333-01 | | MT ENTERPRISES LLC | 1870 VASSAR ST # 4 | | RENO | NV | 89502 |
| 013-333-02 | | MCBRIDE COMMERCIAL PROP LLC | 1900 VASSAR ST | | RENO | NV | 89502 |
| 013-333-23 | | UNITED STATES POSTAL SERVICE | 2000 VASSAR ST | ATTN POSTMASTER | RENO | NV | 89510 |
| 013-333-25 | | 1800 PURDUE VENTURES LLC | 18 FOLIATE WAY | | LADERA RANCH | CA | 92694 |
| 013-333-29 | | ALTA HARVARD COURT LLC | 516 PENNSFIELD PL | ATTN: MARLO HELLER | THOUSAND OAKS | CA | 91360 |
| 013-401-04 | JAVIER C | LOPEZ et al | 1795 PRINCETON DR | | RENO | NV | 89502 |
| 013-401-05 | JEANNE L | GUNNELL | 1755 PRINCETON DR | | RENO | NV | 89502 |
| 013-401-06 | FELIPE D & MARIA C B D | GONZALEZ | 1715 PRINCETON DR | | RENO | NV | 89502 |
| 013-401-24 | JOHN C III | STEPHENS TRUST | 2610 MATRINO CIR | | ENDERSON | NV | 89052 |
| 013-401-30 | | KRNV LLC | 1790 VASSAR ST | | RENO | NV | 89502 |
| 013-402-01 | | H & D CONSTRUCTION LLC | PO BOX 10025 | | RENO | NV | 89510 |
| 013-403-01 | | PEARVALLEY INVESTMENTS LLC | 4295 WARREN WAY | | RENO | NV | 89509 |
| | | | 690 STARLIGHT CIR | | RENO | NV | 89509 |
| 013-403-02 | TOMISLAV & JOVANKA | DARDIC | 1430 HARVARD WAY | | RENO | NV | 89502 |
| 013-445-09 | RAMON | COVARUBIAS-JIMENEZ | 1402 HARVARD WAY | | RENO | NV | 89502 |
| 013-445-10 | JUAN | ARELLANO et al | 575 E Plumb Lane #101 | ATTN: Mike Vicks | RENO | NV | 89502 |
| | Agent | Monte Vista Consulting, Ltd. | | | | | |
| MIL-P-01 | | National Guard Armory | 685 East Plumb Lane | Attn: Facility Commander | RENO | NV | 89502 |
| MIL-P-02 | | Nevada Air National Guard | 1776 National Guard Way | Attn: Yvonne Downs | RENO | NV | 89502 |
| Owner | NDIDNA LLC | | 790 Sienna Station Way | | RENO | NV | 89512 |
| US-01 | | United States of America Dept of Housing and Urban Development | | Attn: Ramiro Delgado | Santa Ana | CA | 92701 |
| US-02 | | United States of America | 34 Civic Center Plaza | | Bureau of Land Management | Carson City | NV 89701 |
| Ward 3 NAB | Gabriel | Maya | 5665 Morgan Hill Rd | | RENO | NV | 89502 |
| Ward 3 NAB | Jaret | Singh | 4790 Spring Drive | | RENO | NV | 89502 |
| Ward 3 NAB | Zachary | Bolton | 745 Hood Ave | | RENO | NV | 89512 |
| Ward 3 NAB | Marie | Rodriguez | 4829 Eaglewood Ct | | RENO | NV | 89502 |
| Ward 3 NAB | Illya | Arbatman | 4330 Matich Dr | | RENO | NV | 89502 |
| | | | 825 Wilkinson Ave | | RENO | NV | 89502 |

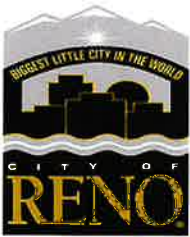
| APN | First Name | Last Name | Mailing 1 | Mailing 2 | City | State | Zip |
|-----|------------|-----------|-----------|-----------|------|-------|-----|
|-----|------------|-----------|-----------|-----------|------|-------|-----|

Report Totals

Count: 51

Date Exported: 2/3/2025 3:09 PM

PIN (Count): 51



CITY OF RENO PRINT ORDER FORM

Job Name : LDC25-00033 (NDI OFFICE REZONING)

Contact Information (required fields):

Name: LAUREN MORRIS

Date File is Available: 3/6/2025

Dept/Division: CITY CLERKS OFFICE

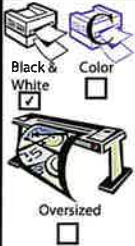
Date Order Due: 3/11/2025

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies Sides Page Size

52 SS DS 8.5 X 11 8.5 X 14 11 X 17

Paper Type & Color:

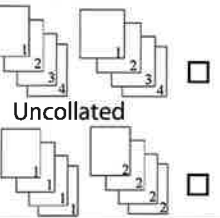
Paper Color: Blue

Paper Weight:

| Paper Choices* | | | |
|----------------|----------------------------|----------------------------|-------------------|
| Pastel | Available Sizes & Weights | Prights (letter size only) | Available Weights |
| Blue | Letter, Legal, & Cardstock | Cosmic Orange | 24 lb & cardstock |
| Green | Letter, Legal, & Cardstock | Gamma Green | 24 lb |
| Ivory | Letter, Legal, & Cardstock | Lift-Off Lemon | 24 lb |
| Yellow | Letter, Cardstock | Lunar Blue | 24 lb & cardstock |
| Pink | Letter, Legal | Planetary Purple | 24 lb |
| Goldenrod | Letter, Legal | Pulsar Pink | 24 lb |
| Buff | Letter | Re-Entry Red | 24 lb & cardstock |
| Uiac | 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

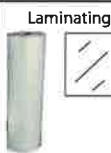
☐ 3-ring Binder

Size:

Color: navy

FINISHING

Laminate/
Mount



☐ 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

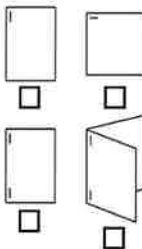
☐ 3-part

☐ BW

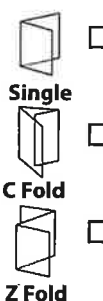
☐ 4-part

Finish

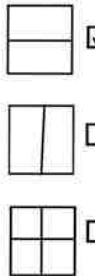
STAPLING



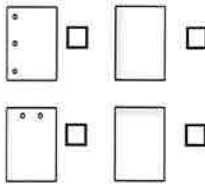
FOLDING



CUTTING



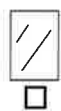
DRILLING PADS



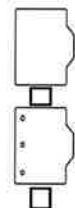
How many pads?

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, MARCH 11, 2025, AT 10 AM.

THANK YOU!