

- 4.3 Staff Report (For Possible Action): Case No. **LDC23-00025 (Riviera Planned Community)** – A request has been made for a tentative map to establish a five-lot single-family attached (condominium) subdivision and associated common areas. The ±0.31 acre project site is located southeast of Riviera Street, ±75 feet from its intersection with Idlewild Drive. The project site is located within the Multi-Family Residential – 14 units per acre (MF-14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX).  
**[Ward ]**

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** January 18, 2023

**To:** Reno City Planning Commission

**Subject:** **Staff Report (For Possible Action): Case No. LDC23-00025 (Riviera Planned Community) – A request has been made for a tentative map to establish a five-lot single-family attached (condominium) subdivision and associated common areas. The ±0.31 acre project site is located southeast of Riviera Street, ±75 feet from its intersection with Idlewild Drive. The project site is located within the Multi-Family Residential – 14 units per acre (MF-14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX).**

**From:** Carter Williams, Assistant Planner

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**Ward #:** 1

**Case No.:** LDC23-00025 (Riviera Planned Community)

**Applicant:** Wade Diebner

**APN:** 010-083-10

**Request:** **Tentative Map:** To establish a five-lot single-family attached (condominium) subdivision and associated common areas.

**Location:** See Case Maps (**Exhibit A**).

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions listed in the staff report.

**Summary:** The project site is comprised of one ±0.31 acre parcel located southeast of Riviera Street, ±75 feet from its intersection with Idlewild Drive. The proposed tentative map would allow a 5-lot single-family attached residential condominium subdivision and associated common areas. The attached single-family residential land use is allowed by-right in the Multi-Family Residential – 14 units per acre (MF-14) zoning district. A tentative map is required when greater than four lots are proposed to be created through a subdivision map. Key project issues include: 1) overall site design; 2) building design; and 3) compatibility. Staff recommends approval, subject to the conditions outlined in the staff report.

**Background:** The project site currently includes a single-family residence constructed in 1938. The lot has been located within a multi-family zoning designation since as early as 1947 per the City of Reno land use plan adopted that year.

### **Analysis:**

**Site Design:** The proposed tentative map includes five residential lots on a  $\pm 0.31$  acre parcel, which yields a gross density of  $\pm 15.97$  dwelling units per acre. This is within the density maximum of 16.1 units per acre with a 15% density bonus for smaller average unit size. The applicant proposes an average unit size of less than 1,800 square feet which grants the project a 15 percent density bonus per Reno Municipal Code (RMC) Section 18.04.905(b)(1). Two parking spaces are required per unit and all required parking is proposed to be underground.

This tentative map proposes a condominium subdivision and all land area and underground improvements will be common area maintained according to the draft covenants, conditions, and restrictions and reservation of easements included in the application materials. **Condition No. 7** requires a homeowners association, or equivalent, to maintain all aforementioned common areas. Reduced lot width, reduced lot sizes, and zero-foot setbacks for single-family residential attached projects in the MF-14 zoning district are allowed per RMC.

The project includes  $\pm 3,150$  square feet of landscape area (23%) which exceeds the minimum required (**Exhibit B**). A number of mature elm trees are proposed to be removed due to invasive roots. A tree penalty applies but the applicant is required to bring the site into conformance with landscaping, trees, and shrubs which will satisfy the tree penalty.

Setbacks for the MF-14 zoning district are similar to that of single-family districts with a rear yard setback of 20 feet. A minimum of 500 square feet of usable open space is required and is adequate based on the provided site plan (**Exhibit C**). Condominium projects are encouraged to have amenities associated with contemporary home ownership per RMC. This project includes roof decks, dedicated storage, bike repair and work area, and individual gardens.

**Building Design:** The proposed building has significant articulation and includes multiple design elements on all four façades (**Exhibit D**). The front façade of the building has two sections bisected by the underground parking entrance. This articulation provides the appearance from the street that each building section is a separate home. The front façades are dominated by entry porches and windows to promote neighborhood cohesion. A stepback from the front property line at a rate of one foot of setback for every two feet of height has been demonstrated to meet compatibility requirements. Stepbacks on the sides and rear of the building are provided as well.

***Compatibility with Surrounding Uses:*** The immediate vicinity around the project site has a number of housing options including single-family detached homes, duplexes, and higher density multi-family. Most notably, a 28-unit apartment complex resides across the street. The proposed use adds to this mix. Under the current zoning designation, a multi-family apartment complex is an allowed use without additional discretionary review and would allow up to six units on the property with the maximum density bonus.

The proposed building is located within the range of building setbacks on either side of the parcel. The height of the proposed building is within the maximum allowed by the zone (35 feet) and is comparable to the buildings to the north and the west of the project site. Stepbacks are provided on all four sides of the building to provide a transition to single-family and duplex uses.

Shadow restrictions do not apply to structures less than 35 feet in height per RMC. Exterior building lighting as proposed appears to comply with code, but in order to promote compatibility with adjacent uses, **Condition No. 8** requires that light spillover across property lines be restricted to 0.5-foot candles or less.

Based on the existing uses within the area, the existing compatibility requirements within RMC, and the proposed condition for lighting, the proposed use is compatible with the area.

***Access and Circulation:*** The project site currently has two accesses along Riviera Street. This proposal reduces that to a single access further away from the intersection of Riviera Street and Idlewild Drive.

***Utilities:*** Truckee Meadows Water Authority (TMWA) has been identified as providing water service, Waste Management for solid waste disposal, and the existing City of Reno sewer lateral will be utilized. Infrastructure required to serve the site (i.e. sewer, storm drainage, water, and electrical) will be further reviewed during the review of the final map and permit requests to develop the site. Condominium projects are required to have separate electrical, gas, sewer, and water services provided to each unit unless it can be demonstrated that the systems are adequate to serve all units under a common system. This requirement pursuant to RMC 18.06.302 will be addressed prior to the issuance of the site improvement permit.

Water “Will Serve” from TMWA will be required prior to any final map. The applicant will be required to apply for a sewer will-serve and pay sewer connection fees prior to permit issuance. There is an existing overhead utility line that is not to be relocated and does not meet the criteria to be placed underground at this time.

***Storm Drain/Hydrology:*** The proposed project is located within the Truckee River Watershed. Existing drainage patterns have the majority of stormwater flows discharging on adjacent

properties. The proposed drainage improvements direct the majority of storm flows to Riviera Street with the remainder being caught by a proposed infiltration basin. This is expected to reduce the storm flows that are currently discharging onto adjacent parcels. Flooding incidents in the area were reported at the Ward 1 Neighborhood Advisory Board (NAB) meeting. The City of Reno Utility Services Department is unaware of any flooding issues in this area. They did note that infrastructure improvements are planned for this area and will be addressed if drainage issues are identified.

**General Code Compliance:** The proposed site improvements will meet all applicable code requirements. Final maps, site improvement permits, and building permits will be required and final details will be verified at final map and permit review for code compliance.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Mixed Neighborhood (MX) and is located in a Central Neighborhood per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, the project is in conformance with the MX Master Plan land use designation and the following applicable Master Plan goals and policies:

- 4.3B: Infill and Redevelopment
- N-G.22: Building Design
- N-CN.8: Transitions
- N-CN.10: Garage and Parking Location

**Public and Stakeholder Engagement:** No concerns were identified from the external agency comments that were received regarding this application. The applicant presented their project to the December 12, 2022 Ward 1 Neighborhood Advisory Board (NAB) meeting. A number of neighbors attended and provided public comment in opposition of the project. A courtesy notice was sent out to surrounding property owners upon initial submission of the project, and two letters in opposition and one in support were received at the time this report was prepared (**Exhibit E**). Primary concerns were compatibility with the neighborhood, height of the building, and flooding. Based on the analysis provided in the staff report, staff believes that these concerns are adequately addressed. Any future comments will be forwarded to the Planning Commission as they are received.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.

2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of NRS 598.0923, if applicable, by the subdivider or any successor in interest.
4. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter and phasing plan. The approval letter and phasing plan shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
5. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
6. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.
7. Prior to the approval of a final map, the applicant shall provide suitable documentation that a homeowners association or equivalent has been formed to provide maintenance of all project common areas, and have said documentation recorded.
8. Prior to the approval of a building permit or final map, excluding mass grading, the applicant shall provide a photometric plan that demonstrates that lighting from the project site shall not create greater than 0.5-foot candle of spillover light at a property line of any abutting property.

## **Findings:**

***General Review Criteria and Considerations:*** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan: If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

***Tentative Map:*** Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and criteria set forth in NRS Section 278.349(3), as follows:

- 1) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- 2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- 3) Availability and accessibility of utilities;
- 4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;

- 5) Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- 6) General conformity with the governing body's master plan of streets and highways.
- 7) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- 8) Physical land characteristics such as flood plain, slope, soil; and
- 9) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348.
- 10) Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- 11) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

**Attachments:**

**Exhibit A - Case Maps**

**Exhibit B - Landscape Plan**

**Exhibit C - Site Plan**

**Exhibit D - Building Elevations and Stepbacks**


**Exhibit E - Public Comment**

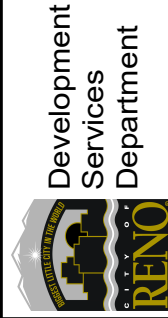
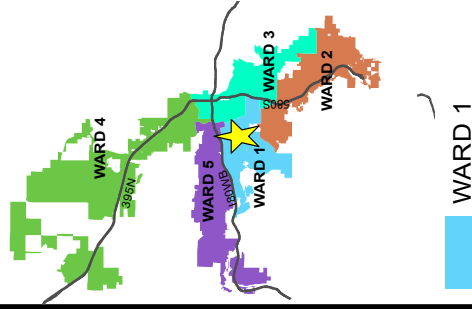


# AREA MAP

LDC23-00025

(Riviera Planned Community)

Subject Site ► 



The information herein is approximate and is intended for display purposes only.  
Date: November 2022  
Scale: 1 inch = 200 feet



## EXHIBIT A



# ZONING MAP

LDC23-00025

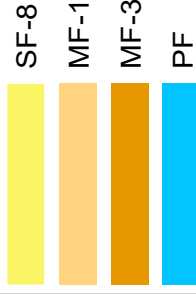
(Riviera Planned  
Community)

ZONING = MF-14

Subject Site ▶



## Zoning Designations



Development  
Services  
Department



The information hereon  
is approximate and  
is intended for display  
purposes only.

DATE: November 2022  
SCALE: 1 inch = 100 feet




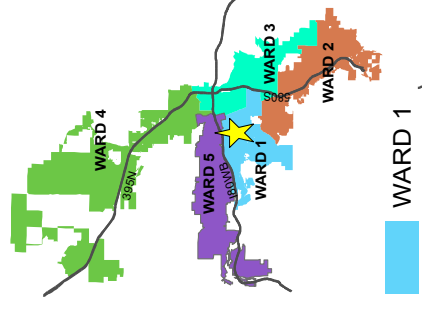


# MASTER PLAN MAP

LDC23-00025

(Riviera Planned  
Community)

Subject Site ► 



Development  
Services  
Department

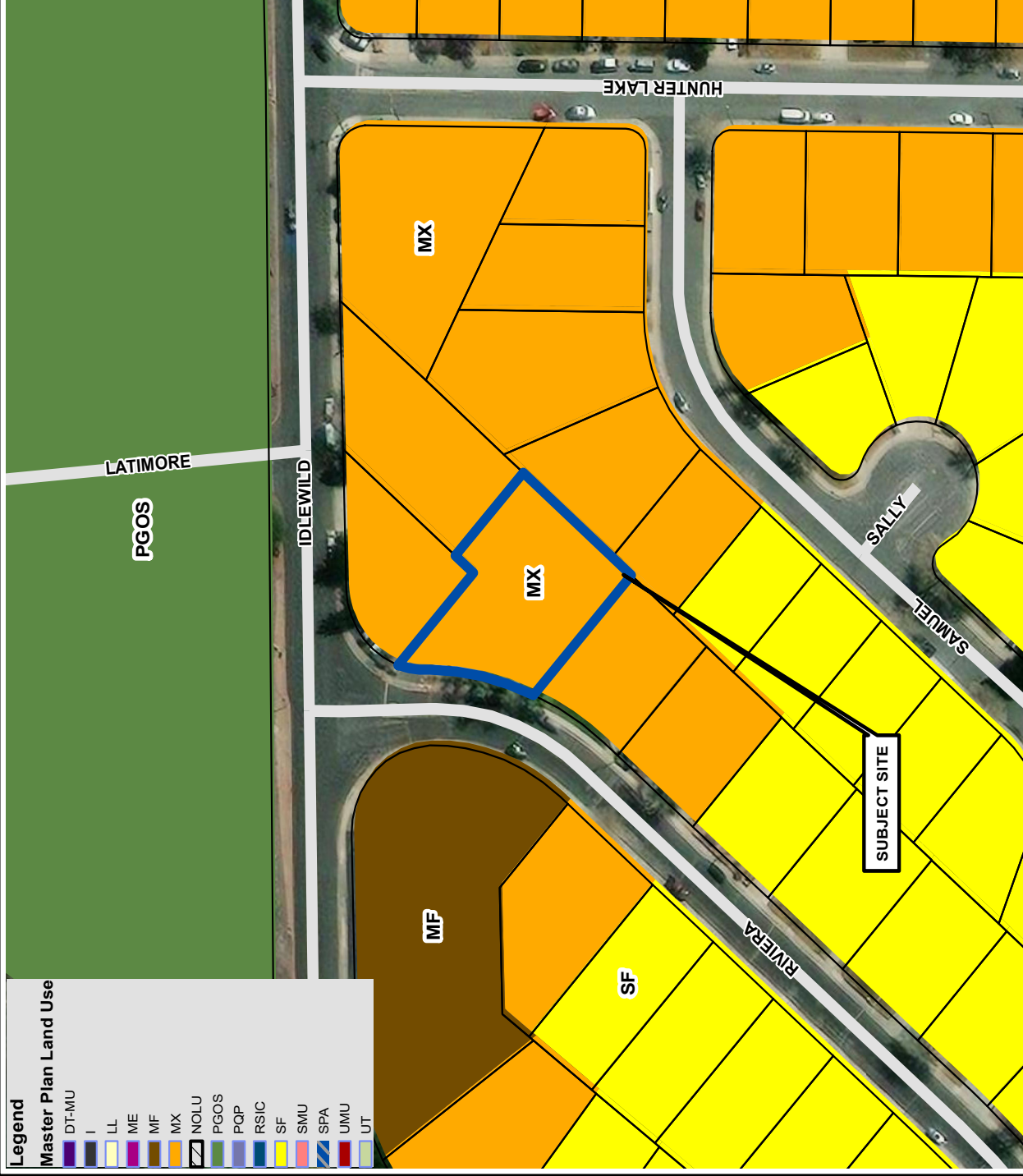


The information hereon  
is approximate and  
is intended for display  
purposes only.

Date: November 2022  
Scale: 1 inch = 100 feet

## Legend Master Plan Land Use

DT-MU	DT
I	I
LL	LL
ME	ME
MF	MF
MX	MX
NOLU	NOLU
PGOS	PGOS
PQP	PQP
RSIC	RSIC
SF	SF
SMU	SMU
SPA	SPA
UMU	UMU
UT	UT



[illegible]

## PLANT LIST

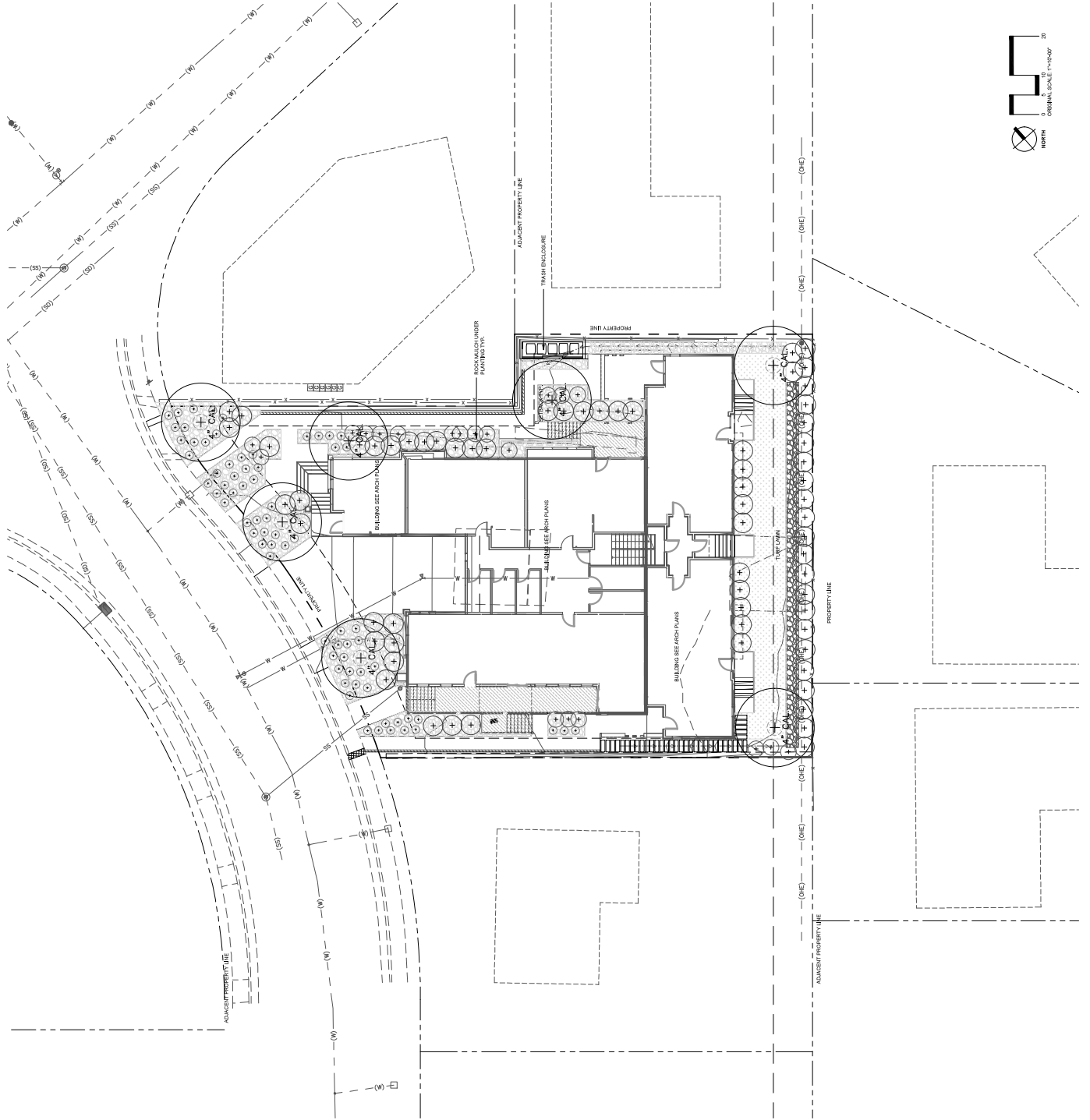
ABBR., QTY.	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
<b>DICUCULOUS TREES</b>				
A12-2	<i>Albizia leonensis</i> (Jacq.) J.P.M. & S.W.	White Scented Ashoka	2" cut 1800	See Plan
B2-1	<i>Bauhinia variegata</i> L.	Flame Tree	2" cut 1800	See Plan
<b>SHRUBS</b>				
B4-5	<i>Bougainvillea spectabilis</i> Willd.	Flame of the Woods	8 gal	60' O.C.
B5-1	<i>Bougainvillea spectabilis</i> Willd.	Flame of the Woods	5 gal	40' O.C.
<b>FERNS/LAND ORNAMENTAL GRASSES</b>				
A1-1	<i>Asplenium nidus</i> L.	Wax Fern	1 gal	24' O.C.
B1-1	<i>Bambusa multiplex</i> (Roxb.) Schumacher	Chinese Bamboo	1 gal	24' O.C.
B1-2	<i>Bambusa multiplex</i> (Roxb.) Schumacher	Chinese Bamboo	1 gal	24' O.C.

## PLANTING LEGEND

PROPOSED DECIDUOUS TREE + PROPOSED DECIDUOUS SHRUB

## LANDSCAPE DATA

SITE AREA: 13,634 SF  
JURISDICTION: CITY OF RENO  
ZONING: M-14  
REQUIRED LANDSCAPED AREA: 2,727 SF (20% OF SITE)  
PROPOSED LANDSCAPED AREA: 3,150 SF (23% OF SITE)





## SITE & UTILITY LEGEND

[illegible]

## SITE & UTILITY NOTES

1. THE DIRT SURVEY PREPARED BY MOORE ROGERS, INC. IS THE BASIS OF THIS DESIGN. NO OTHER WORK, EXES NO AN ENCUMBRANCE OR EVIDENCE THEREOF IS REQUIRED FOR ALL WORK WITHIN THE CITY OF DENVER.
2. ALL WORK WITHIN THE CITY OF DENVER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS.
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21. ALL WORK WITHIN THE CITY OF DENVER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS.

PARKING ANALYSIS				
USE	AREA (SF)	CRITERIA	REQUIRED SPACES	
DWELLING, MULTI-FAMILY	5 UNITS	1/350 SF PER UNIT	10	
TOTAL VEHICLE REQUIREMENT		SPACES PROVIDED	10	AVAILABLE SPACES ACCESSIBLE
10		12	0	0
BICYCLE PARKING CRITERIA			SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING			1/UNIT	5

ALL BUILDING INFORMATION PROVIDED BY CATEGORIES.  
 1. RESIDENTIAL USES DETERMINED USING TABLE 4-6.  
 2. NONRESIDENTIAL USES DETERMINED USING TABLE 4-6.  
 3. NOT TO EXCEED 2 SPACES PER UNIT.  
 4. NOT TO EXCEED 2 SPACES PER UNIT.

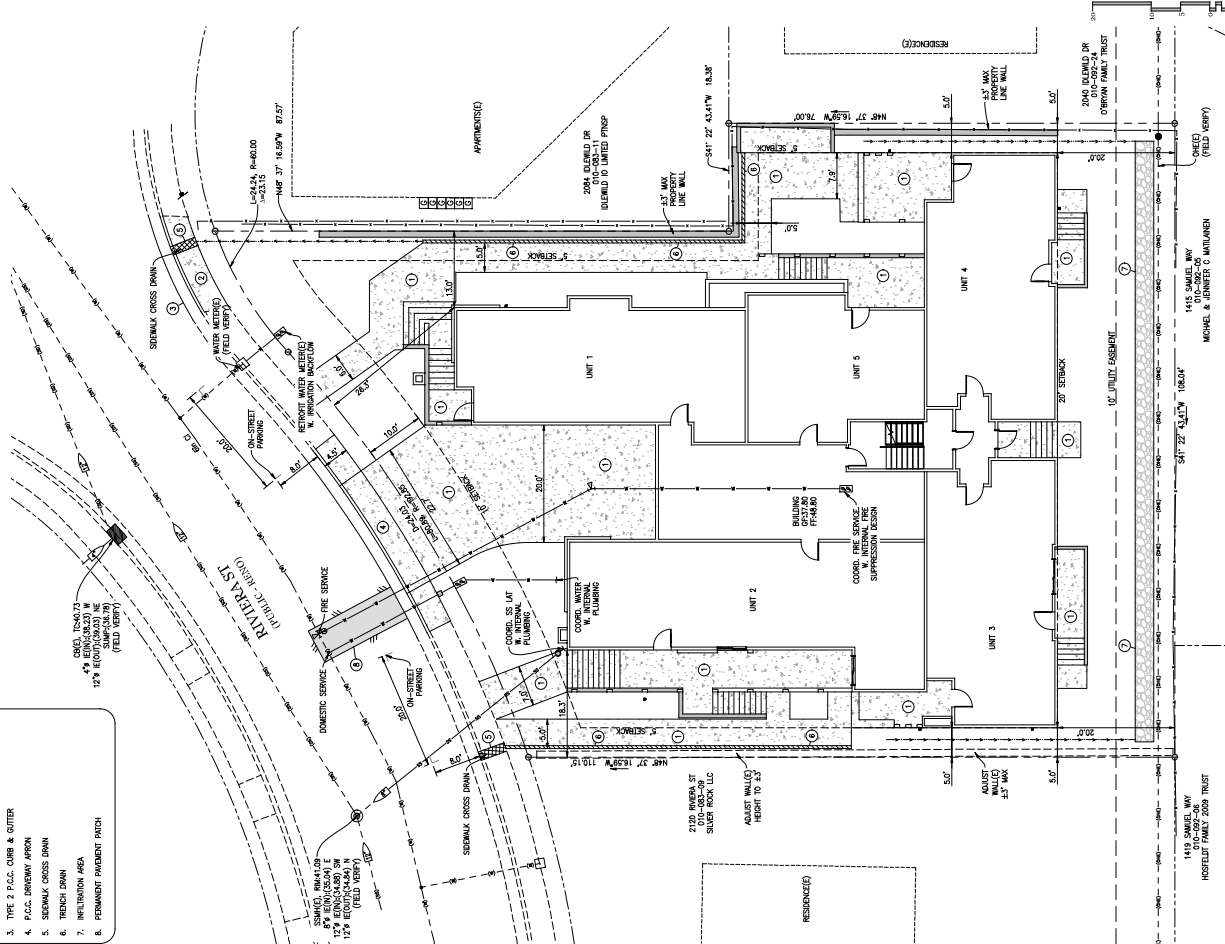
SITE ANALYSIS	
AREA	13,634 S.F.
ZONING	MF-14
SETBACKS (F/R/S)	10/20/5 (FT)
MAX DENSITY	1 DU/3,000 S.F.
BUILDING FOOTPRINT	5,956 S.F. 43.7%
PAVED/IMPERVIOUS	4,528 S.F. 33.2%
LANDSCAPED	3,150 S.F. 23.1%

## SITE ANALYSIS

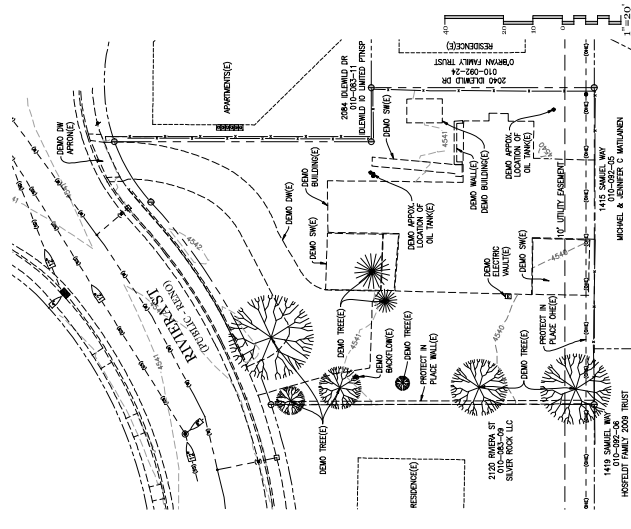
- |                    |                 |
|--------------------|-----------------|
| AREA               | 13,634 S.F.     |
| ZONING             | MF-14           |
| SETBACKS (F/R/S)   | 10/20/5 (FT)    |
| MAX DENSITY        | 1 DU/3,000 S.F. |
| BUILDING FOOTPRINT | 5,956 S.F.      |
| PAVED/IMPERVIOUS   | 4,528 S.F.      |
| LANDSCAPED         | 3,150 S.F.      |
|                    | 43.7%           |
|                    | 33.2%           |
|                    | 23.1%           |

○ SITE PLAN KEYNOTE LEGEND ○

1. P.C.C. PAVEMENT SECTION
2. P.C.C. SIDEWALK
3. TYPE 2 P.C.C. CURB & GUTTER
4. P.C.C. DRIVEWAY APRON
5. SIDEWALK CROSS DRAIN
6. TRENCH DRAIN
7. INFILTRATION AREA
8. PERMANENT PAVEMENT PATCH



**SITE & UTILITY PLAN**  
SCALE: 1"=20'

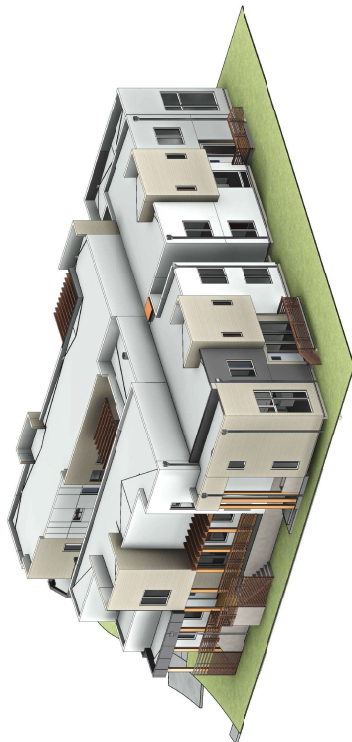


EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE: 1"=20'

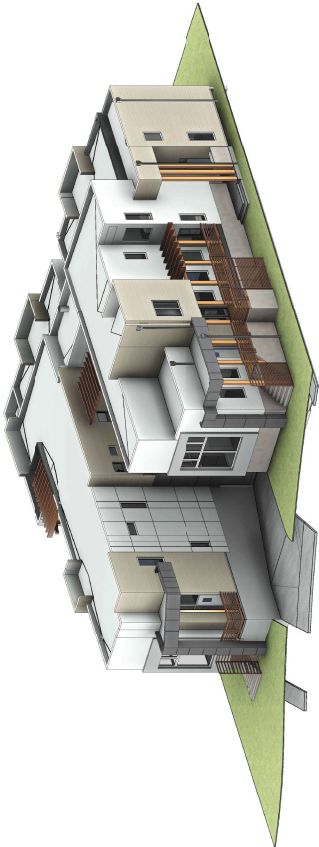
# EXHIBIT D



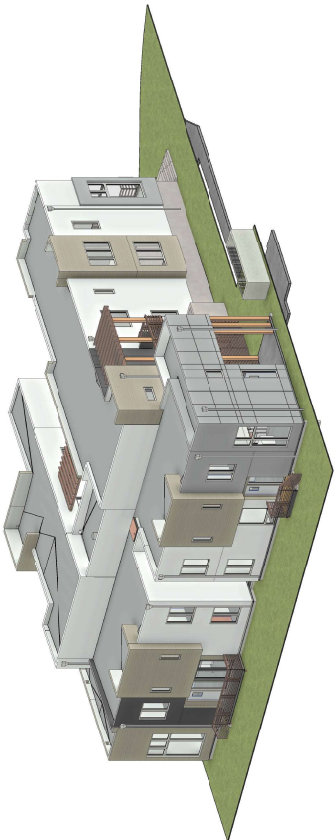
## NORTHEAST



**SOUTHWEST**

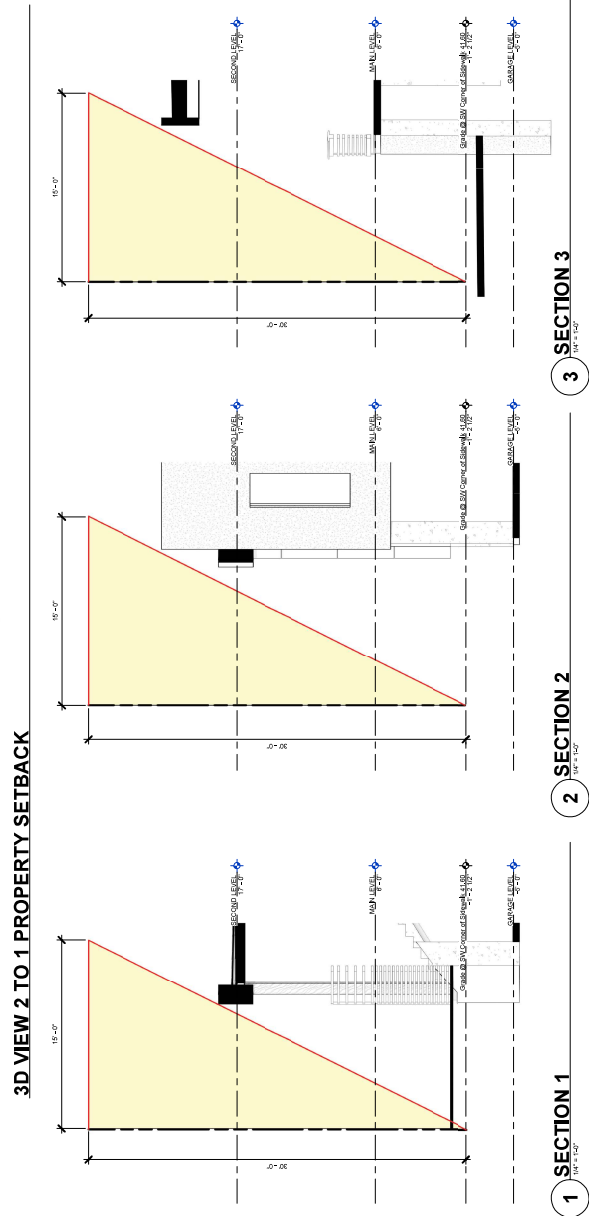
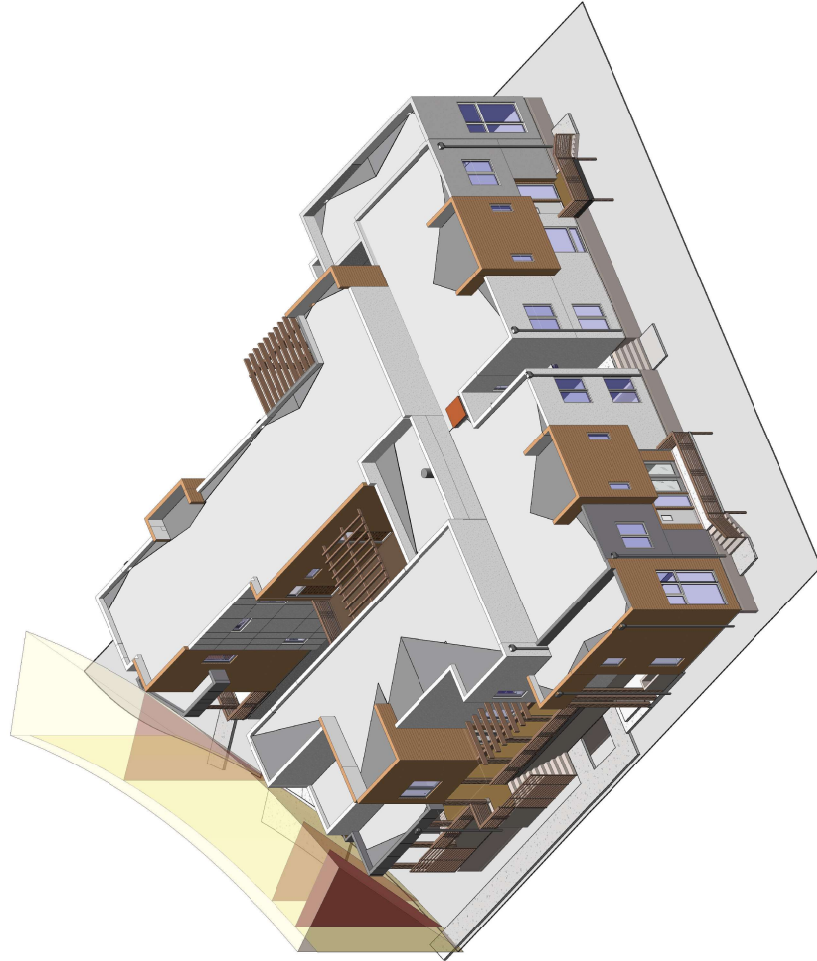
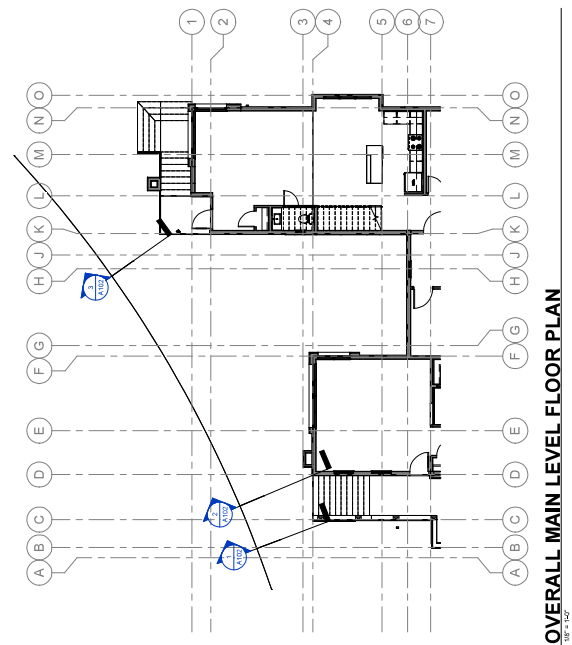
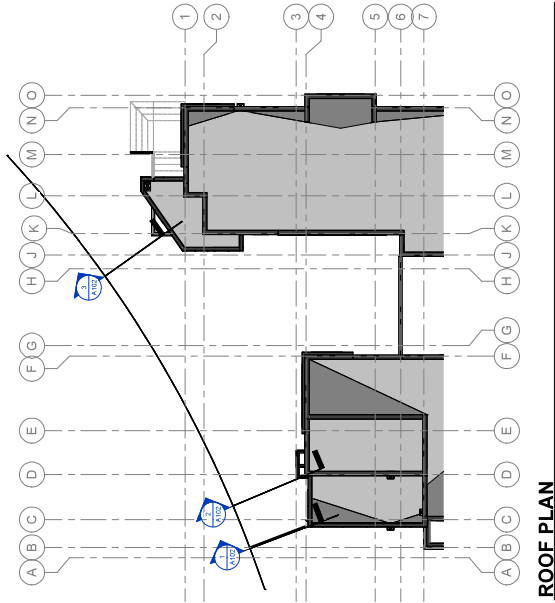


## NORTHWEST



## SOUTHEAST





No.	Description	Date

**RIVERA STREET PLANNED COMMUNITY**  
2100 RIVERA STREET  
RENO, NEVADA 89509

**CATHEXES**  
725-329-3344  
WWW.CATHEXES.COM

DATE: 1/19/2022 12:47:48  
JOB NUMBER: 2021-02  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
PERMIT SET



Michelle Fournier &lt;fournierm@reno.gov&gt;

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**LDC23-00025 Riviera Planned Community**1 message

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**Thomas Keating** <pitchinginfo@gmail.com>  
To: RenoPlanningCommission@reno.gov

Wed, Jan 18, 2023 at 7:20 AM

January 17, 2023

Thomas Keating  
[2020 Idlewild Drive, Reno, Nevada 89509](#)

RE: Riviera Planned Community

To the Reno Planning Commission,

I am a resident of Reno and a neighbor of the LDC23-00025 Riviera Planned Community writing this letter to express my opposition to the planned development.

I have lived here for many years and enjoy the neighborhood. The Old Southwest Reno area is one of the older neighborhoods and full of charming houses. It is walkable with good schools, parks and shopping all very convenient. The area is historic, with the original Dairy Farms still reflected in the names of the apartments and pasture fences bordering properties. The moniker of Reno as the City of Trembling Leaves is apparent in the large old growth canopy and multiple champion big trees.

This is why I am so strongly opposed to this project. The developer's design for the property is in no way in keeping with the historic character of the neighborhood. No other building in the area has this modern leviathan design, so far the new apartments and homes built have given some respect to the local building vernacular. The facade fools no one into thinking these are separate homes, it just looks like architectural anarchy. Second the building is completely incompatible with the purpose of the MF14 zoning which purports to transition to higher-intensity multi-family districts. This IS high intensity, maxing out the stats just because they can. Finally this will be the tallest building for almost a mile, over 10 feet taller than its neighbor 2 story apartment buildings. It will constitute a taking of light and air for all of the properties it borders.

This building will be in stark contrast to the historic continuity of the neighborhood. It will be a detriment by introducing a McMansion apartment look that screams "rent me for your TikTok video!"

For any of these individual reasons I oppose the development of this property into this particular design, and more importantly the fact that these plans are not in keeping with the established qualities of the neighborhood. This extremely oversized project is designed to maximize the price point for the California owners, while reducing property values and enjoyment for all of its surrounding Reno neighbors. These plans do not meet with the intent of the neighborhood nor respect the people currently living in it. This project should not be approved in its current design.

Sincerely yours,

Thomas Keating





Michelle Fournier &lt;fournierm@reno.gov&gt;

**Fwd: New Case Comment Recieved:**

1 message

**Heather Taylor** <taylorh@reno.gov>

Wed, Jan 18, 2023 at 8:24 AM

To: RenoPlanningCommission@reno.gov, Carter Williams &lt;williamsca@reno.gov&gt;

Hello,

Please see the below public comment for LDC23-00025 which is Item 4.3 on tonight's meeting agenda.

Thank you!  
Heather**Heather Taylor**

*Planning Technician*  
 Development Services  
 775-334-2668 (o) or 775-741-2981 (c)  
[TaylorH@Reno.Gov](mailto:TaylorH@Reno.Gov)  
 1 E. First St., Reno, NV 89505

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----- Forwarded message -----

From: **Public Comment Form** <williamsca@reno.gov>

Date: Tue, Jan 17, 2023 at 8:59 PM

Subject: New Case Comment Recieved:

To: &lt;taylorh@reno.gov&gt;

A new Citizen response has been received for .

**Which Category Describes You**

Citizen

**Case Number**

LDC23-00025

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?**

No

**Citizen General Public Comment Form****Full Name**

Eric Robbins

**Contact Email**[erobobbins@gmail.com](mailto:erobobbins@gmail.com)

Contact Phone Number	720435881
Position	In Support
Leave comments on this case here.	I live at 1440 Samuel Way, a few hundred feet from the proposed project. Like many other cities in our region, Reno is experiencing difficulty with housing affordability and accessibility. In order to solve these problems, we need to build more and denser housing, such as condominiums. The complex here will be relatively small and will be located near other condo complexes. I support this project. Yes in my backyard!

Sent via [Google Form Notifications](#)

City of Reno Development Services  
41K

Public Comment and Review Form 361.pdf

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/18/23

CASE NO. LDC 23-000 25

Please Print:

NAME: Eric Robbins

ADDRESS: 1440 Samuel Way

I REPRESENT: Self

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☒ IN FAVOR

☐ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/18/23

CASE NO. LDC 23-00025

Please Print:

NAME: Tim Hosfeldt

ADDRESS: 1419 Samuel Way

I REPRESENT: Myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Tim Hosfeldt

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE:

1/18/23

CASE NO. LDC

23-00025  
2100 Riviera Street

Please Print:

NAME:

Jennifer Matilainen

ADDRESS:

1415 Samuel Way Reno NV. 89509

I REPRESENT:

myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐

IN FAVOR

☒

IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐

IN FAVOR

☒

IN OPPOSITION

COMMENTS:

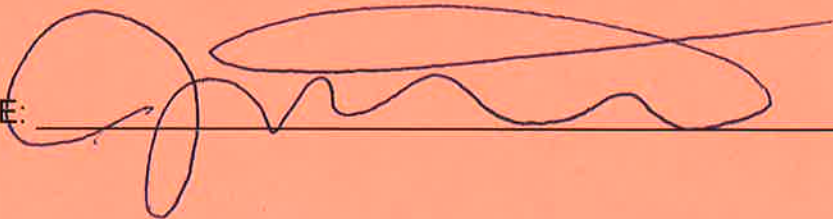
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SIGNATURE:



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1-18-23

CASE NO. LDC 23-00025

Please Print:

NAME: FRED CONTRERAS

ADDRESS: 1411 SAMUEL WAY

I REPRESENT: My Self

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 6-18-23

CASE NO. LDC LDC 23-00025

Please Print:

NAME: Anna O'Bryan

ADDRESS: 2040 Idlewild Drive

I REPRESENT: myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Anna O'Bryan



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/18/23

CASE NO. LDC 43 Rivera

Please Print:

NAME: Scott Wright

ADDRESS: 2040 Idlewild Dr

I REPRESENT: myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: NOT COMPETIBLE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Scott Wright



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/18/23 CASE NO. LDC 4.3 Riviera

Please Print:

NAME: Dalen O'Bryan

ADDRESS: 2040 Idlewild Dr. Reno NV 89509

I REPRESENT: myself, my family.

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: As a member of a multigenerational  
family oriented Home and neighborhood  
I strongly extremely oppose a project  
of this nature on the property in Question  
Please.

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 18 Feb 23

CASE NO. LDC 23-00025

Please Print:

NAME: Nathaniel Vass

ADDRESS: 2161 Riviera St Reno NV

I REPRESENT: Self, Boy Nelson

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: Parking, Trash, Property  
Values.

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1-18-23

CASE NO. LDC 23-0025

Please Print:

NAME: Tina Dils

ADDRESS: 2020 Idlewild Dr.

I REPRESENT: Myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 11/10/2023 CASE NO. LDC 23-00025

Please Print:

NAME: Norman Huckle  
ADDRESS: 2970 Idlemild Dr  
I REPRESENT: myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☐ IN OPPOSITION

COMMENTS: Too big -  
doesn't fit neighborhood

SIGNATURE: Norman Huckle

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/18/23

CASE NO. LDC 23-00025

Please Print:

NAME: Madeline M. Nelson

ADDRESS: 1415 Samuel Way

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: Don't let west agent

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1-19-23

CASE NO. LDC 23-00025

Please Print:

NAME: Barbara A. Siemann

ADDRESS: 1615 McKinley Dr, Reno, NV 89503

I REPRESENT: Dorist Tim Hosfeldt on Samuel Way.  
and my self

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☐ IN OPPOSITION

COMMENTS: The design does not fit the neighborhood.  
The parking is way over loaded  
already when park Events Happen (All summer)  
I do not like the fact of a high rise over looking  
small homes with children,  
I live in this neighborhood, I do not believe  
we can possibly fit all the many many apts + condos  
already added to our city recently.

SIGNATURE: Barbara A. Siemann

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/18/2023

CASE NO. LDC 23-00025

Please Print:

NAME: Kim Malta

ADDRESS: 1515 Allen St. Reno, NV 89509

I REPRESENT: myself & my husband Joe Malta

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☐ IN OPPOSITION

I agree with all the opposition statements made this evening  
COMMENTS: I live in the neighborhood & attend many events

like food truck Friday & Morris on The Run both have resulted  
in cars parking all along Hunter Lake & side streets we don't  
have the infrastructure to support more multifamily units  
It seems like enough are already being built in Reno  
Water supply is a huge concern for this much accelerated growth

SIGNATURE: Kim Malta



Michelle Fournier &lt;fournierm@reno.gov&gt;

## PC Public Comment Form - 01/18/2023, Agenda Items 4.2, 4.3, 4.4, 4.5, and 4.6, Michael Gawthrop-Hutchins

1 message

PC Public Comment &lt;wilseyc@reno.gov&gt;

Thu, Jan 12, 2023 at 8:44 AM

Reply-To: fournierm@reno.gov

To: fournierm@reno.gov, renoplanningcommission@reno.gov

Your form has a new entry. Here are all the answers.

Email Address	<a href="mailto:mgawthrop1@gmail.com">mgawthrop1@gmail.com</a>
Your Name (First and Last)	Michael Gawthrop-Hutchins
Address	1690 Carlin St
Planning Commission Meeting Date	01/18/2023
Agenda Item or Case Number	Agenda Items 4.2, 4.3, 4.4, 4.5, and 4.6
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Favor
Your Comment	<p>I'm writing to voice my support of approving the requests discussed in agenda items 4.3, 4.4, and 4.5. These projects will provide much needed "missing middle" housing that will allow many more families to be able to get onto the housing ladder, something that has become increasingly difficult in recent years in our region. Additionally, I would like to support items 4.2 and 4.6 as our region is facing a critical shortage of rental properties, which these will help to alleviate.</p>
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.	Yes



**By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.**

Yes

Sent via [Google Form Notifications](#)



**PC Public Comment - 01/18/2023, Agenda Items 4.2, 4.3, 4.4, 4.5, and 4.6, Michael Gawthrop-Hutchins.pdf**  
45K



Michelle Fournier &lt;fournierm@reno.gov&gt;

## PC Public Comment Form - 01/18/2023, LDC23-00025, Christina Dils

1 message

PC Public Comment &lt;wilseyc@reno.gov&gt;

Wed, Jan 18, 2023 at 1:10 PM

Reply-To: fournierm@reno.gov

To: fournierm@reno.gov, renoplanningcommission@reno.gov

Your form has a new entry. Here are all the answers.

**Email Address** [Christinaldils@gmail.com](mailto:Christinaldils@gmail.com)

**Your Name (First and Last)** Christina Dils

**Address** 2020 Idlewild Drive

**Phone Number** 775-786-8538

**Planning Commission Meeting Date** 01/18/2023

**Agenda Item or Case Number** LDC23-00025

**Please state if you are in favor of or in opposition of the agenda item in which you are commenting:** In Opposition

**Your Comment**

Apologies for a late comment, but the Staff Report was not posted until Monday and required time to read through for a complete response. My concerns for this project are as follows from the Planning Commission Staff Report.

Key project issues include: 1. Overall site design - The parking is NOT "underground" as it is not totally below grade, so the first residential floor starts 6 feet above ground level and is above the heads of people walking by. 2. Building design - there are NO "design elements", the building is bland and boxy with SimCity design. In addition the front facades are NOT "dominated by entry porches and windows", the front is primarily a 20 foot wide hole in the facade, there is one tiny patio (6 feet above the street) and 2 windows (even higher than the patio). 3. Compatibility - the proposed project does not "add to the mix" it overwhelms it. The height is not "comparable to the buildings to the north and west" it is 10 feet taller. Fast casual architecture is NOT compatible with the Old Southwest mixed-use neighborhood. Public and stakeholder engagement with the project is quite negative and the concerns have not been addressed at all.

In summary this project is not compatible with surrounding uses, nor is it cohesive with the neighborhood in any way. It is anti-pedestrian and neighborly in every way, rejecting the pleasant atmosphere residents currently move here to enjoy. The project needs to go back to planning by an actual architect and not a generic computer aided design. It needs to be a similar height to next door apartment and look more like an apartment than a Borg cube.

Reno needs more housing, but it also needs housing that will attract residents and not repel them. Simple changes that fit the project into the neighborhood will be welcomed instead of opposed. Look to the apartments next door for inspiration,

they are far more attractive with simple design additions and fit neatly into a mixed density neighborhood.

**By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.**

Yes

**By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.**

Yes

Sent via [Google Form Notifications](#)



**PC Public Comment - 01/18/2023, LDC23-00025, Christina Dils.pdf**

47K



Michelle Fournier &lt;fournierm@reno.gov&gt;

## PC Public Comment Form - 01/18/2023, LDC23-25/Riviera Planned Community , Amanda Contreras

1 message

PC Public Comment &lt;wilseyc@reno.gov&gt;

Tue, Jan 17, 2023 at 4:37 PM

Reply-To: fournierm@reno.gov

To: fournierm@reno.gov, renoplanningcommission@reno.gov

Your form has a new entry. Here are all the answers.

<b>Email Address</b>	<a href="mailto:Goldenmomx2@yahoo.com">Goldenmomx2@yahoo.com</a>
<b>Your Name (First and Last)</b>	Amanda Contreras
<b>Address</b>	<a href="#">1411 Samuel Way Reno, NV</a>
<b>Phone Number</b>	7754097260
<b>Planning Commission Meeting Date</b>	01/18/2023
<b>Agenda Item or Case Number</b>	LDC23-25/Riviera Planned Community
<b>Please state if you are in favor of or in opposition of the agenda item in which you are commenting:</b>	In Opposition
<b>Your Comment</b>	<p>My concerns with the Riviera Planned Community are:</p> <ul style="list-style-type: none"> <li>*Height of building and the ability of residents to see into the surrounding homes</li> <li>* A 5 unit densely packed condo community in a basically single family neighborhood and on a fairly small lot</li> <li>* possible damage to surrounding homes when the underground parking structure is being excavated and built</li> <li>* precedence being set with multi unit developments built in all MF14 lots on Riviera and on Samuel; my home sits on .28 acres and is also zoned MF14. It's also 3 houses in from the corner of Hunter Lake and Samuel. If a developer buys my house what's to stop them from doing the same thing?</li> <li>* the design is very modern in a community of late '50s to mid'60s homes and apartments.</li> </ul>
<b>By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial,</b>	Yes

**or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.**

**By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.**

Yes

Sent via [Google Form Notifications](#)



**PC Public Comment - 01/18/2023, LDC23-25/Riviera Planned Community , Amanda Contreras .pdf**  
47K

**Which Category  
Describes You**

Citizen

**Case Number**

LDC23-00025

**Do you wish to opt-in  
to receive Reno  
Connect Development  
Project email  
newsletters?**

Yes

**Citizen General Public Comment Form**

**Full Name**

Adam Clyde

**Contact Email**

adamclyde597@gmail.com

**Contact Phone Number**

775 386 0568

**Position**

In Support

**Leave comments on  
this case here.**

the city needs more dense mixed-use development



Carter Williams <williamsca@reno.gov>

---

## 2100 Rivera Street, Reno - case number LDC23-00025

2 messages

---

Anna O'Bryan <acobryan@gmail.com>  
To: WilliamsCA@reno.gov

Tue, Dec 20, 2022 at 10:23 AM

Hello Carter Williams,

I am writing in regards to the proposed 5 plex condo project at 2100 Riviera Drive as being a huge mistake. The developer has stuffed 5 large units on a small lot of 3.1 acres. This will compromise the value of other homes in the neighborhood, diminishing the well being and quality of life for families nearby. The developer has not taken into consideration problems with garbage, parking, and loss of privacy for nearby residents.

While the developer stands to make a significant profit on this project, home owners nearby stand to lose value in their homes. The building will be 2.5 stories tall and will cover every square inch of the property, casting a large shadow on all homes and yards around it. In our case, the vegetable garden that our family has tended for more than 50 years will become useless because of this building blocking the sun. Our view of the mountains will be completely gone. The monster size building will have walkways, windows and rooftop common areas that will allow strangers to peer into our yards and windows, significantly compromising our safety and creating an invasion of privacy.

The developer plans to have underground parking because there is no room for parking otherwise. This is unheard of in this neighborhood so close to the Truckee River. Guest parking has been identified as the 2 spaces in front, on the street. Those two spaces on the street are always occupied now by cars from the apartment complex across the street on Idlewild. Adding this complex will further complicate the parking mess.

In addition to the lack of space for common areas on the ground and off street parking above ground, the property has no room for a garbage dumpster. The developers solution is to have separate garbage and recycling trolleys for each unit. The planned storage place for the 10 trolleys is against my back fence. I can already imagine the smell and flies. So each tenant is responsible for getting their trolleys to the curb on garbage day. When each tenant does remember to get their trolleys to the curb, where are they going to place 10 garbage and recycling trolleys for the garbage truck to dump them? There is no space for trolleys at all. The curb space is nonexistent because all available parking will be occupied.

The developers say the units will be individually owned. What is stopping unit owners from using their units as rentals? Why would anyone buy a condo to live in themselves when other units will be occupied by renters? This guarantees another apartment complex property. Making this huge building another unstable situation for the homeowners living around it.

The developers/property owners claim this home is run down and that is why they seek to demolish it. The only reason it is run down is because they let it become run down. They did not tend to maintenance. What used to be lawn is now weeds and the fence is in great disrepair. I'm sure the inside of the house has been equally ignored. If you look at prior sales listings, you will see that this was once a beautiful home not so long ago. I think it could easily be beautiful and loved again.

Nobody in this neighborhood benefits from this monster of a five plex being built, except for the developers that will cash their checks and move on to ruin other people's lives.

Please do not allow this project to be built. I would appreciate a response so I know this email has been received and considered.

Thank you for your time,

Anna O'Bryan  
(775)830-2746  
2040 Idlewild Drive

**Which Category Describes You**

Citizen

**Case Number**

LDC23-00025

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?**

Yes

### **Citizen General Public Comment Form**

**Full Name**

Timothy Hosfeldt

**Contact Email**

thosfeldt@gmail.com

**Contact Phone Number**

775-378-5935

**Position**

In Opposition

**Leave comments on this case here.**

This project will assuredly lower the property values in our neighborhood. The project's design is out of place in this one-family neighborhood. The height (three stories) of the project will affect not only the property values of the residents on Riviera but on Samuel Way as well. The project will be 15 feet behind our back fence and give its residents a clear view of inside our home and our neighbor. We've learned that the investor is a California resident. This project reflects the investor's desire to maximize his investment. But what about the investments of the Reno residents who have been here for years?

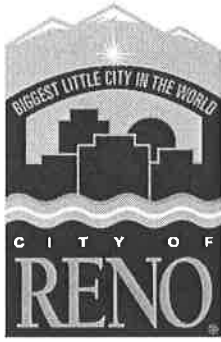
My wife and I have served our community as a teacher and a pastor (both now retired). We chose professions that made our community a better place to live. Over the last 37 years, our home has been our primary investment. We worked hard and long to pay our house off. Three years ago, we decided to stay in this home for the rest of our lives because we love this neighborhood and our neighbors. With that decision, we decided to invest more in our home through a reverse mortgage to increase its value. We also saw that it could be a gift to our daughters after our passing. Our investment has also helped to raise our neighbors' property values. Just as we were finishing our improvements, we learned about this project.

We have lived in Reno for 39 years and in our home for 37 years. We thought we knew this neighborhood and that our investment would be safe. This project will undoubtedly lower the value of our home and our neighbors. No one will agree to pay a fair price for homes with a three-story condo just beyond our fence. This project will decimate the value of our investment of almost 40 years.

I wonder why our city would allow an out-of-state investor to undermine the investments of long-time Reno residents. This project will not benefit our neighborhood in any way. It will only



detract from it. I pray that our city will look at this project from a homeowner's position. If this project goes forward, we will have been betrayed by the city we love.



## Reno Neighborhood Advisory Board Attendance/Comment Request Form

FORM MUST BE FILLED OUT COMPLETELY

DATE: 12-12-22

AGENDA ITEM NO. B.2.4

NAME: Anna O'Bryan

ADDRESS: 2040 Idlewild Dr

I REPRESENT: Myself

I AM IN ATTENDANCE CONCERNING : Riviera Planned  
Community

DO YOU WISH TO MAKE A STATEMENT: YES: X NO:     

IN FAVOR:      IN OPPOSITION: X

RENO RESIDENT YES: X NO:     

### NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD ADVISORY BOARD

\*LIMIT COMMENTS TO THREE MINUTES OR LESS

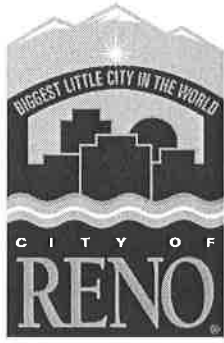
\*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION

\*AVOID REPETITIVE REMARKS

THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

✓



**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 12/12/2023

AGENDA ITEM NO. B 2.4 LOC-23

NAME: Fred & Amanda Contreras

ADDRESS: 1411 Samuel Way Reno 89509

I REPRESENT: myself

I AM IN ATTENDANCE CONCERNING 2100 Riviera St Condos

DO YOU WISH TO MAKE A STATEMENT: YES: \_\_\_\_\_

NO: X

IN FAVOR: \_\_\_\_\_ IN OPPOSITION: X

RENO RESIDENT YES: X NO: \_\_\_\_\_

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
ADVISORY BOARD**

\*LIMIT COMMENTS TO THREE MINUTES OR LESS

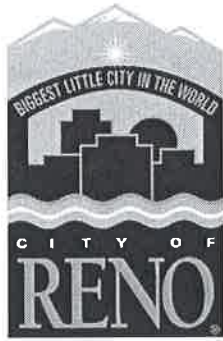
\*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION

\*AVOID REPETITIVE REMARKS

**THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER**

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





## Reno Neighborhood Advisory Board Attendance/Comment Request Form

FORM MUST BE FILLED OUT COMPLETELY

DATE: 12/12/22 AGENDA ITEM NO. B.2.4

NAME: Tim Hostfeldt

ADDRESS: 1719 Samuel Way

I REPRESENT: Myself

I AM IN ATTENDANCE CONCERNING : \_\_\_\_\_

DO YOU WISH TO MAKE A STATEMENT: YES: \_\_\_\_\_ NO: \_\_\_\_\_

IN FAVOR: \_\_\_\_\_ IN OPPOSITION: X

RENO RESIDENT YES: \_\_\_\_\_ NO: \_\_\_\_\_

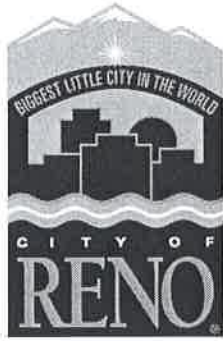
### NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD ADVISORY BOARD

- \*LIMIT COMMENTS TO THREE MINUTES OR LESS
- \*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION
- \*AVOID REPETITIVE REMARKS

THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 10/12

AGENDA ITEM NO. B.2.4

NAME: Scott Wright

ADDRESS: 2040 Idlewild Dr. Reno NV 89509

I REPRESENT: Myself

I AM IN ATTENDANCE CONCERNING : Riviera Tentative Map

DO YOU WISH TO MAKE A STATEMENT: YES: ☒ NO: ☐

IN FAVOR: ☐ IN OPPOSITION: ☒

RENO RESIDENT YES: ☒ NO: ☐

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
ADVISORY BOARD**

\*LIMIT COMMENTS TO THREE MINUTES OR LESS

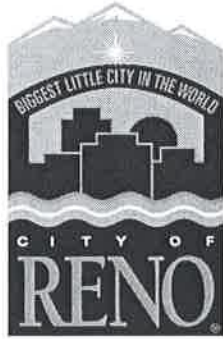
\*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION

\*AVOID REPETITIVE REMARKS

**THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER**

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 10/12

AGENDA ITEM NO. B.2.4

NAME: Dalen OBryan

ADDRESS: 2040 Idlewild Dr. Reno NV 89509

I REPRESENT: myself

I AM IN ATTENDANCE CONCERNING : Riviera tentative map

DO YOU WISH TO MAKE A STATEMENT: YES: ☒ NO: ☐

IN FAVOR: ☐ IN OPPOSITION: ☒

RENO RESIDENT YES: ☒ NO: ☐

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
ADVISORY BOARD**

\*LIMIT COMMENTS TO THREE MINUTES OR LESS

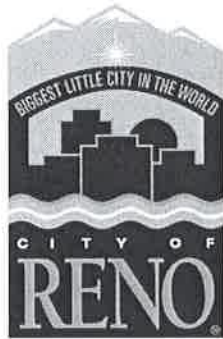
\*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION

\*AVOID REPETITIVE REMARKS

**THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER**

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





## Reno Neighborhood Advisory Board Attendance/Comment Request Form

FORM MUST BE FILLED OUT COMPLETELY

DATE: 12/12/22 AGENDA ITEM NO. B.2.4

NAME: Jennifer & Michael Matilainen

ADDRESS: 1415 Samuel Way  
Reno, NV 89509

I REPRESENT: The Matilainen

I AM IN ATTENDANCE CONCERNING: Riveria Street

DO YOU WISH TO MAKE A STATEMENT: YES: X NO:       

IN FAVOR:        IN OPPOSITION: X

RENO RESIDENT YES: X NO:       

### NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD ADVISORY BOARD

\*LIMIT COMMENTS TO THREE MINUTES OR LESS

\*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION

\*AVOID REPETITIVE REMARKS

THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

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