

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 April 12, 2023 commencing at the time indicated.

6:00 p.m. – LDC23-00035 (Green Acres Storage)

Appeal of the Planning Commission's decision to approve a request for: 1) a conditional use permit to establish a 310-unit mini-warehouse facility comprised of seven buildings and RV storage; and 2) an alternative equivalent compliance to vary from site landscape requirements. The ± 1.85 acre project site is located south of the terminus of Green Acres Drive. The project site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). An appeal was filed by Tony M. May of May Brock Law Group on behalf of their client David T & Judith L Harvey Trust. 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](https://reno.gov/PublicComment), email to PublicComm@reno.gov or leave a voicemail at 775-393-4499. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to City Council for review prior to adjournment, and entered into the record.

All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL
March 31, 2023 #5644207

Thank you,

Erin Oettinger

Team Lead – Public Notices



Office: 844-254-5287

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

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

To get started go to:

<https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications> Select the “**Other Resources**” dropdown and select the applicable form for **Public Hearing Notice – City Council**

*Your case is scheduled for the **April 12, 2023**, City Council Meeting at **6 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: LDC23-00035

CASE NAME: Green Acres Storage

PLANNER: Carter Williams

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

Appeal of the Planning Commission’s decision to approve a request for: 1) a conditional use permit to establish a 310-unit mini-warehouse facility comprised of seven buildings and RV storage; and 2) an alternative equivalent compliance to vary from site landscape requirements. The ±1.85 acre project site is located south of the terminus of Green Acres Drive. The project site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). An appeal was filed by Tony M. May of May Brock Law Group on behalf of their client David T & Judith L Harvey Trust. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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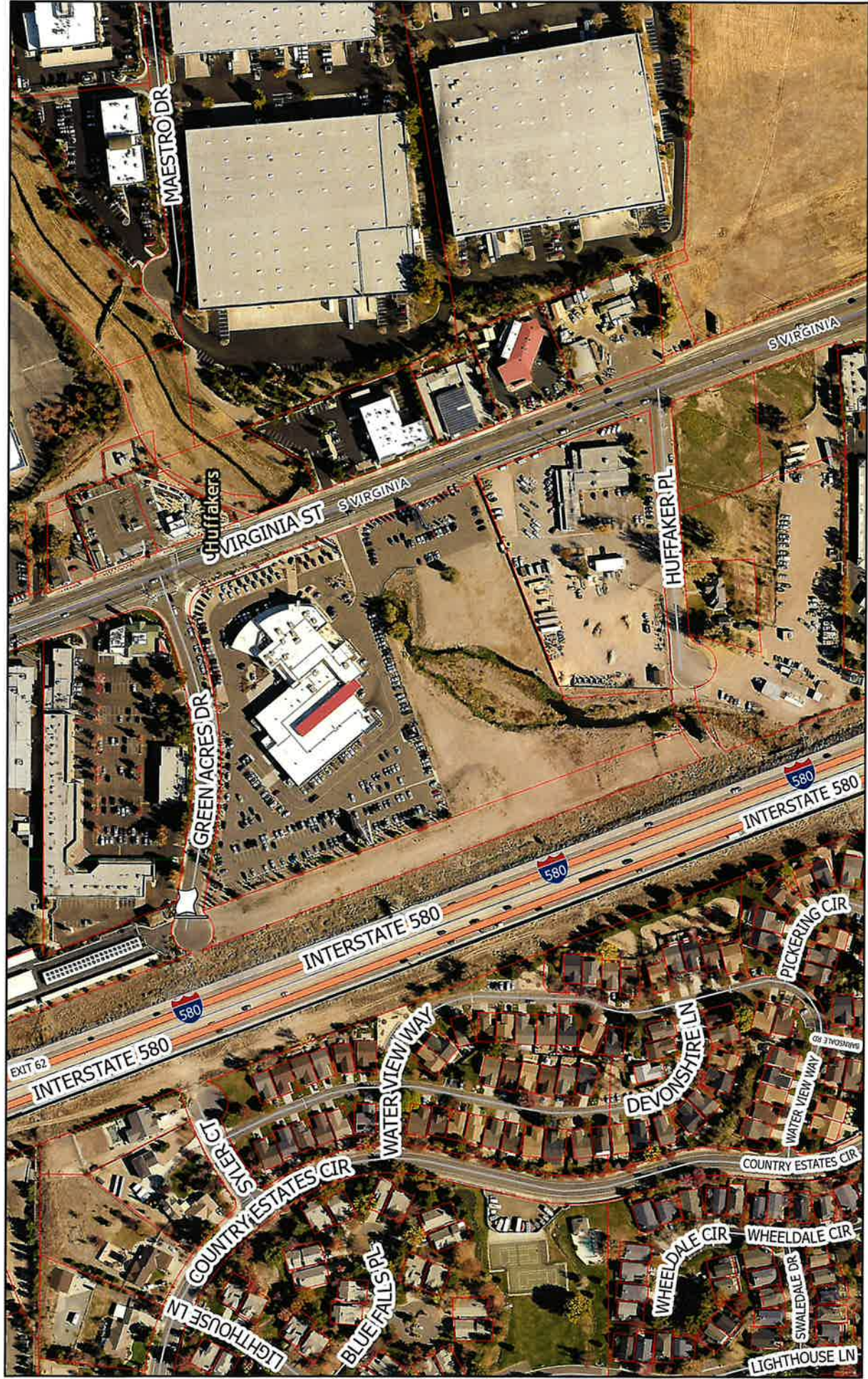
*Once you have populated all required fields please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is **36 inches wide by 48 inches tall** and must be printed 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 **March 31, 2023 at 5:00 p.m.***

Please submit legible photographic proof of posting to our office at 1 East First Street, 2nd Floor or via email to cityclerk@reno.gov. Signs must be clear and legible.

Posting Location Map - LDC23-00035



12/16/2022, 8:37:50 AM

Override 1

Major Roads

Streets

Parcels (No Labels)

INTERSTATE

MAJOR

Green: Band_2

Blue: Band_3

Red: Band_1

2019 Aerial Photos

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User
City of Reno GIS
City of Reno

RECEIVED

MAR 31 2023

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

April 12, 2023

HEARING TIME

6 PM

APPLICANT

Green Acres Storage Partners LLC

CASE NUMBER

LDC23-00035

PROJECT NAME

Green Acres Storage

DESCRIPTION

Appeal of the Planning Commission's decision to approve a request for: 1) a conditional use permit to establish a 310-unit mini-warehouse facility comprised of seven buildings and RV storage; and 2) an alternative equivalent compliance to vary from site landscape requirements. The 51.85 acre project site is located south of the terminus of Green Acres Drive. The project site is located within the Mixed-Use Suburban (MUS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU2). An appeal was filed by Terry M. May of May Brock Law Group on behalf of their client David T. & Judith L. Harvey Trust. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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Carter Williams - 348-6905

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



Do not remove this sign until after the hearing date.

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

April 12, 2023

HEARING TIME

6 PM

APPLICANT

Green Acres Storage Partners LLC

CASE NUMBER

LDC23-00035

PROJECT NAME

Green Acres Storage

DESCRIPTION

Appeal of the Planning Commission's decision to approve a request for: 1) a conditional use permit to establish a 310-unit mini-warehouse facility comprised of seven buildings and RV storage, and 2) an alternative equivalent compliance to vary from site landscape requirements. The 11.85 acre project site is located south of the terminus of Green Acres Drive. The project site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). An appeal was filed by Tony M. May of May Brock Law Group on behalf of their client David T. & Judith L. Harvey Trust. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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



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THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST FIRST
STREET, RENO, NEVADA.

HEARING DATE

April 12, 2023

HEARING TIME

6 PM

APPLICANT

Green Acres Storage Partners LLC

CASE NUMBER

UDC23-00035

PROJECT NAME

Green Acres Storage

DESCRIPTION

Appeal of the Planning Commission's decision to approve a request for: 1) a conditional use permit to establish a 370-unit self-storage facility (consisting of seven buildings and 174 storage units) and 2) an alternative easement compliance to vary from the landscape requirements. The 1.13-acre project site is located south of the terminus of Green Acres Drive. The project site is located within the Mixed-Use Suburban (MUS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). An appeal was filed by Tony M. May of May Brock Law Group on behalf of their client David J. & Judith L. Harney Trust. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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Carter Williams - 348-6905

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



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HEARING DATE

April 12, 2023

HEARING TIME

5 PM

APPLICANT

Green Acres Storage Partners LLC

CASE NUMBER

LDC23-00035

PROJECT NAME

Green Acres Storage

DESCRIPTION

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MAR 31 2023

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Carter Williams - 348-6905

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



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AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

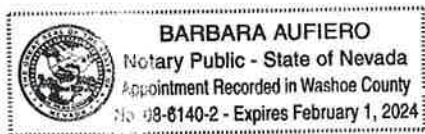
Mikki Huntsman, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 31st day of March, 2023, she deposited in the United States Post Office at Reno, Nevada, copies 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. LNC23-00035 (Green Acres Storage) who are required to be notified by law.

Mikki Huntsman
CITY CLERK

SUBSCRIBED and SWORN to before me this

31st day of March, 2023.

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



NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **April 12, 2023 at 6pm** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **Case # LDC23-00035 (Green Acres Storage)**

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As a property owner within **750 feet**, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Carter Williams, Assistant Planner at (775) 348-6905**.

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

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



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **043-214-05**

ACALANES FAMILY TRUST
2360 RIDGE FIELD TRL
RENO, NV 89523



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **043-271-28**

TARA ACQUAFONDATA TRUST
7507 DEVONSHIRE LN
RENO, NV 89511

FirstOfpin	lastname	firstname	mailing1
043-214-05	ACALANES FAMILY TRUST		2360 RIDGE FIELD TRL
043-271-28	ACQUAFONDATA TRUST	TARA	7507 DEVONSHIRE LN
043-271-18	AGULTO	GENE G	7581 DEVONSHIRE LN
043-201-15	ALDER	CLAY	2161 STONE HILL CR
043-271-16	ALT et al	JOSEPH B	8605 BELLHAVEN RD
043-201-13	AMARO	PEDRO O	9435 BALDACCI RD
040-162-21	ARTERBURN LIVING TRUST	JEANNE M	6925 S VIRGINIA ST
043-271-33	BAGUINBIN	REYNALDO & MARIETA	7528 DEVONSHIRE LN
043-214-20	BATISTIC	JOSEPH J & VIRGINIA	7716 PICKERING CIR
043-271-19	BAUMANN LIVING TRUST	GLORIA	111 CAPISTRANO AVE
043-271-30	BENTJEN	GLENN D & SANG-NAM D	7510 DEVONSHIRE LN
043-214-38	BERNARD TRUST	BRANDIS L	7674 BARNSDALE RD
025-330-08	BPE PARTNERS LLC		490 GRAND AVE STE 200
043-261-10	BROWN	SHAMAYNE L & CHARLES	135 SYLER CT
	Brunner-Hagen, Inc.		Attn: David Hagen
043-201-29	BRY et al	AARON	7658 DEVONSHIRE LN
043-201-18	BUCHNER FAMILY LIVING TRUST		8175 S VIRGINIA ST # 850 PMB 400
043-214-37	CAILLAT	JONATHAN J & THEMIS H	7680 BARNSDALE RD
043-214-18	CARNOW	DANIEL	1193 NARROW GORGE CT
043-201-07	CELLER et al	PHILLIP M	4301 AMBERWOOD AVE
025-340-20	CLIFF FAMILY TRUST		805 WASHOE DR
043-271-17	COLLETTE et al	TIMOTHY W	7587 DEVONSHIRE LN
043-214-22	CORNWALL	CHELSEY	1839 SHADOW CREEK CT
043-331-03	CROCITTO FAMILY HOLDINGS LLC		161 COUNTRY ESTATES CIR STE 1A
043-190-55	CRYSTAL LAKES HOMEOWNERS ASSN		5011 MEADOWOOD MALL CIR STE 200
043-271-34	CUDILLO	SALVADOR J	7534 DEVONSHIRE LN
043-214-35	CWIAK	CONNOR & ELLIE N	7706 BARNSDALE RD
043-214-30	DASILVA	FABIO & HOLLY N	2622 CHAPARRAL DR
040-972-30	DBB HOLDINGS INC		PO BOX 18087
043-214-33	DE CARLO	CHARLOTTE J	7718 BARNSDALE RD
043-271-05	DEAN	TIFFANY	7565 WATER VIEW WAY
043-271-31	DEMAFELIZ	CRISTINE V	168 E 215TH ST
043-271-32	DEVITO LIVING TRUST		4110 LOUSETOWN RD
043-190-22	DIEHL	JESSIE L	7110 LIGHTHOUSE LN
043-214-32	DRAHOS	MARIA	7721 PICKERING CIR
043-214-25	ELGENDY	NADIA	7686 PICKERING CIR
043-271-08	EPER	DAREL L & RICKIE	7568 DEVONSHIRE LN
043-214-06	F & P CONSTRUCTION		4765 FRANKTOWN RD

LOC 23-00035

Green Acres Storage - Appraol

mailing2	mailcity	mailstate	mailzip
8175 S Virginia St #850 PMB 397	RENO	NV	89523
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	RENO	NV	89521
	RENO	NV	89511
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	SAN FRANCISCO	CA	94112
	RENO	NV	89511
	RENO	NV	89511
	OAKLAND	CA	94610
	RENO	NV	89511
	Reno	NV	89511
	RENO	NV	89511
	RENO	NV	89511
	RENO	NV	89511
C/O EUGENE BERGER MANAGEMENT COMP	HENDERSON	NV	89002
	RENO	NV	89509
	WASHOE VALLEY	NV	89704
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C/O EUGENE BERGER MANAGEMENT COMP	CARSON	CA	90745
	RENO	NV	89521
	RENO	NV	89511
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	WASHOE VALLEY	NV	89704

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043-214-36	F & P CONSTRUCTION		4607 AIRCENTER CIR # B
043-201-26	FIGGINS	PETER	7595 WATER VIEW WAY
Ward 2 NAB	Fisher	Patrick	6400 Bonde Farms Lane
043-271-21	FRANKS	NICOLE & AUSTIN C	7563 DEVONSHIRE LN
Ward 2 NAB	Fujii-strickler	Mimi	835 Huffaker Estates Cir
043-190-10	GHANDI FAMILY LIVING TRUST		PO BOX 17064
043-201-14	GHASSEDI-KHOSHKHABAR et al	RENEA'	7687 WATER VIEW WAY
043-214-04	GONZALEZ JR FAMILY TRUST		7195 LIGHTHOUSE LN
043-190-13	GOSSETT et al	DEKEN	833 BLUE FALLS PL
043-282-03	GREEN ACRES STORAGE PARTNERS LLC		11560 TENNESSEE AVE
043-214-17	GREENWOOD LIVING TRUST	JAMES & SAMANTHA	7734 PICKERING CIR
025-330-39	GREER 7300 S VIRGINIA LLC		1475 TERMINAL WAY # A
043-271-35	HABIB & PARVIN FAMILY TRUST		7801 MEADOW VISTA DR
025-340-14	HALLE PROPERTIES LLC		20225 N SCOTSDALE RD
043-201-03	HAMEL et al	DAVID M	7623 DEVONSHIRE LN
043-011-08	HARVEY FAMILY LLC		PO BOX 10263
043-011-40	HARVEY TRUST	DAVID T & JUDITH L	PO BOX 10263
043-011-10	HARVEY TRUST et al	DAVID T & JUDITH L	PO BOX 10263
043-271-11	HEATH	LEROY L & TERESA A	7586 DEVONSHIRE LN
Ward 2 NAB	Heinemann	Jack	1775 Gold Belt Dr
043-214-21	HELBIG	GARY	7710 PICKERING CIR
043-214-34	HELSEL	KELLY	7712 BARNSDALE RD
043-271-22	HERNANDEZ	JESUS L	7557 DEVONSHIRE LN
043-261-04	HOLHUT	WILLIAM J & MARY J	811 COUNTRY ESTATES CIR
043-190-09	HOLMAN TRUST	GENEVA A	4465 BOCA WAY # 44
043-214-31	HOME MEANS NEVADA LIVING TRUST		7715 PICKERING CIR
043-201-25	HOOFT	STACIA B	7600 WATER VIEW WAY
043-201-24	HUGHES	ALLIE M	7606 WATER VIEW WAY
043-190-14	HUMPHREY	LARRY E	831 BLUE FALLS PL
043-271-12	ISHII	THOMAS & MICHELLE	7592 DEVONSHIRE LN
043-201-19	IUDICELLA	DANIEL G & TRINITY A	7690 CREEK CANYON DR
043-271-14	JACK	DEBRA A	7605 DEVONSHIRE LN
Ward 2 NAB	Keats	Donna	2265 Sunrise Dr
Ward 2 NAB	Kimmons	Tracy	78 Broadway Blvd
043-261-05	KING FAMILY TRUST		821 COUNTRY ESTATES CIR
043-271-06	LANE et al	AMELIA A	7559 WATER VIEW WAY
Ward 2 NAB	Langdon	Tyler	22870 Carriage Drive
Ward 2 NAB	Langer	Mara	10788 Stone Hollow Dr

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	RENO	NV	89506
	RENO	NV	89511
	Reno	NV	89509
	Reno	NV	89502
	RENO	NV	89511
	RENO	NV	89511
	RENO	NV	89511
	Reno	NV	89521

FirstOfpin	lastname	firstname	mailing1
025-330-03	LAUNCHING PAD INC		7400 S VIRGINIA ST
043-271-01	LEE	BRENT E	7589 WATER VIEW WAY
043-201-28	LIAO AB LIVING TRUST	HSIAN-TSU & FLORENCE	PO BOX 2052
043-214-26	LIDIARD LIVING TRUST et al	ELIZABETH A	PO BOX 18296
043-201-09	LOCKARD et al	MELANIE G	7659 DEVONSHIRE LN
043-271-03	LONG	RANDALL	940 COUNTRY ESTATES CIR
043-011-48	LONGLEY CENTER ANNEX LLC		4751 CAUGHLIN PARKWAY
043-201-30	MANLEY	DEIDRE C	7652 DEVONSHIRE LN
043-271-23	MAURICCI	BRUNO	1111 MICHAEL WAY
043-190-12	MCCURDY	CASEY	842 BLUE FALLS PL
043-201-27	MCINTOSH	BRENDA K	7601 WATER VIEW WAY
043-214-16	MEEHAN	GREGORY E & ANNETTE S	604 SUGAR TREE CT
040-162-13	MINERS CAMP LLC et al		5506 SUNOL BLVD STE 200
043-281-04	MONTROSE PROPERTIES NEVADA LLC		1728 US HIGHWAY 50
043-201-22	MORRIS TRUST	META J	8175 S VIRGINIA ST STE 850 PMB 269
040-972-31	MOUNTAINVIEW CORP CENTRE LLC		3311 S RAINBOW BLVD STE 225
043-271-09	MURPHY	MARY M	7574 DEVONSHIRE LN
043-271-20	MURRAY LIVING TRUST		1140 W PECKHAM LN
043-201-06	MYERS FAMILY TRUST	DONALD SR & HELEN	7641 DEVONSHIRE LN
043-201-04	NAZARIAN-SCANNELL	SHIRIN	7629 DEVONSHIRE LN
043-201-10	NEUFELD	RYAN E & DINA	7661 WATER VIEW WAY
043-190-11	NIEDERKORN 2016 TRUST	SUSAN A	840 BLUE FALLS PL
043-271-25	NORRISH LIVING TRUST	DAN & DEBBIE	7525 DEVONSHIRE LN
043-271-00	OWNERS OF COUNTRY EST 2 AMD		COMMON AREA
043-201-00	OWNERS OF COUNTRY EST 3 AMD		COMMON AREA
043-201-11	PAHOLKE	KIMBERLY G	7665 WATER VIEW WAY
043-214-29	PARCO	EDWARD B JR	385 TERAMO DR
043-271-04	PARCO 2011 TRUST	MARIE J	18124 WEDGE PKWY # 915
043-271-24	PATTEN TRUST	LAURA L	7535 DEVONSHIRE LN
043-201-16	PEARSON LIVING TRUST		7699 WATER VIEW WAY
043-331-02	PEREOS 1980 TRUST		161 COUNTRY ESTATES CIR UNIT 2
043-214-24	PEREZ	WENDY J	24470 WHITAKER WAY
043-201-17	PINE FOREST LLC		4990 VISTA BLVD
043-201-31	PORTS et al	WAYNE R	7646 DEVONSHIRE LN
043-214-23	POTTER FAMILY TRUST	G R & PAULA	813 ALDENHAM LN
043-214-14	PRATT TRUST	CONNIE	7752 PICKERING CIR
043-271-10	PURKE-SHEARER	PHOEBE R	7580 DEVONSHIRE LN
043-331-01	QCP LLC		161 COUNTRY ESTATES CIR STE 3

mailing2	mailcity	mailstate	mailzip
	RENO	NV	89511
	RENO	NV	89511
	LOS ALTOS	CA	94023
	RENO	NV	89511
	RENO	NV	89511
	RENO	NV	89511
C/O GASTON & WILKERSON MGMT GROUP	RENO	NV	89519
	RENO	NV	89511
	LAS VEGAS	NV	89108
	RENO	NV	89511
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	PLEASANTON	CA	94566
	GLENBROOK	NV	89413
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	RENO	NV	89511
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C/O C NICHOLAS PEREOS	RENO	NV	89511
	MURRIETA	CA	92562
PATTY GINOCCHIO	SPARKS	NV	89434
	RENO	NV	89511
	ORMOND BEACH	FL	32174
	RENO	NV	89511
	RENO	NV	89511
	RENO	NV	89511

FirstOfpin	lastname	firstname	mailing1
043-331-09	QUAIL COUNTRY ESTATES MAINT ASSN		295 HOLCOMB AVE # 200
040-972-36	RENO 5560 MEDICAL PROPERTIES LLC		800 W MADISON STE 400
025-330-37	RENO CITY OF		PO BOX 1900
043-214-27	RIPERTI FAMILY TRUST		3707 LIME AVE
043-201-08	RIVENES	DRAKE J & TARA C	7653 DEVONSHIRE LN
043-201-23	ROBOL LLC		2572 RAMPART TER
043-271-27	RUTLEDGE	KAYLEE	7513 DEVONSHIRE LN
043-201-01	SALAS et al	ALEJANDRA	7611 DEVONSHIRE LN
043-214-28	SALINGER	HARVEY N	7675 PICKERING CIR
Ward 2 NAB	Schwarzer	Steven	909 Providence Pl
043-201-20	SERFOSS	BARBARA & DANNIE	7630 WATER VIEW WAY
043-271-07	SHANGLE	ERIKA R	7553 WATER VIEW WAY
Ward 2 NAB	Shinn	Stacey	4932 Meadow Springs Dr
043-271-15	SMARSH	DAVID A	7599 DEVONSHIRE LN
043-214-03	SMITH	JUSTIN D & RENEE A	465 ANNE MARIE CT
043-201-21	SOLOMON	PRINCE U & GLORIA C	30279 OAKBROOK RD
043-214-00	SOUTHWEST MEADOWS HOA		5011 MEADOWOOD MALL WAY SUITE 200
043-214-19	STEWING LIVING TRUST		7722 PICKERING CIR
043-261-06	SWAFFORD	OLIVER F & KAMARIA D	841 COUNTRY ESTATES CIR
043-271-26	TAVEY	LIESEL & KIERAN	7519 DEVONSHIRE LN
Ward 2 NAB	Taylor	Hal	2551 West Lakeridge Shores
043-282-08	TD SOUTH VIRGINIA ST PROPERTIES LLC		2100 KIETZKE LN
040-162-78	TEDDY BEAR HAVAS MOTORS INC		3100 MILL ST STE 219
043-214-15	TROWBRIDGE	JARED L & MEGHAN E	7746 PICKERING CIR
043-271-29	W & P WAGER LLC		2885 GRANITE POINTE CT
043-282-02	WASHOE COUNTY SCHOOL DISTRICT BOARD		PO BOX 30425
043-201-12	WEINTRAUB et al	RICK B	7675 WATER VIEW WAY
043-201-02	WEISE	TRAVIS C	7617 DEVONSHIRE LN
043-190-16	WILSON FAMILY TRUST	MADDY	827 BLUE FALLS PL
043-201-05	WOLFE TRUST	WILLIAM K & TANYA J	11260 DONNER PASS RD STE C-1 # 244
043-190-15	WOLFRAM FAMILY 2006 TRUST		829 BLUE FALLS PL
043-271-02	WRIGHT	LINDA J	7583 WATER VIEW WAY
043-271-13	WULFING	KRISTINA E	7598 DEVONSHIRE LN
043-190-21	YCO FAMILY TRUST	NEWTON & NICHOLE	2555 PERRYVILLE DR

Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932

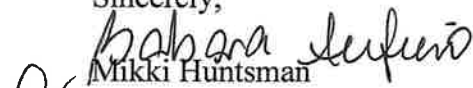
March 31, 2023

Brunner-Hagen
Attn: David Hagen
8175 S. Virginia St #850, PMB 397
Reno, NV 89511

RE: Case # **LDC23-00035 (Green Acres Storage)**

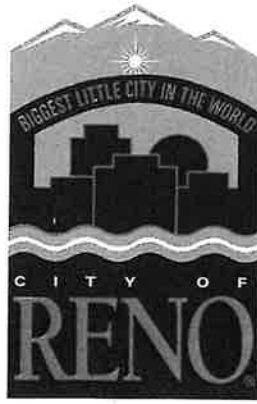
The above referenced case will be placed on the Agenda at the Reno City Council meeting on **April 12, 2023 at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada.

Sincerely,


Mikki Huntsman
City Clerk

xc: Chris Pingree, Development Services
Carter Williams, Development Services
Karl Hall, City Attorney's Office
Jasmine Mehta, City Attorney's Office

Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932

March 31, 2023

May Brock Law Group
Att: Tony M. May
1850 E Sahara Ave., Ste 206
Las Vegas, NV 89104


RE: Case # **LDC23-00035 (Green Acres Storage)**

The above referenced case will be placed on the Agenda at the Reno City Council meeting on **April 12, 2023 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.

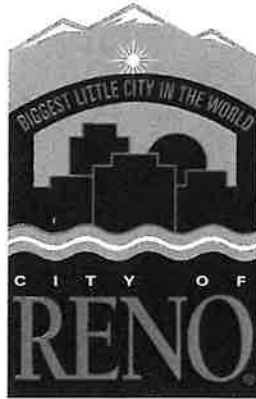
Sincerely,


Mikki Huntsman

City Clerk

 xc: Chris Pingree, Development Services
Carter Williams, Development Services
Karl Hall, City Attorney's Office
Jasmine Mehta, City Attorney's Office

Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932

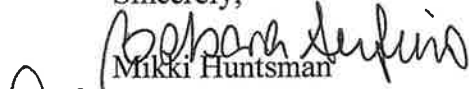
March 31, 2023

Green Acres Storage Partners LLC
930 Tahoe Blvd
Incline Village, NV 89451

RE: Case # **LDC23-00035 (Green Acres Storage)**

The above referenced case will be placed on the Agenda at the Reno City Council meeting on **April 12, 2023 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.

Sincerely,


Mikki Huntsman
City Clerk

xc: Chris Pingree, Development Services
Carter Williams, Development Services
Karl Hall, City Attorney's Office
Jasmine Mehta, City Attorney's Office

One East First Street, Second Floor*P.O. Box 7, Reno, NV 89504
www.reno.gov

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Green Acres Storage Partners LLC
930 Tahoe Blvd
Incline Village, NV 89451

PS Form 3800, August 2006

See Reverse for Instructions

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Certified Fee			
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Restricted Delivery Fee (Endorsement Required)			

Brunner-Hagen, Inc.
Attn: David Hagen
8175 S. Virginia #850, PMB 397
Reno, NV 89511

PS Form 3800, August 2006

See Reverse for Instructions

7010 0290 0002 9373 4184

U.S. Postal Service TM
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OFFICIAL USE

Postage	\$	3-31-23	Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			

May Brock Law Group
Attn: Tony M. May Esq.
1850 E Sahara Ave., Ste 206
Las Vegas, NV 89104

PS Form 3800, August 2006

See Reverse for Instructions



CITY OF RENO PRINT ORDER FORM

Job Name : LDC23-00035 (Green Acres Storage Appeal)

Contact Information (required fields):

Name: Barbara Aufiero

Date File is Available: 3-24-2023

Dept/Division: City Clerk's Office

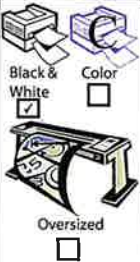
Date Order Due: 3-28-2023

Contact Phone #: (775) 334-2030

Contact Email: cityclerk@reno.gov

0371-7400-6000-

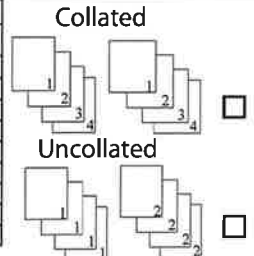
PRODUCTION



Copies: 148
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



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: ☐ How many pads? _____ Pages per pad: _____
SHRINKWRAP: ☐
TABS: ☐ Tab Font _____ Tab Text _____
1. _____
2. _____
3. _____
4. _____
5. _____
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8. _____
9. _____
10. _____

Special Instructions

Blue Postcard needed by 10 am on March 28, 2023 at 10 am. Thank you.

RECEIVED

MAR 01 2023

CITY CLERK

Council Hearing Date: April 12, 2023

Council Hearing Time: 6:00 p.m.

APPEALS OF ACTIONS BY CITY OF RENO PLANNING COMMISSION, CITY OF RENO HEARING EXAMINER, OR BOARD OF APPEALS TO RENO CITY COUNCIL
(To be filed in Reno City Clerk's Office, 1 East First Street, Second Floor)

Re: Case No. LDC23-00035

I. I certify I am, or represent, an aggrieved person who has a right to appeal.¹ The aggrieved person's rights, or his property rights, were adversely and substantially affected by a decision of the Planning Commission, Hearing Examiner, or Board of Appeals (as applicable, "Lower Body") as follows (continue explanation on back or attach pages, if necessary):
During the February 15, 2023 hearing of the City of Reno Planning Commission, Case No. LDC23-00035 was approved and the owner was allowed to continue with its development of the parcel which adversely and substantially damages my clients property rights as follows: (1) Causes NW corner of my client's property to be landlocked; (2) the development puts in jeopardy my client's water well, which has been used on the property since the 1800's; (3) the development will cause a backup of the floodplain and does not allow for exchange of land where flood plain will be removed by fill; (4) There is a dispute regarding the property lines of the parcel in question and our client asserts it has an easement on the parcel at issue with this case; and (5) large building designed for south side development appears to block view of freeway sign.
Appellant request the opportunity to be heard and seeks 10 minutes of the Council's time to adequately explain these issues. During the planning commission meeting statements by others were made that were not valid.

II. In accordance with Reno Municipal Code, Chapter 18.06, Article II, §18.06.208, I appeal the decision of the Lower Body.

III. I certify that the above reasons are based upon information presented at the underlying hearing held on the 15th day of February, 2023.

A. If the aggrieved person presents information to the Reno City Council ("Council") not previously presented at the underlying hearing, the Council may remand the matter to the Lower Body for additional hearings regarding the newly presented items.


B. Anyone, including the aggrieved person, may address the Council by written communication. Materials should be submitted to the City Manager's Office five working days prior to the Council hearing date set forth above. If information is untimely presented, Council may continue the hearing to a later date.

IV. I understand that the appeal fee is \$55, and the appeal will not be filed until the fee is paid. The appeal is non-refundable.

V. Signature of Aggrieved Person: _____

or

Name of Aggrieved Person: David T & Judith L Harvey Trust

Signature of Representative: Tony M. May, Esq. 

Firm Name/Title: May Brock Law Group

Address: 1850 E Sahara Ave., Ste 206, Las Vegas, Nevada 89104

Telephone: 702-388-0404

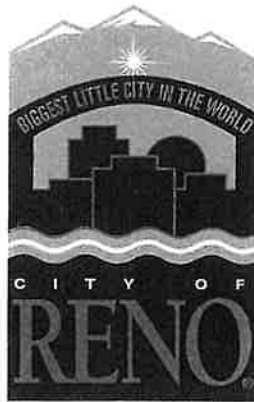
E-mail Address: tmay@maybrocklaw.com

Date: February 28, 2023

Receipt No: 2023-00225554

¹ An aggrieved person, which may be business entities and/or the City of Reno, is one whose personal right or right of property is adversely and substantially affected by the action of the Lower Body. Each aggrieved person must make his/her/its own appeal. Each appeal will be considered separately on its own merits.

Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



FILED THIS DATE
2/16/2023
BY: BS
CITY CLERK

February 16, 2023

Green Acres Storage Partners LLC
930 Tahoe Blvd
Incline Village, NV 89451

Subject: LDC23-00035 (Green Acres Storage)
APN: 043-282-03 (Ward 2)

Dear Applicant:

At the regular meeting of the Planning Commission on February 15, 2023, the Planning Commission, as set forth in the official record, approved your request for: 1) a conditional use permit to establish a 310-unit mini-warehouse facility comprised of seven buildings and RV storage; and 2) an alternative equivalent compliance to vary from site landscape requirements. The ± 1.85 acre project site is located south of the terminus of Green Acres Drive. The project site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

Your approved request is subject to the following conditions to the satisfaction of Development Services Department staff:

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 owner or developer shall apply for all building permits for the entire project within 18 months of the date of approval of the conditional use permit and alternative equivalent compliance review applications and maintain the validity of that permit, or the conditional use permit and alternative equivalent compliance approvals shall be null and void.
3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.

4. 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.
5. 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.
6. Outdoor RV storage shall not be allowed unless a phasing plan is submitted that provides for all screening and landscape requirements installed with the first phase, and for all areas to be used for outdoor RV storage to be paved or otherwise improved pursuant to city code.
7. Prior to the issuance of a building permit or business license, a maintenance manual shall be approved by staff that ensures the continued maintenance of the living landscaping fence. A minimum six foot living landscape fence shall be provided along the eastern property line abutting the freeway right-of-way. Faux or inert landscape materials shall not be used to satisfy this condition. The specific plant species is subject to the approval of staff. Chain-link fence slats shall be installed in a neutral color tone. A trellis structure element every 30 feet, positioned between required trees, shall be affixed to the fence facing the freeway.
8. The minimum ground landscape area on the site shall not be less than 7,926 square feet, not including the area achieved through the living landscape fence. The overall landscaping requirement, including the living landscape fence, shall not be less than 14,712 square feet. A minimum of 54 trees shall be provided on-site.
9. Prior to the issuance of any permit, excluding mass grading, a final landscape plan shall be submitted that provides for evergreen trees at a rate of one tree for every 30 feet of freeway frontage placed within a five-foot landscape strip on the west property line of the project site adjacent to the freeway. The provided trees can be used to satisfy the tree requirements for the site.

10. Prior to the issuance of any permit, excluding mass grading, the applicant shall have plans approved by staff demonstrating enhanced pedestrian amenities, such as artwork, fountains, or seating along the Green Acres Drive frontage.
11. Prior to the issuance of any permit within the FEMA A Flood zone, the applicant shall demonstrate through a flood study, the onsite Base Flood Elevation, and that the affected building finish floors are proposed to be elevated to at least one foot above the Base Flood Elevation in accordance with Reno Municipal Code. A FEMA Letter of Map Revision based on fill (LOMR-F) application shall be approved by the City after grading the site, and submitted to FEMA prior to any Certificate of Occupancy.
12. Prior to the issuance of any permit, the applicant shall provide evidence that an occupancy permit has been received from NDOT for drainage encroachment.
13. Prior to the issuance of a business license, a security plan shall be submitted to the satisfaction of staff. This security plan shall include the installation of security cameras around the site and provide for measures to prohibit access to unauthorized individuals.

The decision of the Planning Commission may be appealed within ten business days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten business (10) days.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

Green Acres Storage Partners LLC
RE: LDC23-00035 (Green Acres Storage)
Page 4

xc: David Hagen/Brunner-Hagen Inc.
8175 S. Virginia #850, PMB 397
Reno, NV 89511

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Engineering Manager
Steve Clement, Washoe County Tax Assessor

PAYMENT DATE

03/01/2023

COLLECTION STATION

7958 - Front Desk 3

RECEIVED FROM

GREEN ACRES STORAGE

DESCRIPTION

LDC23-00035 APPEAL

City of Reno
1 East First Street
Reno, NV 89501

PAID**MAR 01 2023****CITY OF RENO****BATCH NO.**

2023-00003362

RECEIPT NO.

2023-00225554

CASHIER

Roman, Lorena

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$55.00	\$55.00
	Total Cash \$0.00 Total Check \$0.00 Total Charge \$55.00 Total Wire \$0.00 Total Other \$0.00 Total Remitted \$55.00 Change \$0.00 Total Received \$55.00	
	CITY OF RENO 1 E 1ST STREET, 11TH FL RENO, NV 89501 7753266658 Cashier: Lorena R. Transaction 000220 Total \$55.00 CREDIT CARD SALE \$55.00 VISA 7257 Retain this copy for statement validation 01-Mar-2023 3:28:15P \$55.00 Method: KEYED VISA XXXXXXXXXXXX7257 MANUALLY ENTERED Reference ID: 306000507001 Auth ID: 001376 MID: *****5997 AthNtwkNm: VISA Payment TJC4BKJHY0B14 Clover Privacy Policy https://clover.com/privacy	
	Total Amount:	\$55.00

Customer Copy

Printed by: Roman, Lorena

Page 1 of 1

03/01/2023 03:29:36 PM