

- 6.2 Staff Report (For Possible Action): Case No. **LDC23-00035 (Green Acres Storage)** – A request has been made 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). **[Ward ]**

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** February 15, 2023

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action): Case No. LDC23-00035 (Green Acres Storage) – A request has been made 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).

**From:** Carter Williams, Assistant Planner

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**Ward #:** 2

**Case No.:** LDC23-00035 (Green Acres Storage)

**Applicant:** Green Acres Storage Partners, LLC

**APN:** 043-282-03

**Request:**

- **Conditional Use Permit:** To establish a mini-warehouse use.
- **Alternative Equivalent Compliance:** To vary from: a) landscape requirements; and b) wall articulation requirements.

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

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the conditional use permit and alternative equivalent compliance, subject to conditions listed in the staff report.

**Summary:** The project site is composed of a single ±1.85 acre parcel located south of the terminus of Green Acres Drive. The proposed conditional use permit and alternative equivalent compliance would allow a mini-warehouse use to be constructed on a vacant parcel within the Mixed-Use Suburban (MS) zoning district and vary from landscape and wall articulation requirements by providing alternative site features. The project includes 310 self-storage units across eight buildings including indoor RV storage. Key project issues include: 1) compatibility and 2) site design.

## Analysis:

**Compatibility with Surrounding Uses:** The project is located on a narrow  $\pm 73$  foot wide vacant parcel previously owned by the Nevada Department of Transportation. The site is surrounded by properties with the MS zoning district except for single-family residential zoning located to the west, across the freeway. The property to the north of the site is an existing mini-warehouse facility and a retail shopping center. The existing mini-warehouse facility to the north would be operated in conjunction with this project site by the same applicant. To the east is the Dolan Lexus auto sales use. The property to the south of the site appears to be associated with ranch operations and is separated from this site by Dry Creek. Based on the project site size, the height of the buildings, and its separation from residentially zoned property by the freeway, this project is not subject to residential adjacency requirements. Although screening is not required by code, property landscaping will include a living landscape fence along the western property line to screen visual impacts from the freeway (**Condition No. 6**). With this additional screening and the existing commercial uses in the area, no adverse effects on nearby uses are anticipated. The use is proposed within an Urban Corridor per the Structure Plan of the Reno Master Plan, which encourages high-density residential. Mini-warehouse uses provide storage services that support this goal.

**Site and Building Design:** Eight buildings comprise the project site with associated landscaping and flatwork improvements (**Exhibit B**). Of those eight buildings, six are to be used for self-storage, one is to be used for RV storage to the rear, and one is to be for business-use storage and restrooms. The applicant plans to develop the site in two phases with the first phase including temporary outdoor storage of RVs. A phasing plan was not provided, so the property shall either be developed in a single phase in accordance with the provided plans without outdoor RV storage, or a phasing plan shall be submitted that provides for the installation of all required landscaping and screening improvements in the first phase (**Condition No. 7**). All areas to be used for outdoor storage of RVs must be paved and otherwise improved in accordance with city code.

The entire property is located within 100 feet of the freeway right-of-way which restricts the size of sign copy to 20 square feet if it is visible from the travel lanes of the freeway. No plans for signage were included with this proposal. All project signage will be subject to sign requirements within the Reno Municipal Code (RMC).

**Alternative Equivalent Compliance:** Landscaping is proposed, but due to the narrowness of the site, fire access requirements, and parking requirements, an alternative equivalent compliance is requested to partially satisfy the requirement for traditional ground landscaping with a vertical landscape fence (**Exhibit C**) that extends the full length of the property boundary abutting the freeway. Screening from the freeway is not required so the addition of a landscape screening element acts as better mitigation for visual impacts than ground landscaping. **Condition No. 7**

requires the living landscape wall to be composed of a living landscape element (faux or inert materials will not be counted for landscape area), a trellis structure integrated into the fence located every 30 feet centered between required trees, and chain-link slats in a neutral color tone. An approved maintenance and operations manual shall be submitted to ensure the maintenance of the landscape element for the life of the project. The specific species of plant to be used is subject to the approval of staff to verify appropriate aesthetics and climate resiliency.

The MS zoning district requires a minimum landscape requirement of 20 percent. The project landscaping as proposed is composed of 7,926 square feet ( $\pm 53$  percent of total requirement) of ground landscaping and 6,786 square feet of vertical landscape area on the proposed living landscape fence (**Exhibit D**). The applicant's request proposes to provide 14,721 square feet of landscaping, which is  $\pm 91.5$  percent of the standard landscaping requirement. **Condition No. 8** requires that the site shall meet the minimum tree quantities based on the standard requirement.

The proposed landscape plan shows the fire access lane abutting the freeway right-of-way with no landscaping area except for the living landscape fence. To maximize the benefits of the traditional landscaping that is to be provided on-site, **Condition No. 9** is proposed to require evergreen trees planted at a rate of one tree for every 30 feet of freeway frontage on the west side of the site. The combination of the living landscape fence and the evergreen plantings justifies a solution that provides benefits equal to or better than traditional ground landscaping would provide.

The alternative equivalent compliance application also requests for deviation from the wall articulation standards for building elevations facing the Green Acres Drive frontage due to the exceptional narrowness of the site. The applicant proposes an expanded landscape area, pedestrian amenities, and varied architectural features on the building and screen wall to provide ground floor interest from Green Acres Drive (**Exhibit E**). Pedestrian amenities such as public seating, artwork, or fountains shall be provided between the building and the Green Acres Drive frontage subject to the approval of staff (**Condition No. 10**). Requirements for all other building elevations on-site will be required to meet standard wall articulation and other design requirements at the time of building permit review.

**Floodplain/Drainage:** A portion of the site to the south is located within a FEMA A Flood Zone. As this flood zone is characterized as an area of flooding with no Base Flood Elevation, it is required that the applicant demonstrate through a flood study that the onsite Base Flood Elevation and the affected building finish floors are proposed to be elevated to at least one foot above the Base Flood Elevation in accordance with RMC 18.04.102(c)(1)(c)(1). A Letter of Map Revision based on fill (LOMR-F) shall be submitted to the City prior to Certificate of Occupancy and submitted to FEMA after City approval (**Condition No. 11**). The proposed site improvements include an underground detention basin with a valley gutter directing storm water flows to the facility. The detention basin discharges storm water flows into an existing storm drain system



running east to west across the property. The proposed design mitigates the increase in design peak flows generated from the additional impervious surfaces on the site. The applicant will be required to provide a final hydrology report per the PWDMM that depicts the overall on-site and off-site contributing drainage basins and addresses on-site and off-site storm water flows and detention and facility capacities for the predevelopment and post-development site conditions.

The site is located adjacent to Interstate 580 and has the potential to effect area drainage patterns. **Condition No. 12** requires that the applicant obtain an occupancy permit from the Nevada Department of Transportation (NDOT) for the drainage encroachment.

**Public Safety:** As storage facilities have the potential to attract theft related crimes, the Reno Police Department often suggests camera systems to be provided on-site. **Condition No. 13** requires that a security plan be submitted to the satisfaction of staff. This security plan shall include the installation of security cameras around the site and provides for measures to prohibit access to unauthorized individuals.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located in a Mixed-Use Area within an Urban Corridor per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, the project is in conformance with the SMU Master Plan land use designation and the following applicable Master Plan goals and policies:

- 1.1B: Community Development
- 1.2C: Existing Businesses
- 2.2B: Underutilized Properties
- C-UC.1: Overall Mix
- C-UC.20: Street-Level Interest
- SD.12: Stormwater Management
- SD.13: Stormwater Infrastructure

The Master Plan generally discourages development in floodplains through the following policies:

- SD.5: Hydrologic Resources
- SD.11: Flood Plain Protection
- 6.2E: Flood Management

An approved flood study and final hydrology report are required at the time of building permit that demonstrate that flood elevations will not be increased and hazards to other properties will not result or will be mitigated.

***Public and Stakeholder Engagement:*** Concerns from external agencies that were received were incorporated into this staff report. The applicant presented to the Ward 2 Neighborhood Advisory Board (NAB) meeting on January 24, 2023. Concerns raised at the NAB included building height and the projects proximity to the freeway. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and no comments were received at the time of writing this staff report. 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 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.

**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.

**Conditional Use Permit:** In addition to meeting the criteria in Section 18.08.304(e), Approval Criteria Applicable to all Applications, the following findings shall be made prior to granting a conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:

- a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
- b. Any hazard to persons and property.

***Alternative Equivalent Compliance:*** In addition to meeting the criteria in Section 18.08.304(e), Approval Criteria Applicable to all Applications, the following findings shall be made prior to granting alternative equivalent compliance pursuant to RMC 18.08.803(d):

- (1) Achieves the intent of the subject standard to the same or better degree than the subject standard;
- (2) Advances the goals and policies of this Title to the same or better degree than the subject standard;
- (3) Results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard;
- (4) Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this Title; and
- (5) Is not be materially detrimental to the public health, safety, or welfare.

**Attachments:**

**Exhibit A – Case Maps**

**Exhibit B – Site Plan**

**Exhibit C – Living Landscape Fence Sample**

**Exhibit D – Landscape Plan**


**Exhibit E – Building Elevations**

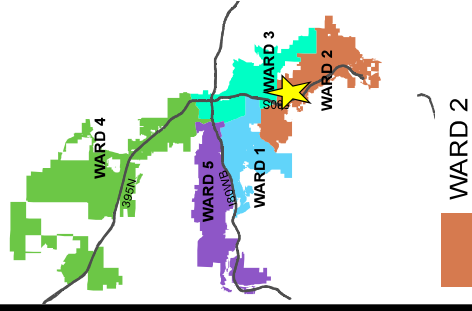


## AREA MAP

LDC23-00035

(Green Acres  
Storage)

Subject Site ► 



Development  
Services  
Department



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

Date: December 2022  
Scale: 1 inch = 800 feet






# ZONING MAP

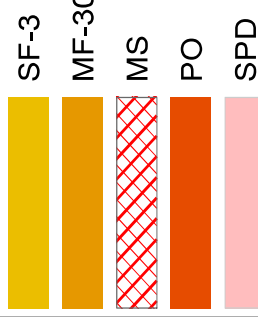
LDC23-00035

(Green Acres Storage)

ZONING = MS

Subject Site ► 

## Zoning Designations

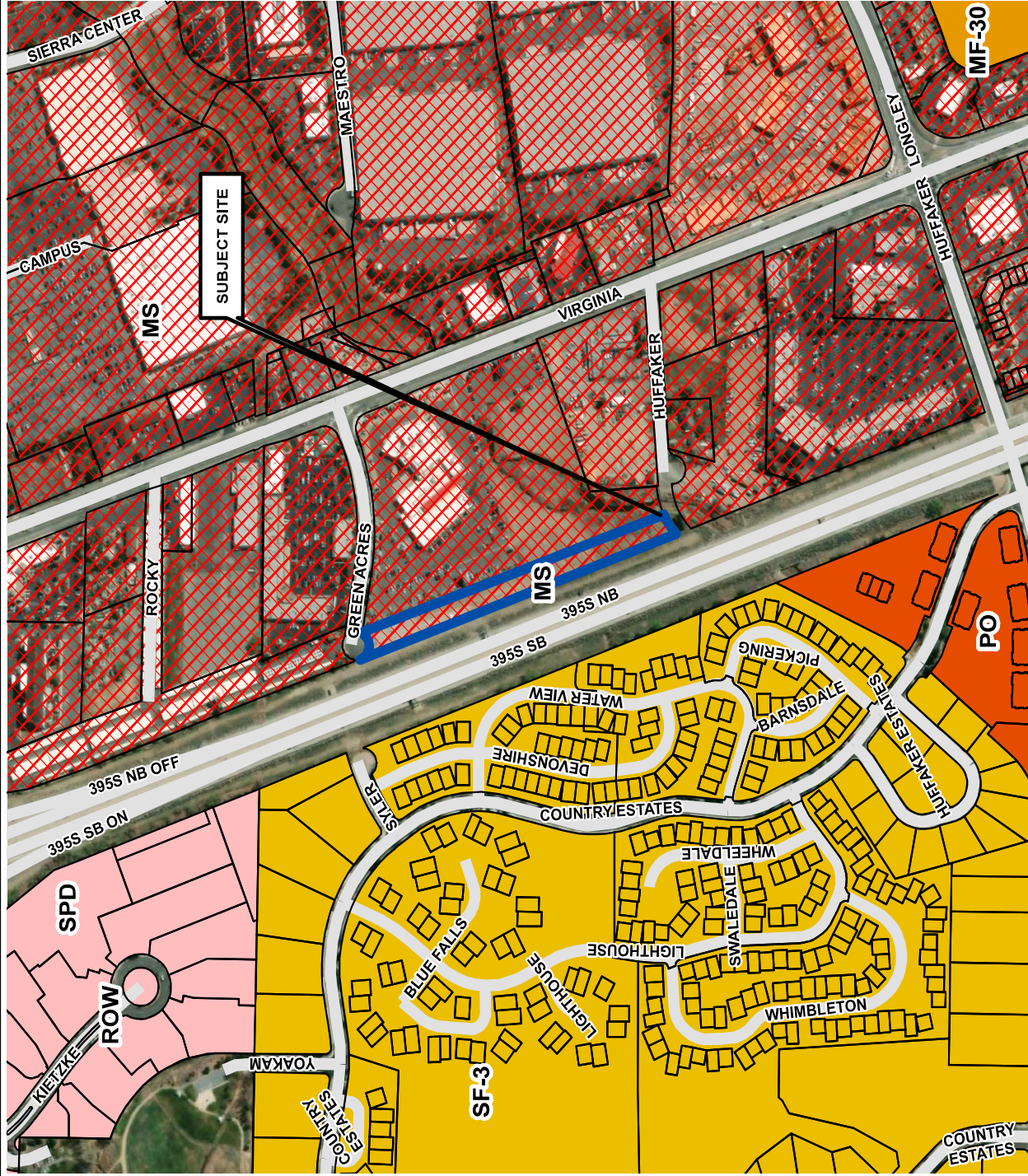


Development  
Services  
Department



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


DATE: December 2022  
SCALE: 1 inch = 450 feet

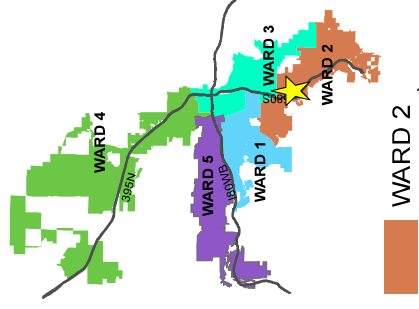


# MASTER PLAN MAP

LDC23-00035

(Green Acres  
Storage)

Subject Site ► 

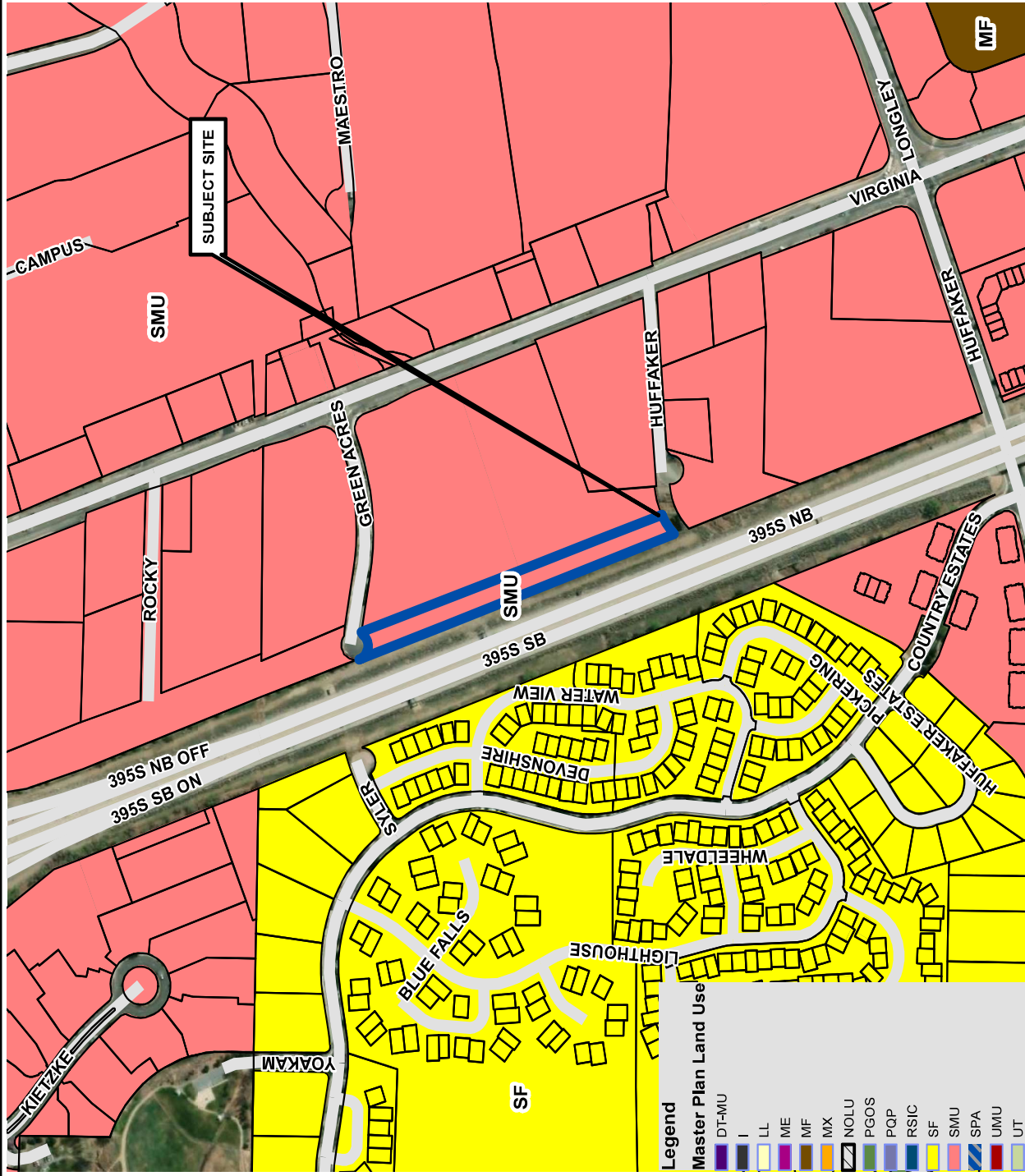


Development  
Services  
Department



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

Date: December 2022  
Scale: 1 inch = 450 feet





# EXHIBIT B

**GREEN ACRE  
STORAGE**

**RENO, NEVADA**

## SITE PI

P. CARDIA	SHEED
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112503	P. MYPP2
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220-24	LIBRIF
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0.000000

## SITE PLAN

SCALE: 1" = 60'

OFF STREET PARKING REQUIREMENT PER TABLE 10.12-9

MINI WAREHOUSE: 1 PER 3,000 SF	3,000 / 341.98 = 11 STALLS REQ'D
	10 STALLS REQ'D, 1 ADA VAN MIN. REQUIRED.
	PROVIDED:
	10-STANDARD, 1-ADA VAN.

MU ZONE @ 5% OF GROSS AREA OF SITE  
GROSS AREA = 80,360 SF  
REQUIRED LANDSCAPING  
0.5% 80,360 = 4,020 SF  
PROVIDED: 6,620 SF  
J/TREE PER 300 SF + 1 TREE PER 9 SF SPACE  
4,020/300 = 13.4  
J/TREE PER 9 SF = 1  
TOTAL TREES 13.4, THEREFORE 14 MIN.  
S&KUBS - 6 SF PER TREE  
14 X 6 = 84 SF MIN.

## PARKING ANALYSIS/CALCULATIONS

LANDSCAPE ANALYSIS/CALCULATIONS

LANDSCAPE ANALYSIS/CALCULATIONS



# EXHIBIT C

## LIVE LANDSCAPE WALLS





ALR  
REVIEWS BY

North 15' 11-5-21

$$1^{\text{st}} = 22$$

GREEN ACR  
95 GREEN A  
RENO, N

A.P.N.# C



LANDSCAPE

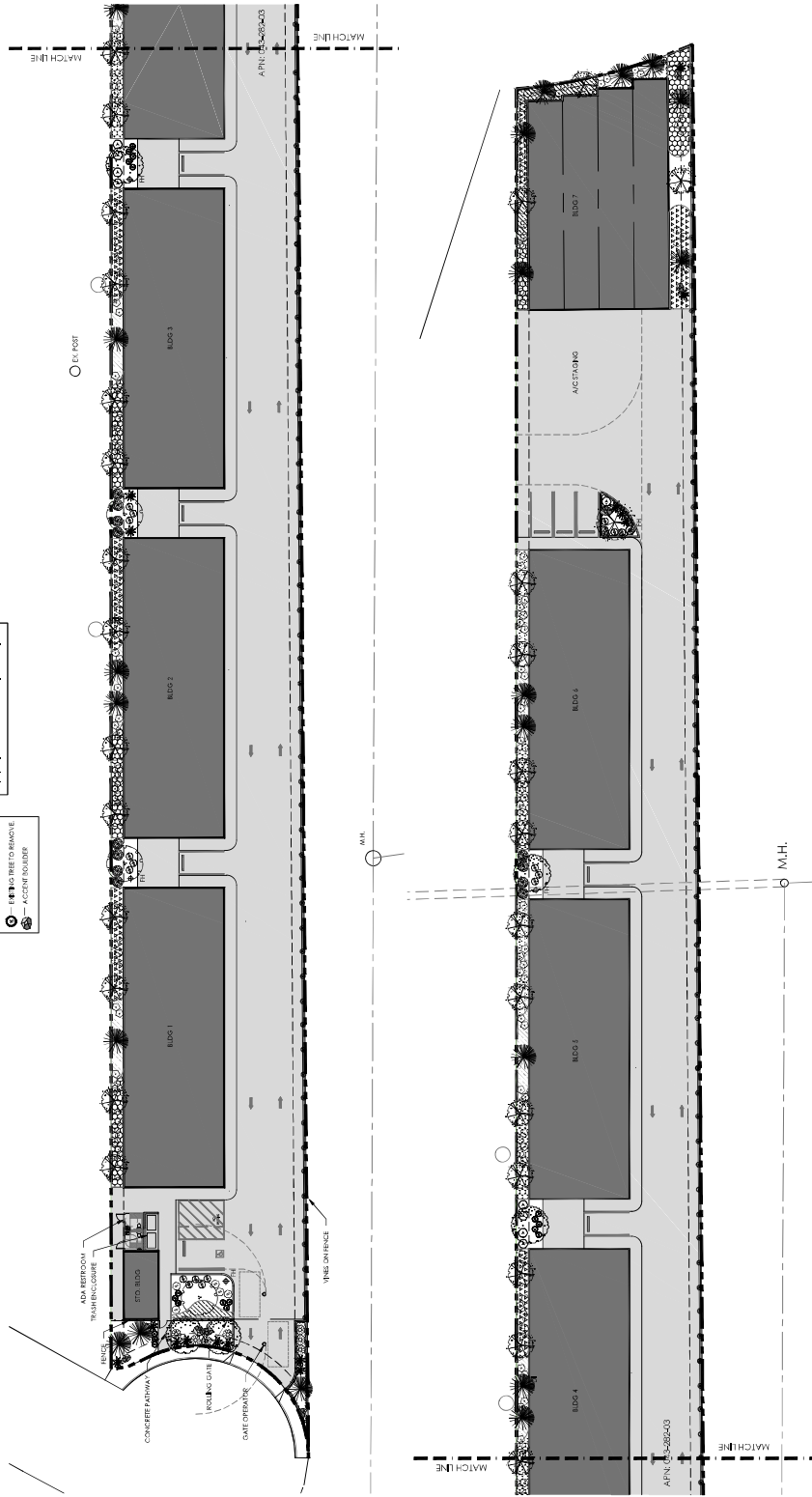
177

[illegible][illegible]

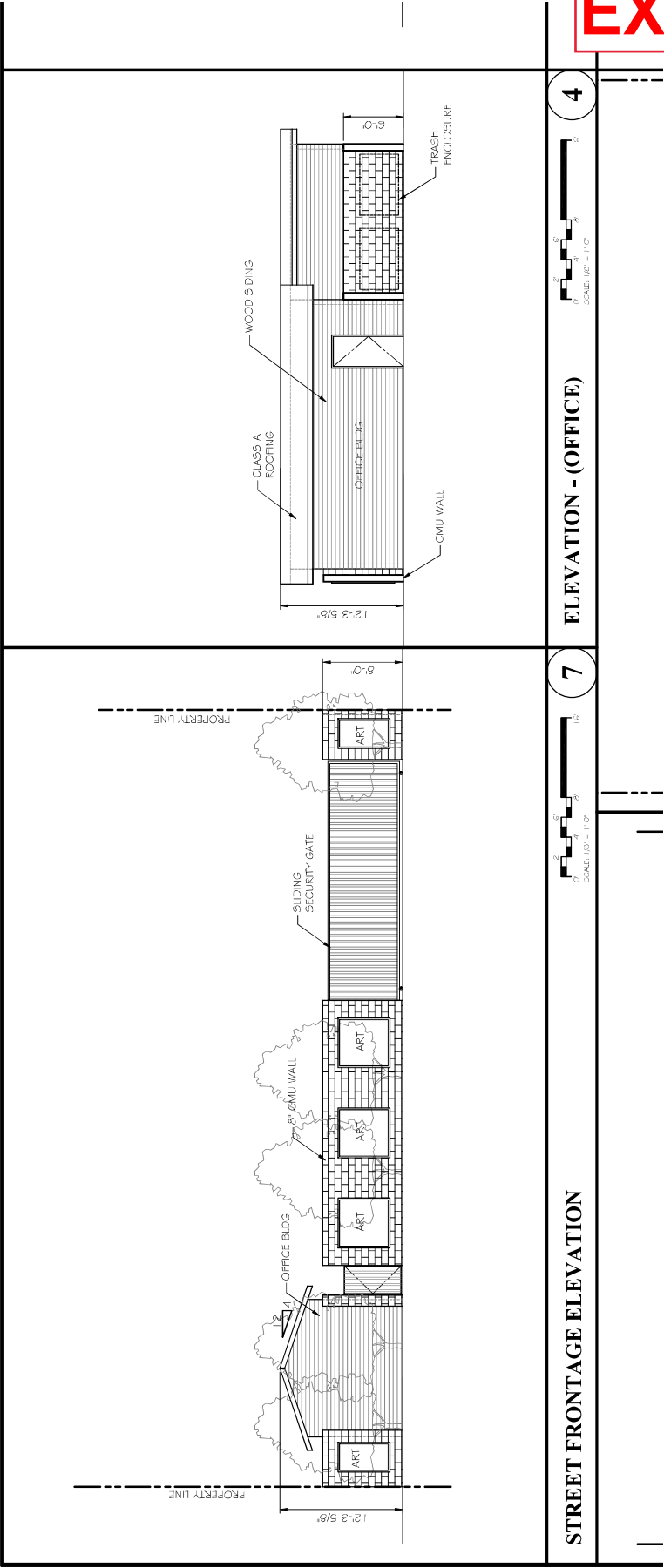
**NOTE ON IRRIGATION**  
ALL IRRIGATION IS TO BELOW VOLUME DRY  
IRRIGATION. NO SPRAY HEADS WILL BE REQUIRED.

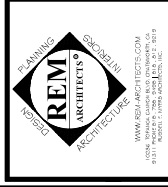
**KEY**

-  — **EXISTING TREE TO REMAIN AND PROTECT.**
-  — **EXISTING TREE TO REMOVE.**
-  — **ACCENT BOULDER**



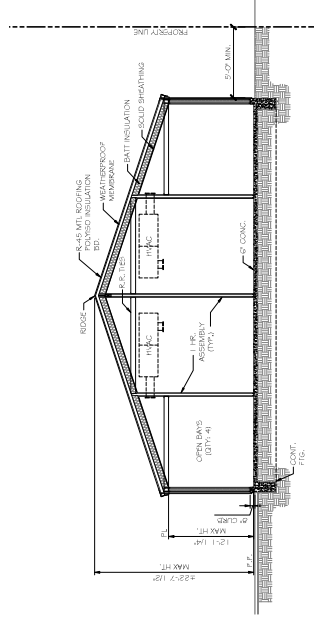




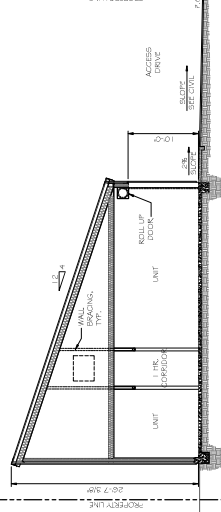
[illegible]

THESE DRAWINGS ARE  
SUBMITTED FOR SERVICE  
AND ARE THE PROPERTY  
OF THE ARCHITECTS, AND  
OF THEIR ASSOCIATES,  
DESIGNING AND OTHER  
PERSONNEL ON THE  
DRAWINGS ARE FOR USE  
ON THE SPECIFIED  
PROJECT AND SHALL NOT  
BE USED OTHERWISE  
WITHOUT THE EXPRESS  
WRITTEN PERMISSION OF  
THE ARCHITECTS.

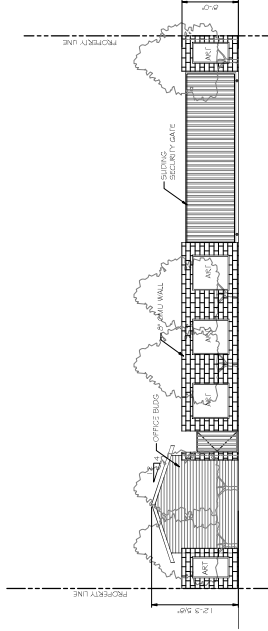
DESIGN NO.	SHEET NO.	
D-10123-B0	A3.1	
PROJECT NO.		
DATE		



Technical drawing of a roof section. The drawing shows a cross-section of a roof with a ridge. The ridge is labeled "RIDGE". The waterproofing layer is labeled "WATERPROOFING". The fascia is labeled "FASCIA". The drawing includes a dimension line indicating a height of  $\pm 22.7' (7.02m)$  and a section line "A-A".



**ELEVATION - (TYPICAL 40' X 120')**



ELEVATION - (TYPICAL 40' X 120')

CROSS SECTION

8

The cross-section diagram illustrates the structural components of the bridge deck. It features a central section labeled 'Deck' with a width of 6 feet and a depth of 12 feet. This section is supported by a 'Sill' which is 12 feet wide. On either side of the sill are 'Abutment' sections, each 6 feet wide. The total width of the bridge deck is indicated as 40 feet. A scale bar at the bottom right shows dimensions from 0 to 12 feet.



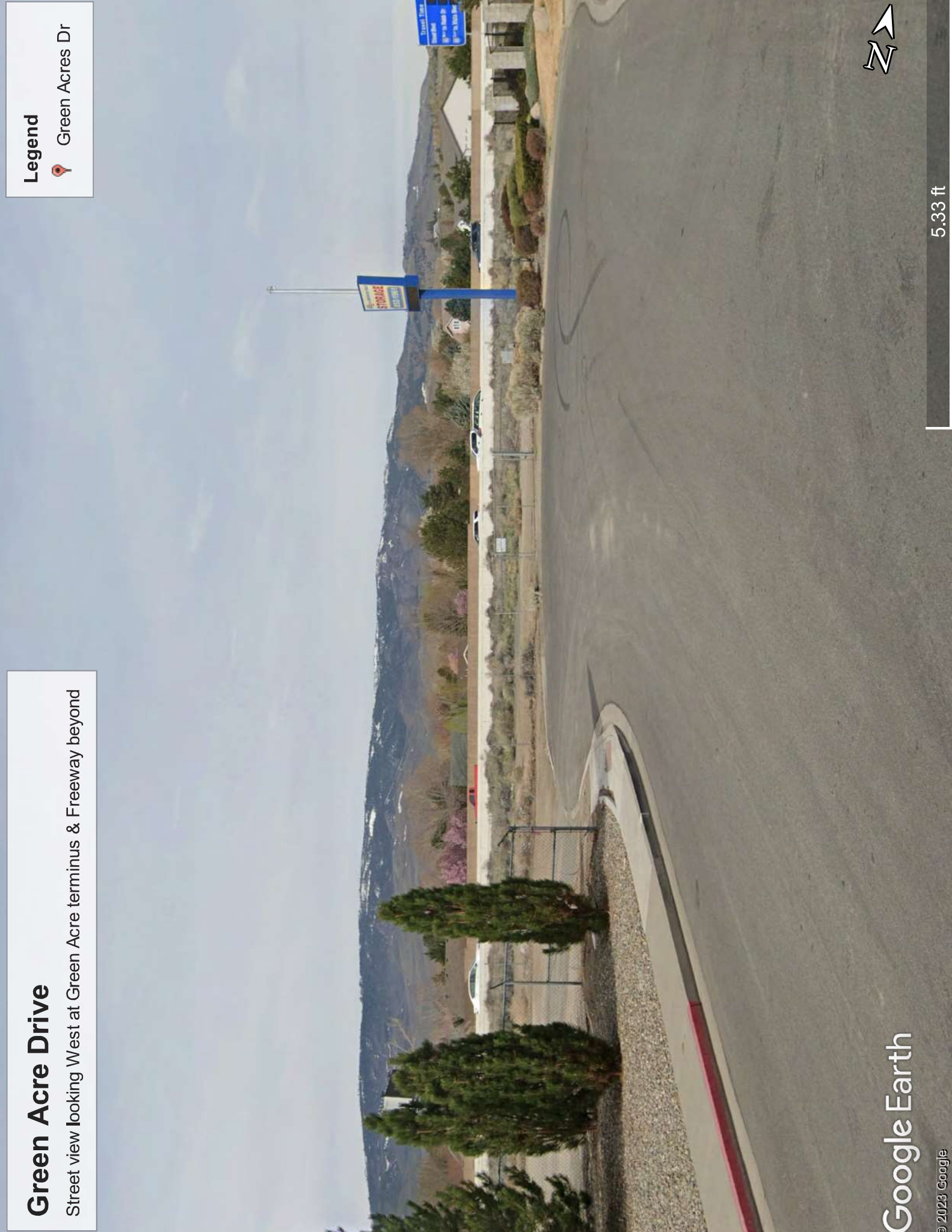
# Green Acre Drive

Street view looking West at Green Acre terminus & Freeway beyond

## Legend



Green Acres Dr





# Green Acre Drive

Street view looking South at Proposed Site

## Legend



Green Acres Dr



Google Earth

© 2023 Google

7.53 ft



# Existing Green Acres Storage

Street view looking North at Existing Green Acre Storage Facility

## Legend



Green Acres Dr

Google Earth

© 2023 Google

4.88 ft




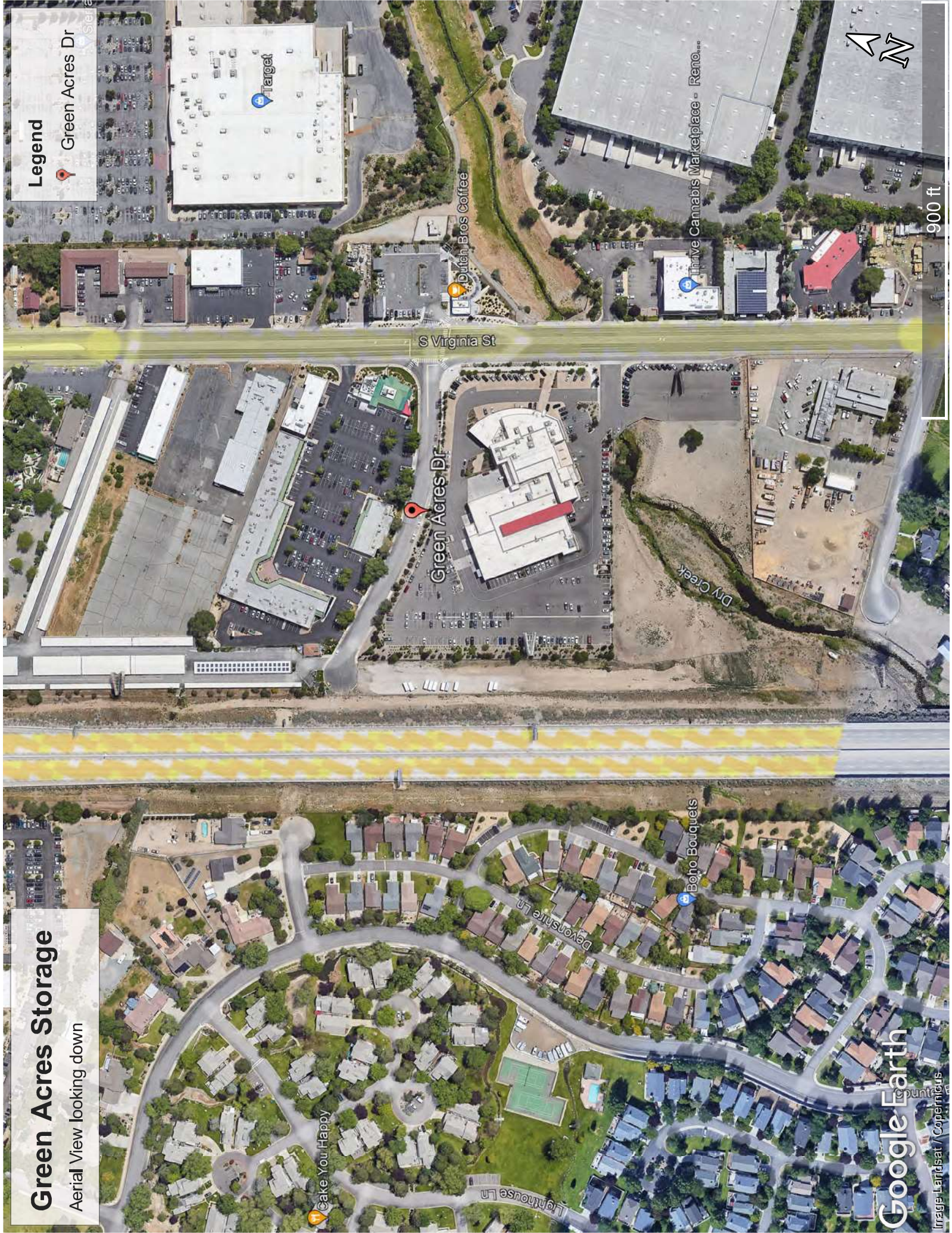


# Green Acres Storage

Aerial View looking down

## Legend

 Green Acres Dr



Google Earth

Image Landsat / Copernicus


900 ft



# Green Acres Storage

Aerial view looking North from Freeway. Residences on West, Green Acres on East

## Legend

 Green Acres Dr

Google Earth

Image Landsat / Copernicus



100 ft






# Green Acres Storage

Aerial View looking South from Fwy, Residences on West & Green Acres on East

## Legend

 Green Acres Dr

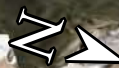
Google Earth

Image Landsat / Copernicus

Image © 2023 CNES / Airbus

Image © 2023 Maxar Technologies

2000 ft





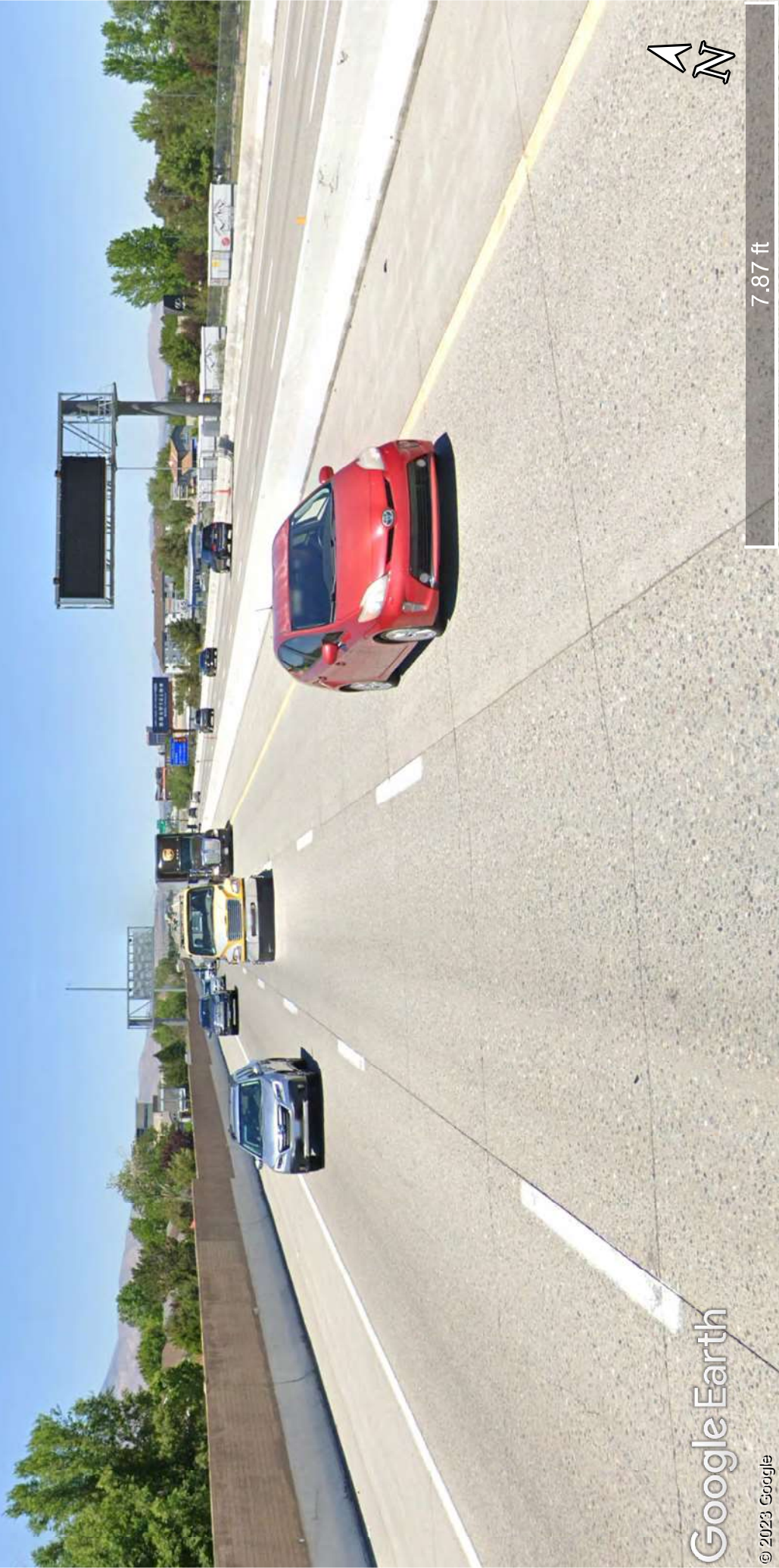
# Green Acres Storage

View looking North from Fwy, Residences on West & Green Acres on East

## Legend




Green Acres Dr

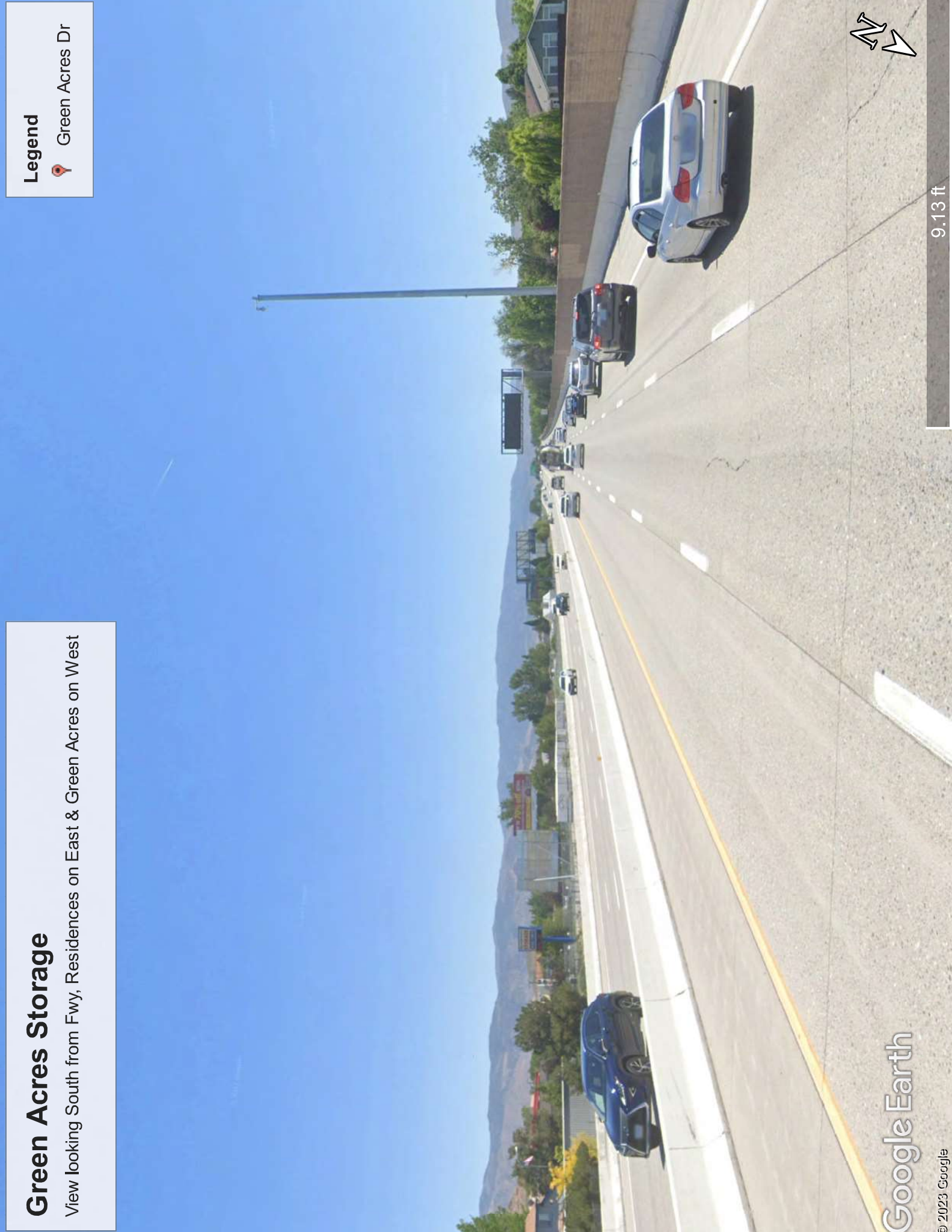


# Green Acres Storage

View looking South from Fwy, Residences on East & Green Acres on West

## Legend

 Green Acres Dr



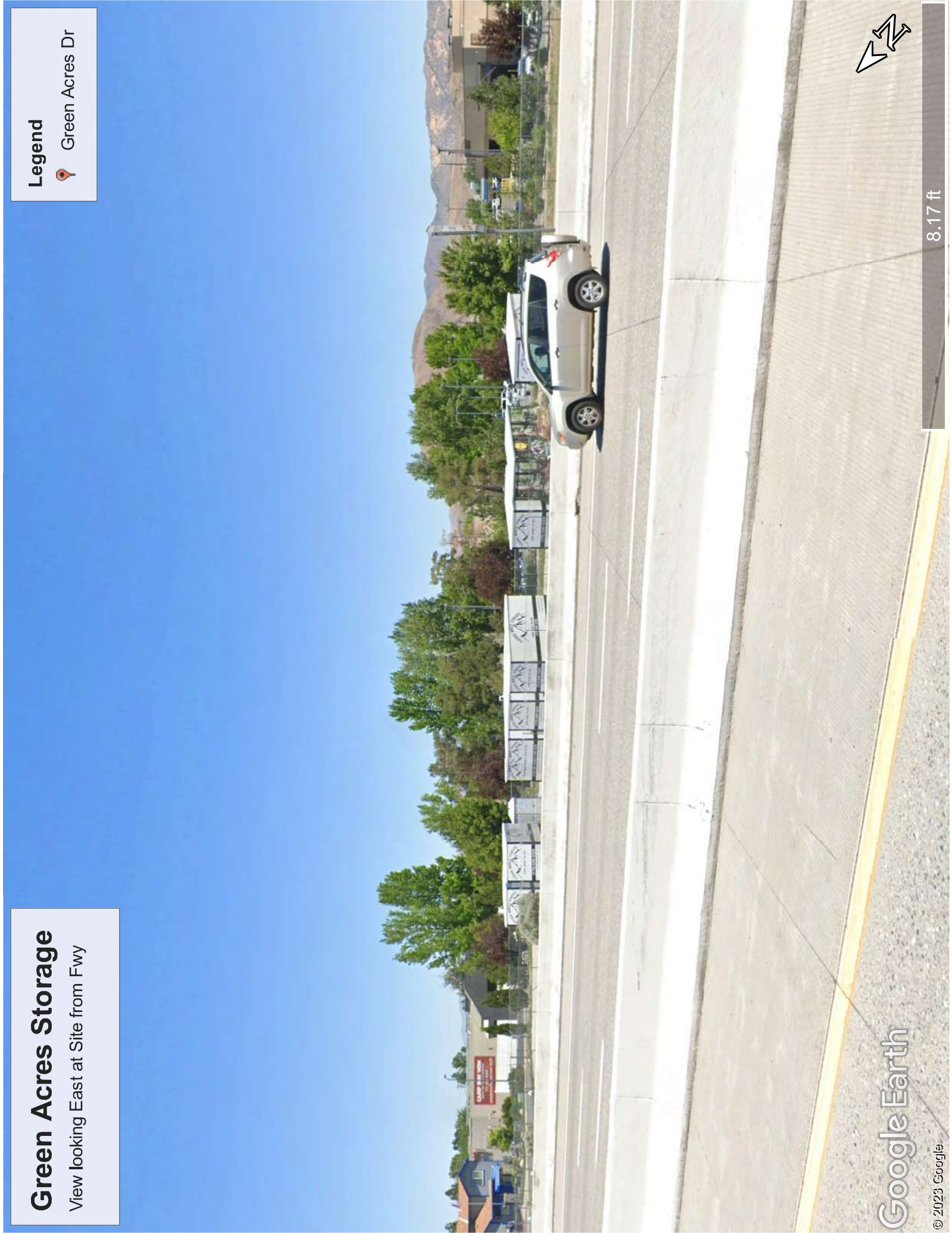


# Green Acres Storage

View looking East at Site from Fwy

## Legend

 Green Acres Dr





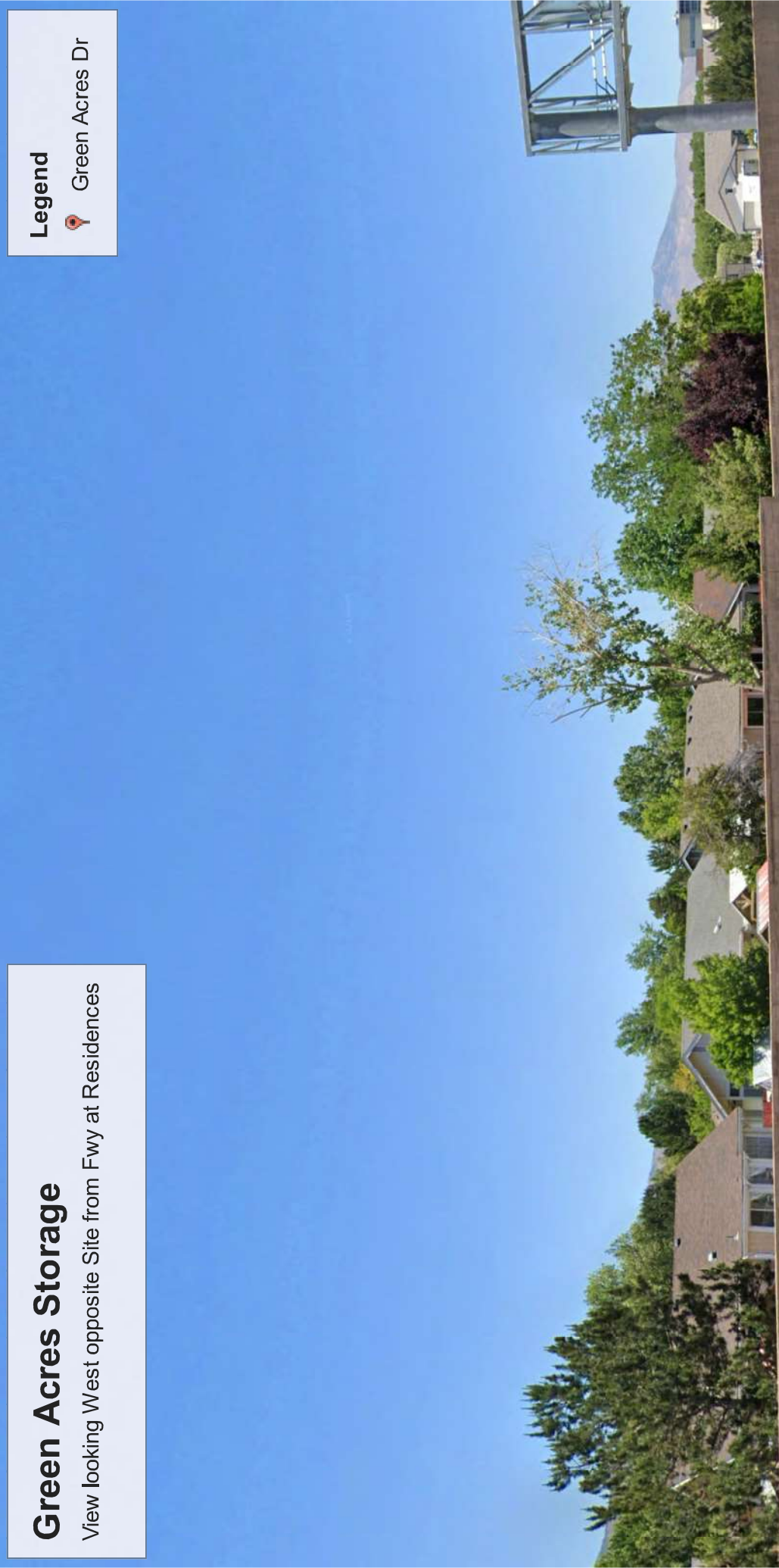
# Green Acres Storage

View looking West opposite Site from Fwy at Residences

## Legend



Green Acres Dr





# Syler Court

Street view looking East at Freeway sound wall

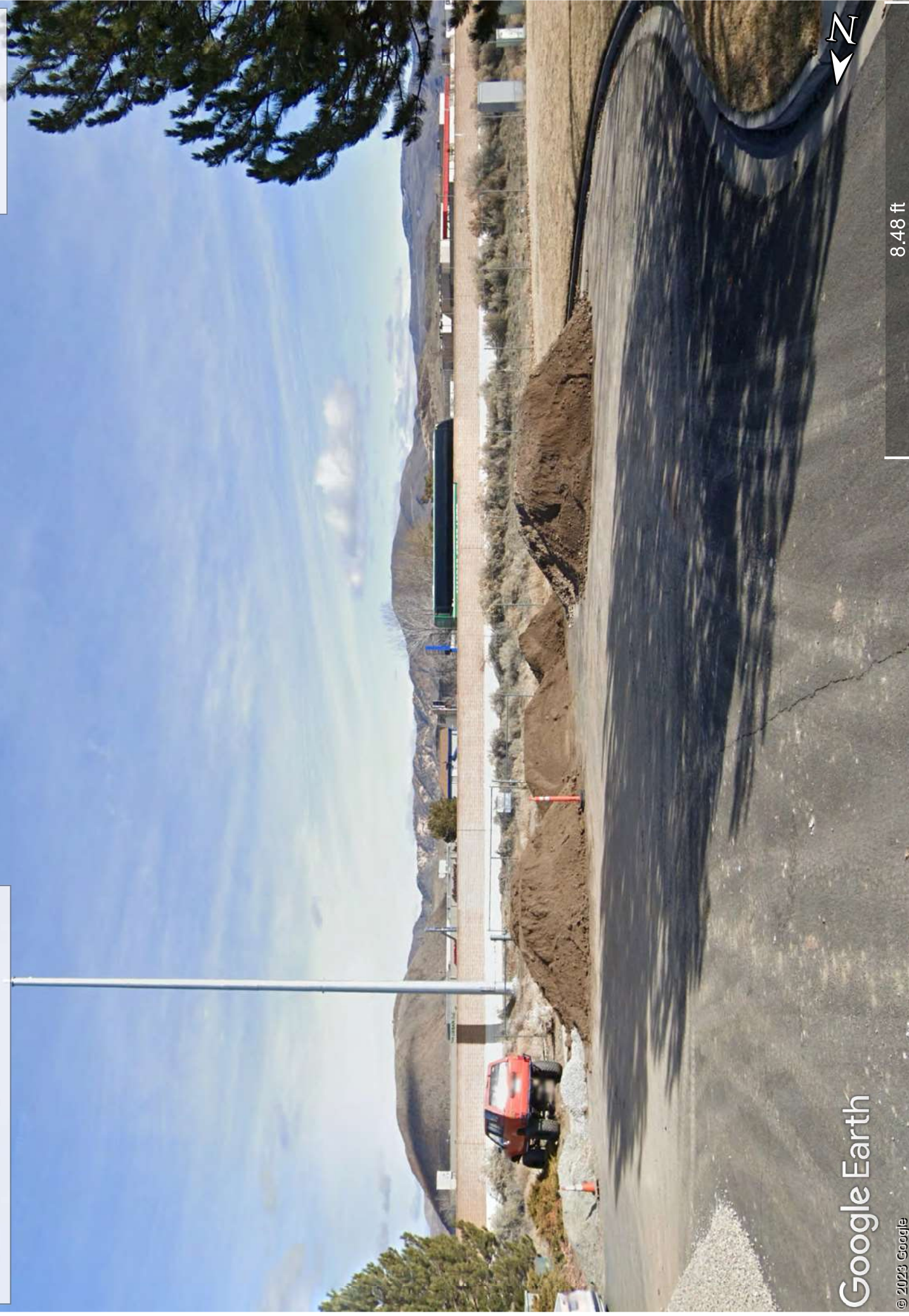
## Legend

 Green Acres Dr

Google Earth

© 2023 Google

8.48 ft



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/15/23

CASE NO. LDC LK23-00035  
Green Acres Storage

Please Print:

NAME: Tony May

ADDRESS: 1850 E Sahara Ave Ste 206 Las Vegas NV 89104

I REPRESENT: David & Judith Trust

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: Drainage issue, land locked, view,  
not leaving any room for mitigating flood zone area

SIGNATURE: 



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/15/23

CASE NO. LDC 23-00035

Please Print:

NAME: Charles Olson

ADDRESS: 930 TADDS BLVD #802-322 INCUB6 UNDES NV 89451

I REPRESENT: GREEN ACRES STORAGE PARTNERS, LLC

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: I AM THE MANAGER OF THE LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

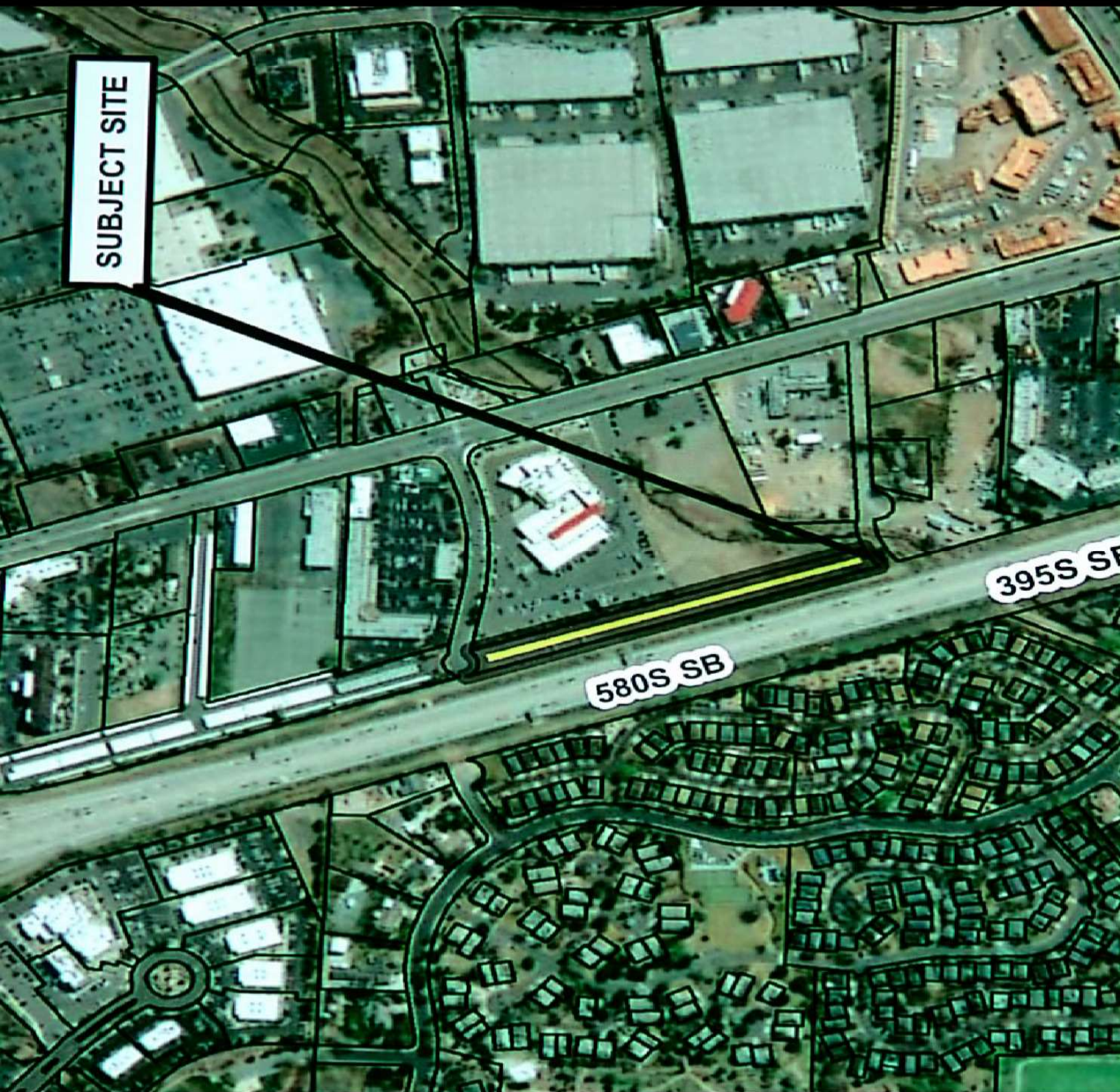
SIGNATURE: COO



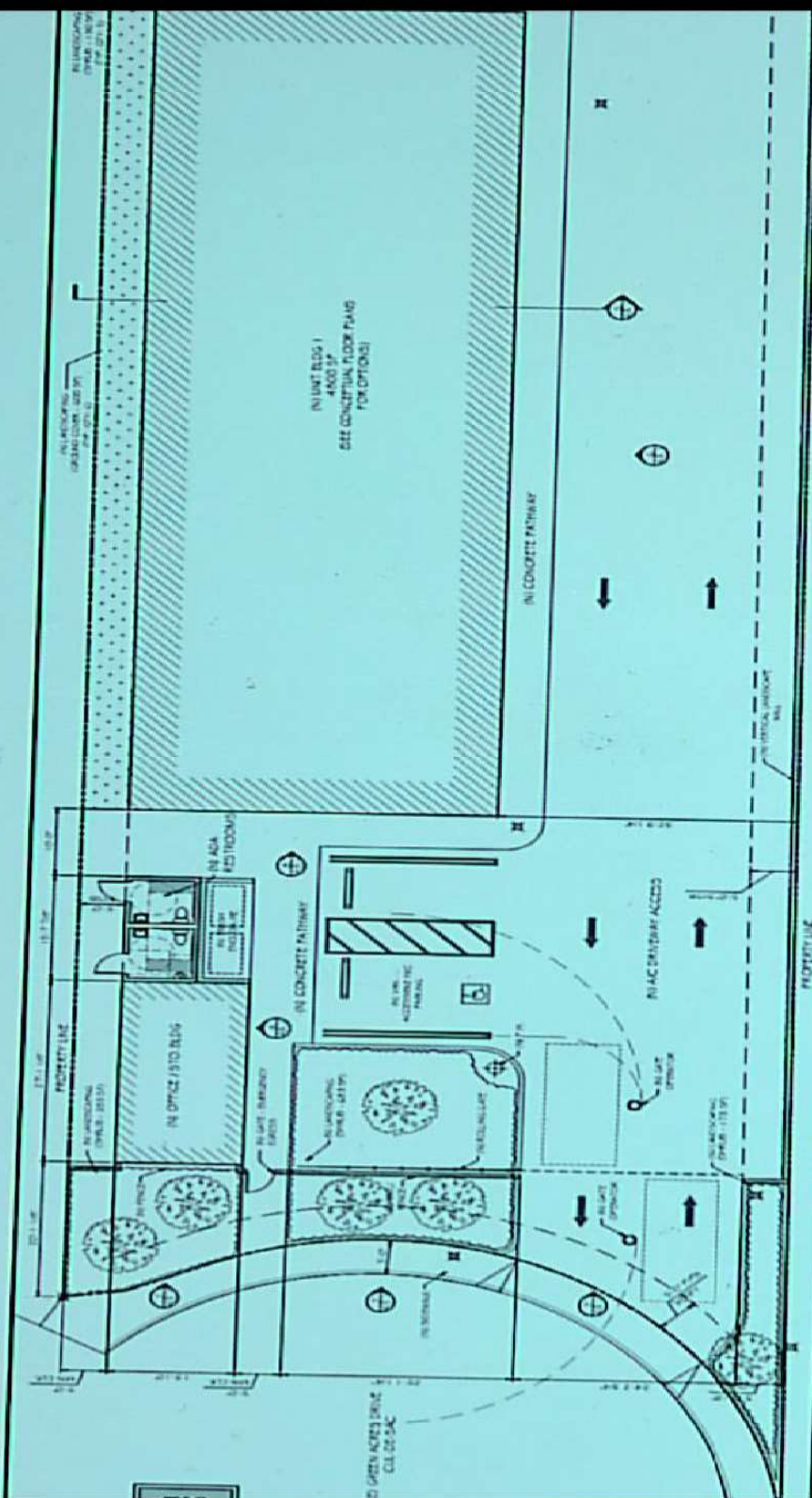
SUBJECT SITE

580S SB

395S SB

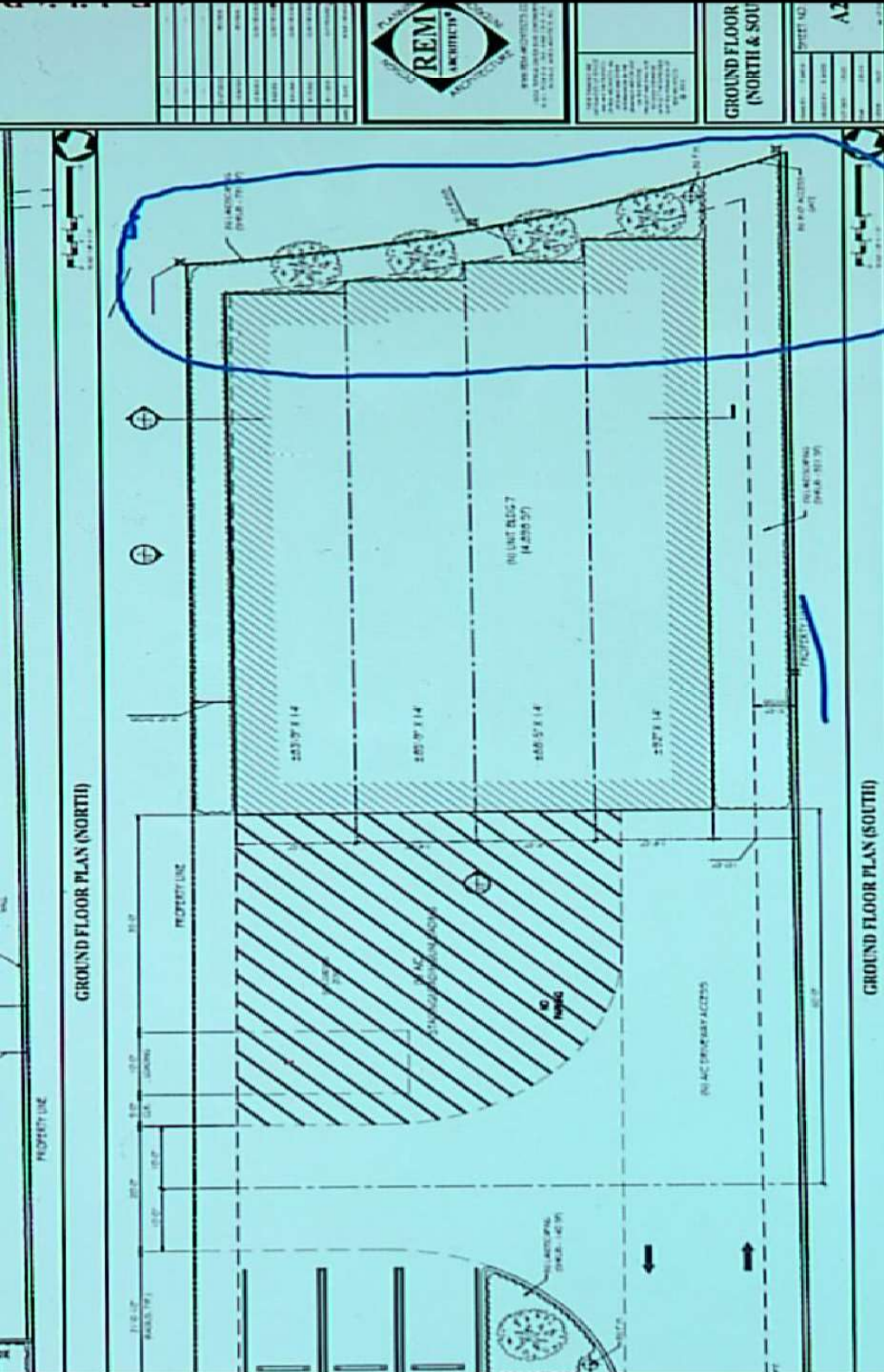






**GROUND FLOOR PLAN (NORTH)**









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

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**Fwd: New form response notification**

1 message

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**Public Comment** <publiccomment@reno.gov>  
To: RenoPlanningCommission@reno.gov

Mon, Feb 13, 2023 at 12:54 PM

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

From: **Public Comment** <publiccomment@reno.gov>

Date: Mon, Feb 13, 2023 at 12:53 PM

Subject: Fwd: New form response notification

To: Public Comment &lt;publiccomment@reno.gov&gt;, Planning and Engineering &lt;PlanningandEngineering@reno.gov&gt;

Hello,

Please see the following public comment/request to speak for the 2/15/23 Planning Commission meeting.

Thank you,

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

From: **Reno City Council Online Public Comment Received** <cityclerk@reno.gov>

Date: Mon, Feb 13, 2023 at 12:43 PM

Subject: New form response notification

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

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

<b>Your Name (First and Last)</b>	Tony May
<b>If you are representing someone other than yourself, please indicate who you are representing.</b>	David T & Judith L Harvey Trust
<b>Email Address</b>	<a href="mailto:tmay@maybrocklaw.com">tmay@maybrocklaw.com</a>
<b>Address</b>	<a href="#">1850 E Sahara Ave., Ste 206, Las Vegas, Nevada 89104</a>
<b>Phone Number</b>	17023784514
<b>Which City of Reno Ward do you reside?</b>	Ward 2
<b>Council Meeting Date</b>	Feb 15, 2023
<b>Do you wish to speak in person at the meeting?</b>	Yes (Check-in with the City Clerk upon arrival)
<b>Agenda Item</b>	I would like to speak on Item No. 6.2



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

In opposition

**Your Comment**

I would like to provide comments on behalf of my clients at the meeting.

**Do you wish to sign-up for Reno Connect e-newsletters?**

Yes

**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



Public Comment 10 &lt;publiccomment10@reno.gov&gt;

---

**Voice Message From: Cisco Unity Connection Messaging System (917757455708)**

1 message

**publiccomment10@reno.gov** <publiccomment10@reno.gov>

Wed, Feb 8, 2023 at 3:58 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment10@reno.gov

Voice Message delivered by Donoma Unify

From: 917757455708

Click to Call 917757455708

Thank you. This is Clay. Alder regarding a property. I own personal. Number 043-201-1005, I had a notice that there's going to be a staff review for a 1.85, acre parcel located south of the term list of Green Acres Drive. And but it doesn't give an APN number or a physical address. And I am somewhat surprised that that is not on there. So if someone could call me with the exact location of those 1.8, acre project, I will see how close that is to a property. I own there and see if I have any issues. Hopefully someone can do that. My email address is C Alder. See for clave and Alder Al ger at Dickson Realty dot. Calm Dickson Realty D. I See. Kay s. Ohh. N Realty re alt [y.com](#), my phone number. 775-745-5708. Thank you so much, and I'm going to look on your little notice. We got to see if I miss something, then they're actually is an address. They want to build, 310, mini warehouse units. But again, I don't see anything that gives me the address of where that's going to be. Thank you so much. Appreciate your understanding.

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.

**VoiceMessage.wav**

675K