RGJ media

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005832704

Customer: CITY OF RENO - LEGALS
Address: 1 E 1ST ST FL 2
RENO NV 89501 USA
Acct. #: REN-0000000783
Phone: 7753342030
cityclerk@reno.gov
CITY OF RENO - LEGALS
Ordered By: City Clerk's Office

OrderStart Date: 09/29/2023 **Order End Date: 09/29/2023**

Tear Sheets	Affidavits	Blind Box	Promo Type	Materials	Special Pricing	Size
0	1					2 X 24.00

Order Amount	Tax Amount	Total Order Am	Payment Method	Order Payment Am	OrderAmount D
$223.00	$0.00	$223.00	Credit Card	$223.00	$0.00

Ad Order Notes:

Sales Rep: KTheodore **Order Taker:** KTheodore **Order Created** 09/21/2023

Product	# Ins	Start Date	End Date
	1	09/29/2023	09/29/2023
09-29-23,			
	1	09/29/2023	09/29/2023
09-29-23,			

*** ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION**

Text of Ad: 09/21/2023

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 **October 11, 2023** commencing at the time indicated.

6:00 p.m – LDC23-00065 (306 East Taylor Street Multi-Family)
Appeal of the Planning Commission's decision to deny a request for a variance to increase the allowable number of dwelling units from seven to eight units in an existing multi-family complex. The ±0.16 acre site is located on the southeast corner of the intersection of East Taylor Street and Wheeler Avenue. The site is zoned Multi-Family Residential – 30 units per acre/Wells Avenue Neighborhood Plan Overlay (MF-30/WANP) and has a Master Plan land use designation of Multi-Family Neighborhood/Wells Avenue Neighborhood Plan/Mixed-Residential – 30 (MF/WANP/ MR-30).
An appeal was filed by Batuhan Zadeh on behalf of High Rock Properties, LLC. City Council may affirm, reverse, or reverse with conditions 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, email to PublicComment@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
No.5832704 Sept. 29, 2023

Legal Ad
Publish 1 time
September 29, 2023
1 Proof

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MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Your case is scheduled for the October 11, 2023 Reno City Council Meeting at 6 PM

The posting location map has been provided via email.

The public notice sign(s) provided to you for case **LDC23-00065 (306 East Taylor Street Multi-Family)** must be on site no later than **September 29 at 5:00 p.m.**

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

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

OCTOBER 11, 2023

HEARING TIME

6 PM

APPLICANT

HIGH ROCK PROPERTIES, LLC

CASE NUMBER

LDC23-00065

PROJECT NAME

306 E. TAYLOR STREET MULTI-FAMILY

DESCRIPTION

Appeal of the Planning Commission's decision to deny a request for a variance to increase the allowable number of dwelling units from seven to eight units in an existing multi-family complex. The ±0.16 acre site is located on the southeast corner of the intersection of East Taylor Street and Wheeler Avenue. The site is zoned Multi-Family Residential – 30 units per acre/Wells Avenue Neighborhood Plan Overlay (MF-30/WANP) and has a Master Plan land use designation of Multi-Family Neighborhood/Wells Avenue Neighborhood Plan/Mixed-Residential - 30 (MF/WANP/MR-30). An appeal was filed by Batuhan Zadeh on behalf of High Rock Properties, LLC. City Council may affirm, reverse, or reverse with conditions the decision of the Planning Commission.

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.

Posting Location Map - LDC23-00065

7/28/2023, 9:37:50 AM

Override 1

2021 Aerial Photos

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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

City of Reno GIS
City of Reno

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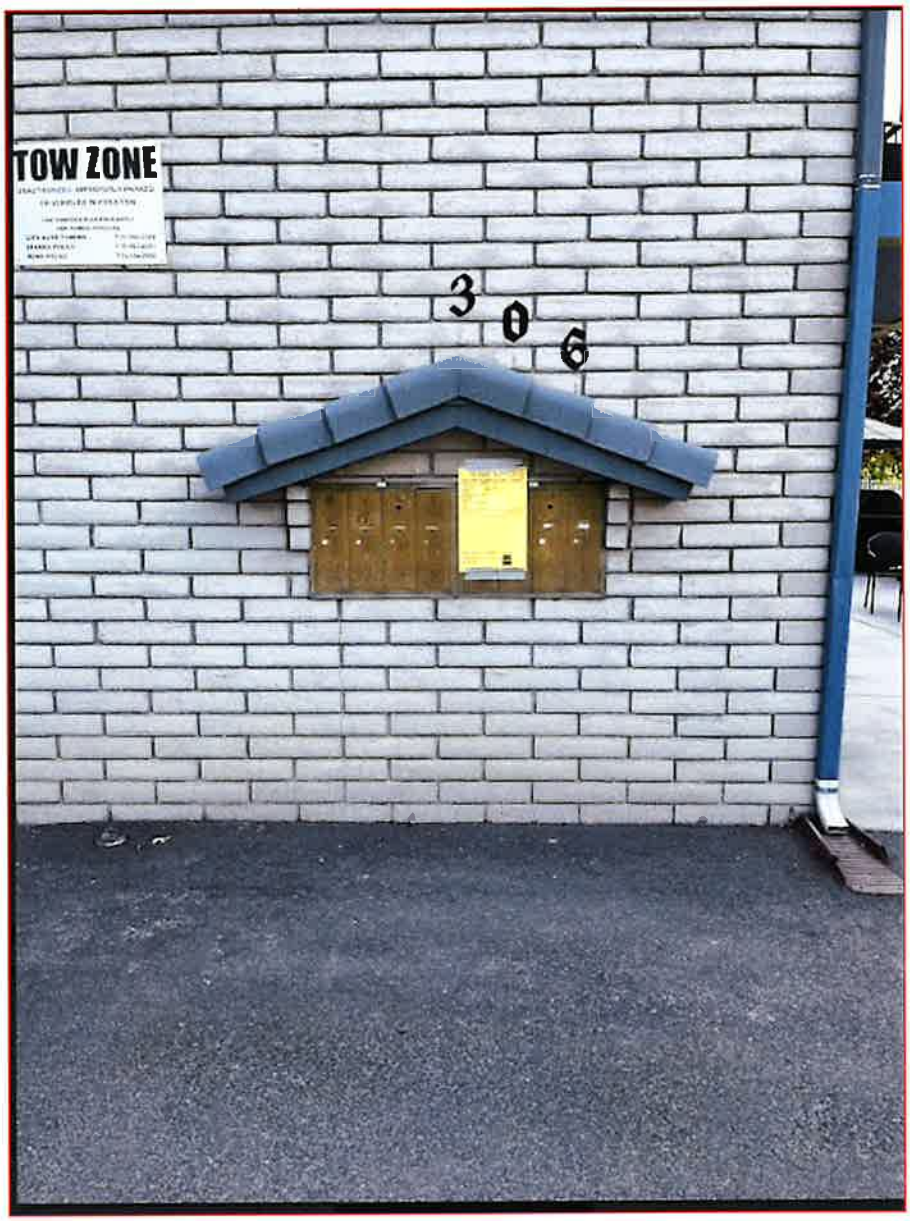
RECEIVED
SEP 28 2023
CITY CLERK

Carter Williams - 348-6905

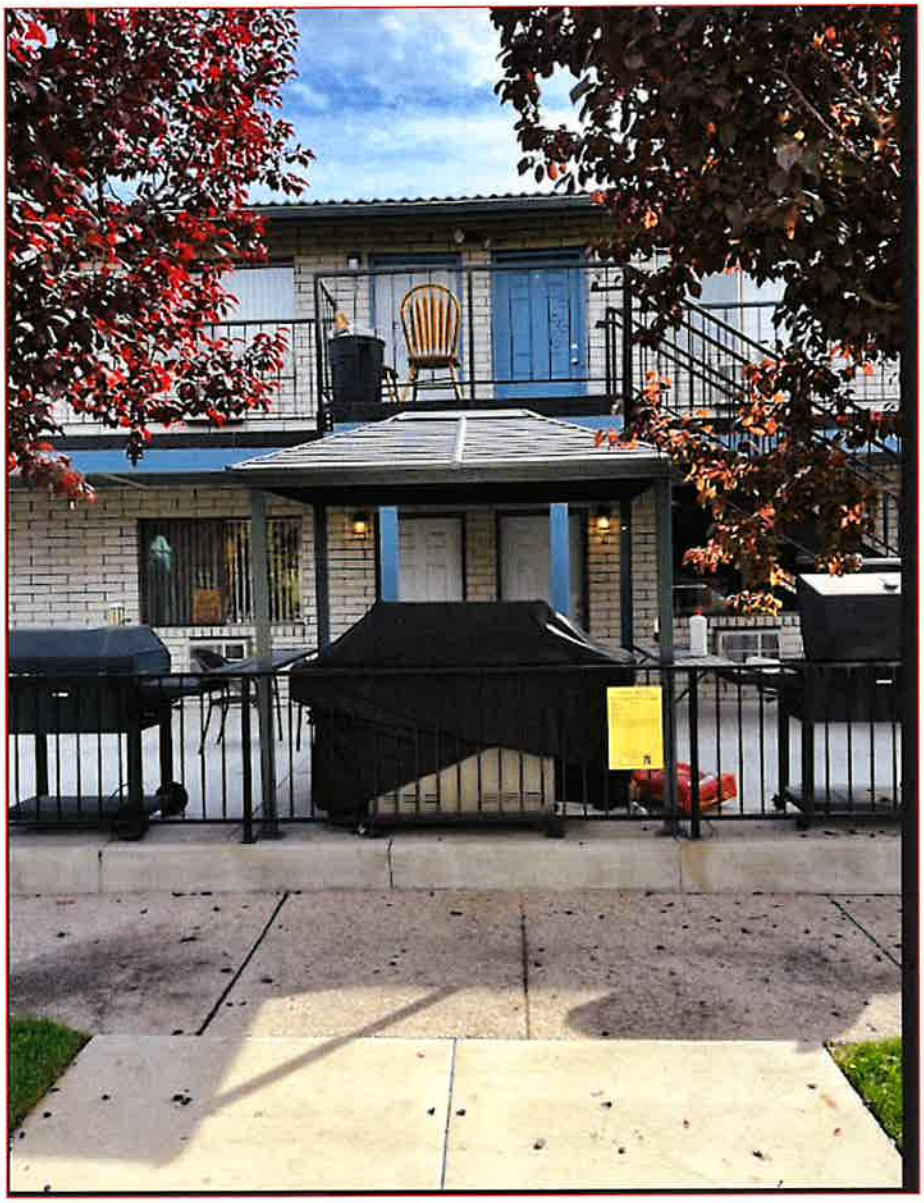
CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505

Do not remove this sign until after the hearing date.

RENO



RECEIVED
SEP 28 2023
CITY CLERK



RECEIVED
SEP 28 2023
CITY CLERK

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 29th day of September, 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. LDC23-00065 (306 E. Taylor Street Multi-Family Appeal) who are required to be notified by law.

CITY CLERK

SUBSCRIBED and SWORN to before me this

29th day of September, 2023.

Barbara Aufiero

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

BARBARA AUFIERO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 08-6140-2 - Expires February 1, 2024

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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

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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **013-165-18**

2DC HOLDINGS LLC
2485 SUTRO ST
RENO, NV 89512

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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **013-116-09**

411 E TAYLOR ASSOCIATES LLC
1135 FAIRFIELD AVE
RENO, NV 89509

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
013-165-18	2DC HOLDINGS LLC		2485 SUTRO ST	RENO	NV	89512
013-116-09	411 E TAYLOR ASSOCIATES LLC		1135 FAIRFIELD AVE	RENO	NV	89509
013-165-05	438 TAYLOR LLC		15942 BARRY LN	MONTE SERENO	CA	95030
011-481-04	8 ON CENTER HOA		880 S CENTER	RENO	NV	89501
013-114-19	805 WELLS LIMITED LLC		3685 CASHILL BLVD	RENO	NV	89509
013-114-15	AB ORIGINE LLC		1475 TERMINAL WAY # A	RENO	NV	89502
013-111-07	ACME APARTMENTS I LLC		675 W MOANA LN # 200	RENO	NV	89509
013-114-10	ACTIVE REAL ESTATE LLC		PO BOX 1942	ZEPHYR COVE	NV	89448
013-162-07	ALQUIZA	ARISTOTLE & ANGELICA	PO BOX 10204	RENO	NV	89510
Ward 3 NAB	Arbatman	Ilya	825 Wilkinson Ave	Reno	NV	89502
013-113-10	ASPITTLE	MICHAEL	1743 ROUND MOUNTAIN CIR	SPARKS	NV	89434
013-162-05	ASSEMBLIES OF GOD		1001 WHEELER AVE	RENO	NV	89502
013-111-09	BACH ENTERPRISES LLC		45 SCATTERGUN CIR	RENO	NV	89519
013-161-05	BACLET	JEFFREY L	1655 HUNTER LAKE DR	RENO	NV	89509
011-333-09	BAKER FAMILY TRUST		1790 ROCK HAVEN DR	RENO	NV	89511
013-116-14	BAMFT LLC		418 CHENEY ST	RENO	NV	89502
013-161-24	BARRENCHEA ENTERPRISES LLC		2925 PINEBOUGH CT	RENO	NV	89509
013-163-04	BARRON	JOHN J & RUTHE E	1270 SHARON WAY	RENO	NV	89509
013-163-05	BARRON LLC		1270 SHARON WAY	RENO	NV	89509
013-166-06	BECKER	KEVIN & TAYLOR	424 CRAMPTON ST	RENO	NV	89502
013-165-16	BEHLING TRUST	DAVID	530 EL CAMINO REAL # 100	BURLINGAME	CA	94010
013-165-16	BEHLING TRUST	DAVID R	530 EL CAMINO REAL # 100	BURLINGAME	CA	94010
013-165-08	BE-LONG LIVING TRUST		12226 N 56TH DR	GLENDALE	AZ	85304
013-113-17	BETSCHART	TIMOTHY	2113 BECKENHAM WAY	ROSEVILLE	CA	95747
013-222-05	BLAIR	NICOLE & JAMISON	136 ROUNDRIDGE RD	TAHOE CITY	CA	96146
013-161-06	BOANO LIMITED PARTNERSHIP et a		745 OAK CREEK DR	RENO	NV	89511
013-161-11	BOGART et al	TERRY L	584 N DYER CIR	INCLINE VILLAGE	NV	89451
013-113-18	BROADWAY & WELLS LLC		3830 RAY ST	SAN DIEGO	CA	92104
011-335-03	BUSINESS & PROFESSION COLLECT		816 S CENTER ST	RENO	NV	89501
011-481-07	BYRD	TIFFANIE M & DEREK S	355 BERRY ST APT 228	SAN FRANCISCO	CA	94158
013-162-06	CALVILLO et al	LINDA	2906 EASTSHORE PL	RENO	NV	89509
013-111-21	CAMPBELL	STEWART A	5012 LAKERIDGE TER E	RENO	NV	89509
013-221-24	CANDAH PROPERTIES LLC		2350 FARREL ROSS DR	SPARKS	NV	89431
013-112-17	CARLING	DOUGLAS	2795 MONTEREY DR	RENO	NV	89509
013-166-14	CHAUDHARI	RAVI	1700 SAWTELLE BLVD APT 114	LOS ANGELES	CA	90025
013-114-12	CHAVEZ	MIGUEL A & ISAURA	PO BOX 2395	KINGS BEACH	CA	96143
011-334-15	CHEN	ANDY H C & PHYLLIS	1002 SUNDANCE DR	FREMONT	CA	94539

Appeal for LDC 23-00065 (306 E. Taylor Street Mult. Family)

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
011-481-08	CJUMPIER LLC		3395 FOREST VIEW LN	RENO	NV	89511
013-112-14	CORDON ENTERPRISES LLC		1484 SERENDIPITY CT	SPARKS	NV	89436
013-165-14	COX TRUST	MIKE & HOLLY	917 WILSON AVE	RENO	NV	89502
013-115-09	DANIELS LIVING TRUST		425 CHENEY ST	RENO	NV	89502
013-114-13	DART REAL ESTATE LLC		4800 BUCKHAVEN RD	RENO	NV	89519
013-114-20	DAVID PRATT & MARILYN BAILEY T		636 POND ISLE	ALAMEDA	CA	94501
013-226-28	DAWSON	PATRICK M	45 BARGARY WAY	RENO	NV	89511
013-113-20	DE LOZANO et al	PETRA R	313 CHENEY ST	RENO	NV	89502
013-114-16	DELAFIELD FAMILY TRUST		PO BOX 2095	MINDEN	NV	89423
013-540-02	DELPIERO	NICKLAUS P W	4410 MIRA LOMA DR	RENO	NV	89502
013-166-02	DESIDERIO PROPERTIES		4600 KIETZKE LN STE G170	RENO	NV	89502
013-114-21	DRESSBACK TRUST	MICHELE R	9435 HASKELL AVE	NORTH HILLS	CA	91343
013-113-01	DURHAM	WILLIAM H	271 THOMA ST	RENO	NV	89502
013-114-17	DURHAM FAMILY TRUST	HOWARD & KATHLEEN	271 THOMA ST	RENO	NV	89502
013-164-20	ECOL PARTNERSHIP		5520 KIETZKE LN STE 400	RENO	NV	89511
013-114-14	ENGLER LIVING TRUST	JONATHAN	141 LA RUE AVE STE B	RENO	NV	89509
013-112-15	ERICH LONG & MARY RILEY FAMILY		5855 GOVERNORS HILL DR	ALEXANDRIA	VA	22310
013-161-12	EVANS FAMILY TRUST	RICHARD C	7645 HILLVIEW DR	RENO	NV	89506
013-113-06	FALLING WATERS LLC		2570 THOMAS JEFFERSON DR	RENO	NV	89509
013-111-08	FINDOSA PROPERTIES LLC		14390 E WINDRIVER LN	RENO	NV	89511
013-114-09	FM LIMITED LLC		501 W 1ST ST STE 200A	RENO	NV	89503
013-111-22	FRANCESCHI LIVING TRUST	RICHARD & SHERRILL	9735 THESOLIOUS LN	RENO	NV	89521
013-163-13	FREITAS	ALLYSON M	329 CRAMPTON ST	RENO	NV	89502
013-161-27	FRICK et al	TILLMAN	316 CALIFORNIA AVE # 812	RENO	NV	89509
013-114-02	FROST	HEIDI L	1440 JOANIE CT	RENO	NV	89509
013-116-06	GABRIELLI	MICHAEL D	3095 RUSTIC MANOR CIR	RENO	NV	89509
013-113-19	GAFFNEY	JAMES	311 CHENEY ST	RENO	NV	89502
013-165-17	GARCIA	MARIALUZ C	303 3RD ST APT 304	RENO	NV	89501
013-221-18	GARTLAN FAMILY TRUST	FRANCIS E & LUCY F	280 NW OUTLOOK VISTA DR	BEND	OR	97703
013-165-01	GLOVER FAMILY TRUST	PHILIP J & PAULA A	1785 PEAVINE CT	RENO	NV	89503
013-162-08	GONZALEZ	ALFRED & HELEN	2644 SPEARPOINT DR	RENO	NV	89509
013-112-13	GRABA PROPERTIES LLC		1720 S ARLINGTON AVE	RENO	NV	89509
013-111-18	GRADY	KAY	724 HOLCOMB AVE	RENO	NV	89502
013-112-06	GUNTHER 2005 TRUST et al	RALPH	125 GREENRIDGE DR	RENO	NV	89509
Ward 3 NAB	Gutierrez	Emmanuel	21100 Rainier Dr	Reno	NV	89508
Ward 3 NAB	Gutierrez Rodriguez	Maricela	1301 Cordone Ave, Ste 128	Reno	NV	89502
013-221-28	HAILE TRUST		727 REEF CIR	PORT HUENEME	CA	93041

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
013-221-30	HERGERT et al	THOMAS J	1031 WHEELER AVE	RENO	NV	89502
013-165-09	HIGH ROCK HOLDINGS LLC		964 E GOLDEN VALLEY RD	RENO	NV	89506
013-163-01	HIGH ROCK PROPERTIES LLC		964 E GOLDEN VALLEY RD	RENO	NV	89506
Ward 3 NAB	Hildebrand	Jennifer	908 Yori Ave	Reno	NV	89502
013-165-13	HOBECK	ALAN F & TAMAM K	446 E TAYLOR ST	RENO	NV	89502
013-113-23	HOBSON et al	EMILY K	310 THOMA ST	RENO	NV	89502
013-221-01	HOLCOMB HEALING ARTS LLC		1030 HOLCOMB AVE	RENO	NV	89502
013-162-02	HOLLAND	OLIVIA M	220 CRAMPTON ST	RENO	NV	89502
013-166-17	HUNTER	DAVID M & JESSICA	1180 DARTMOUTH DR	RENO	NV	89509
013-116-05	IRANI LIVING TRUST		14455 RIATA CIR	RENO	NV	89521
013-161-15	IRATCABAL FAMILY TRUST		217 CRAMPTON ST	RENO	NV	89502
013-161-16	IRATCABAL LIVING TRUST	GARY	201 CRAMPTON ST	RENO	NV	89502
013-111-06	IRVING TRUST		5323 MANGO BLOSSOM CT	SAN JOSE	CA	95123
013-165-07	JAMIESON	GEORGE A & MARLA	925 WILSON AVE	RENO	NV	89502
013-116-12	JESUS CAMARGO & GUADALUPE M		2100 WINDSOR WAY	RENO	NV	89503
013-221-31	JOHNSON	ALAN L & IVYE M	137 BURNS ST	RENO	NV	89502
011-481-17	JOHNSON FAMILY TRUST		PO BOX 7002	INCLINE VILLAGE	NV	89450
013-163-02	JORDAN/HURRLE 1992 TRUST		PO BOX 13417	RENO	NV	89507
013-111-16	JUDAL et al	NOEL	772 HOLCOMB AVE	RENO	NV	89502
013-161-09	JUHREND	PAMELA J	953 WHEELER AVE	RENO	NV	89502
013-161-07	KEATING et al	CURTIS	PO BOX 34600	RENO	NV	89533
013-166-07	KEEFE et al	LAWRENCE A JR	1033 WILSON AVE	RENO	NV	89502
013-161-08	KHESIN et al	MICHAEL	110 MADERA CT	LOS GATOS	CA	95032
013-161-03	KINNEY TRUST	WALTER JR & ARDIS	3200 KINNEY CT	RENO	NV	89511
013-222-01	KUNERT FAMILY TRUST		3356 LAVEAGA CT	SPARKS	NV	89431
013-221-09	LANDSRAAD LLC		1555 ALICIA WAY	RENO	NV	89506
013-116-10	LEEJO LLC		864 S WELLS AVE	RENO	NV	89502
011-335-17	LEEP	LINDA C	1720 W 12TH ST	RENO	NV	89503
013-115-08	LEWIS LIVING TRUST		160 DREW DR	RENO	NV	89511
013-114-11	LIN INTER VIVOS TRUST	YUNG L & LEI H	253 E TAYLOR ST	RENO	NV	89502
013-113-15	MALMON FAMILY TRUST	JEFFREY & CAROLYN	9530 HAWKSHEAD RD	RENO	NV	89521
013-112-16	MANTLE	SUSAN E	810 HOLCOMB AVE	RENO	NV	89502
013-222-03	MARCORE ENTERPRISES LLC		2932 DAIMLER ST	SANTA ANA	CA	92705
013-161-21	MARSHALL	TAMARA C	900 HOLCOMB AVE APT A	RENO	NV	89502
013-113-12	MAXMAR LLC		PO BOX 2326	STATELINE	NV	89449
013-163-09	MCC3 LLC		3308 BUCKCREEK CT	RENO	NV	89519
013-163-15	MCH 4 LLC		6626 GEBSER CT	RENO	NV	89511

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
013-166-11	MCKENNA et al	ERIN M	429 BURNS ST	RENO	NV	89502
013-221-27	MEDINA TRUST	PORFIRIO & DONNA L	4901 FUSCHIA WAY	OAKLEY	CA	94561
013-114-01	MEDNICK	LOUIS B & HUILIN	8250 WHITE FALLS DR	RENO	NV	89506
013-221-16	MENDOZA LIVING TRUST	ALMA D	2434 S NEARY LN	TRACY	CA	95376
013-112-09	MERCHANT PROPERTIES LLC		PO BOX 356	SPARKS	NV	89432
013-112-18	MERLINSKY FAMILY TRUST		5629 VANTAGE AVE	VALLEY VILLAGE	CA	91607
013-111-15	MIDTOWN 1908 LLC		PO BOX 18728	RENO	NV	89511
011-335-15	MIDTOWN UNITS LLC		1065 MARSH AVE	RENO	NV	89509
013-162-04	MILETICH	JIM & JEAN	3655 GRANT DR	RENO	NV	89509
013-161-17	MILLER	KRISTA R	908 HOLCOMB AVE	RENO	NV	89502
013-162-09	MONARREZ FAMILY LIVING TRUST		PO BOX 5303	RENO	NV	89513
013-112-08	MORRISON	KYLA L	837 WHEELER AVE	RENO	NV	89502
013-224-10	MOSS FAMILY TRUST		12295 WESTRIDGE DR	RENO	NV	89511
Ward 3 NAB	Moyer	Janna	945 Cordone Ave	Reno	NV	89502
013-114-08	MURILLO-GONZALES	RAUL	855 S WELLS AVE	RENO	NV	89502
013-221-14	MYERS	KENNETH L & RITA J	1835 DANIEL WEBSTER DR	RENO	NV	89509
013-112-05	NHIF II LLC		4267 GRUBSTAKE CIR	RENO	NV	89519
013-166-05	NIEMIEC	JOHN J & MARGARET A	3687 GETTYSBURG CT S	PLEASANTON	CA	94588
011-481-10	NORDBY MITCHELL FAMILY TRUST		880 S CENTER ST	RENO	NV	89501
013-113-14	ORD	CELINE & JUSTIN	3140 COBBLE RIDGE CT	RENO	NV	89511
013-226-09	ORR 2013 TRUST	WILLIAM & PATRICIA	15440 TOLL RD	RENO	NV	89521
013-113-08	PALMA	GLORIA E	351 CHENEY ST	RENO	NV	89502
013-163-06	PANACCI LIVING TRUST	FRANK A & JANET M	1664 FOOTHILL PARK CIR	LAFAYETTE	CA	94549
013-163-16	PATTERSON	WILLIAM P & BEVERLEE S	1440 FOSTER DR	RENO	NV	89509
013-166-15	PEIXOTO 2017 TRUST	JOHN L & KRISTY S	7401 HOLLIS CANYON RD	CASTRO VALLEY	CA	94552
013-161-26	PETERSON	KIRK A	251 CRAMPTON ST	RENO	NV	89502
013-221-23	PETRI	CHARLENE S	2371 OAK ST	BERKELEY	CA	94708
013-111-03	PHILLIPS TRUST	BEVERLY J	230 THOMA ST	RENO	NV	89502
013-111-04	POCKET SEVENS LLC		333 HOLCOMB AVE	RENO	NV	89502
013-111-05	POCKET SEVENS LLC		PO BOX 235	PLACENTIA	CA	92871
013-222-04	POCONO TRUST		PO BOX 51634	SPARKS	NV	89435
013-113-09	PUEBLO PROJECT LLC		1920 CALIFORNIA AVE	RENO	NV	89509
011-481-12	PYRON	JONATHAN T & KELLY A	316 CALIFORNIA AVE # 422	RENO	NV	89509
013-115-14	RAUM 2019 LIVING TRUST	JULIE ANN M	770 S WELLS AVE	RENO	NV	89502
013-116-03	REID 2001 TRUST	LINDA C	675 W MOANA LN STE 200	RENO	NV	89509
013-111-11	REINDEER HOLDINGS LLC		PO BOX 6554	RENO	NV	89513
013-116-11	REINECKE FAMILY TRUST		3906 JIM BOWIE RD	AGOURA HILLS	CA	91301

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
011-481-06	RHODENBAUGH	EMILY	840 S CENTER ST	RENO	NV	89501
013-112-12	RMP 20 LLC		9 COLLEGE PL APT 2A	BROOKLYN	NY	11201
013-226-08	RMP 7 LLC		9 COLLEGE PL # 2A	BROOKLYN	NY	11201
Ward 3 NAB	Rodriguez	Marie	4330 Matich Dr	Reno	NV	89502
013-111-23	ROHLFING	GREGORY & KATHY K	3230 SAN MATEO AVE	RENO	NV	89509
013-112-07	ROONTRIP LLC		2248 MERIDIAN BLVD STE H	MINDEN	NV	89423
011-481-11	ROSENWALD	RICHARD M	PO BOX 40307	SANTA BARBARA	CA	93140
013-161-02	ROSS RENTALS LTD		PO BOX 40516	RENO	NV	89504-4516
013-112-01	RUSSELL	SCOTT & SUSANNA	19588 AMERICAN AVE	HILMAR	CA	95324
013-111-13	RUTSKI	JOSEPH A	10580 N MCCARRAN BLVD # 115-10	RENO	NV	89503
013-113-11	SALCEDO	FIDEL & ESTHER	PO BOX 19234	RENO	NV	89511
013-163-10	SANCHEZ et al	VICTOR L	351 CRAMPTON ST	RENO	NV	89502
013-163-08	SANDOR INVESTMENTS LLC		5011 MEADOWOOD MALL WAY STE	RENO	NV	89502
013-163-03	SANSEVERINO TRUST	CHRIS	PO BOX 21136	RENO	NV	89515
013-165-10	SCHENK	JONATHAN K	3445 FROST LN	RENO	NV	89511
013-221-19	SCHOHN	JOSH	PO BOX 21481	RENO	NV	89515
013-161-14	SECRETARY HOUSING & URBAN DE		2401 NW 23RD ST STE 1A1	OKLAHOMA CITY	OK	73107
013-166-12	SELITSCH	SHANNON & KIRK	425 BURNS ST	RENO	NV	89502
013-114-03	SHAFF FAMILY TRUST		PO BOX 10631	RENO	NV	89510
013-222-10	SIDDIQUI	ANWAR & HUSNA	243 CLAREMONT ST	RENO	NV	89502
Ward 3 NAB	Simeo	Jennifer	4773 Reggie Road	Reno	NV	89502
013-161-18	SIMPSON LIVING TRUST	MANUEL E	906 HOLCOMB AVE	RENO	NV	89502
013-165-12	SINGH	PARMJIT	1870 GRAYSBURG	RENO	NV	89523
Ward 3 NAB	Smith	Ryan	1679 Watt St	Reno	NV	89509
013-111-02	SNELL	TRACY B	224 THOMA ST	RENO	NV	89502
013-115-01	SNJ MANAGEMENT LLC		200 COURT ST	RENO	NV	89501
011-334-04	SOVA-PAK LLC		924 S VIRGINIA ST	RENO	NV	89502
013-165-04	STAFFORD	IAN Z & LEIGH A	430 E TAYLOR ST	RENO	NV	89502
011-481-05	STONE	DYLAN M	836 S CENTER ST	RENO	NV	89501
013-111-14	STUCKER TRUST et al	DEBORAH J	111 BUMPY RD	MELROSE	FL	32666
013-116-07	TEROL TRUST		30 BLACK POOL CT	RENO	NV	89511
013-163-11	TSOURIS	GEORGE E	72 BURNS ST	RENO	NV	89502
013-163-12	TSOURIS	DIMITRI	335 CRAMPTON ST	RENO	NV	89502
013-112-04	VHAY-GREIL FAMILY TRUST		5440 EASTLAKE BLVD	WASHOE VALLEY	NV	89704
013-162-10	VKR PROPERTIES LLC		4272 HONEYWOOD CT	RENO	NV	89509
013-163-07	W3 LLC		10950 SERRATINA DR	RENO	NV	89521
011-481-09	WATERMAN LIVING TRUST		870 S CENTER ST	RENO	NV	89501

FirstOfpin	lastname	firstname	mailing1	mailcity	mailstate	mailzip
013-540-01	WELLS 7 LLC		405 MARSH AVE # 107	RENO	NV	89509
013-540-03	WELLS 7 LLC et al		7945 RUSTY RD	RENO	NV	89511
013-163-14	WHITFIELD	LARRY A & KATHLEEN B	18124 WEDGE PKWY # 134	RENO	NV	89511
013-113-03	WILL OF BLOSSOM K LEVIN		PO BOX 187	RENO	NV	89504
013-113-03	WILL OF BLOSSOM K LEVIN		PO BOX 187	RENO	NV	89504
013-116-04	WILLIAMS	AERON	801 WILSON AVE	RENO	NV	89502
013-161-13	WRIGHT FAMILY 1985 TRUST		1581 WILDRYE DR	RENO	NV	89502
013-222-02	YON	DENVERE J	210 BURNS ST	RENO	NV	89502
011-335-04	YOUNG TRUST	GEORGE P	816 S CENTER ST	RENO	NV	89501
013-166-13	YTURBIDE	ROBERT M	419 BURNS ST APT A	RENO	NV	89502

CITY OF RENO PRINT ORDER FORM

Job Name : LDC23-00065

Contact Information (required fields):	
Name: Barbara Aufiero	Date File is Available: 9-21-2023
Dept/Division: CITY CLERKS OFFICE	Date Order Due: 9-26-2023
Contact Phone #: 775-334-2030	Contact Email: CITYCLERK@RENO.GOV
	0371-7400-6000-

PRODUCTION

Black & White ☑ Color ☐

Oversized ☐

Copies: 270

Sides: SS ☐ DS ☑

Page Size: 8.5 X 11 ☑ 8.5 X 14 ☐ 11 X 17 ☐

Paper Type & Color: ☐

Paper Color: Blue

Paper Weight:

Paper Choices*

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

* Other paper options are available, please specify in Special Instructions

Collated ☐

Uncollated ☐

FINISHING

Binding

COIL BINDING · COMB BINDING · WIRE BINDING · VELO BINDING · TAPE BINDING · PERFECT 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

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 ☐ 3-part ☐ 4-part

☐ Color ☐ BW

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. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, SEPTEMBER 26, 2023 AT 10 AM.

THANK YOU!

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

September 29, 2023

Batuhan Zadech
711 Manor Dr
Reno, NV 89509

RE: Case # **LDC23-00065 (306 E Taylor Street Multi-Family)**

The above referenced case will be placed on the Agenda at the Reno City Council meeting on **October 11, 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
Chris Carter, 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

September 29, 2023

James MacDougall
964 E Golden Valley Rd
Reno, NV 89506

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HuntsmanM@reno.gov

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

September 29, 2023

High Rock Properties LLC
964 E Golden Valley Rd
Reno, NV 89506

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Sincerely,

Mikki Huntsman
City Clerk

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

7007 2560 0001 5654 2945

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Postage	$	9-29-2023
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Restricted Delivery Fee (Endorsement Required)		

Batuhan Zadech
711 Manor Dr
Reno, NV 89509

PS Form 3800, August 2006 See Reverse for Instructions

7007 2560 0001 5654 2938

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James MacDougall
964 E Golden Valley Rd
Reno, NV 89506

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee		
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		

High Rock Properties, LLC
964 E Golden Valley Rd
Reno, NV 89506

PS Form 3800, August 2006

City Clerk's Office
1 E First Street
2nd Floor
Reno, NV 89501
775-334-2030
CityClerk@reno.gov

For Office Use: Date Stamp

REC'D APR 21 2023

City of Reno
Notice of Appeal Form

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

An incomplete form will be returned to you, and may result in a delay in scheduling your appeal.

In addition, all appeals must be filed within the applicable period of limitations. For example, an appeal of a Planning Commission decision must be submitted to the City Clerk's Office within ten business days after the date of filing of notice of the decision with the City Clerk. (The City Clerk's Office maintains a list of common periods of limitations available upon request.)

Untimely appeals will be rejected by the City Clerk, and any appeal fees paid will be returned.

1. Type of Appeal (please select only one)

RMC: Title 18 Code

- [x] Planning Commission Decision
- [ ] Hearing Examiner Decision
- [ ] Minor Deviation
- [ ] Minor Conditional Use Permit
- [ ] Site Plan Review
- [ ] Administrative Interpretation

RMC: Administrative Code

- [ ] Code Enforcement Citation
- [ ] Business License
- [ ] Building Permit
- [ ] Sign Permit
- [ ] Other:

LDC23-00065 (306 E. Taylor St Multi Family)

2. Appellant Information:

Appellant Name: High Rock Properties LLC

Authorized Representative: Batuhan Zadeh

Address: 711 Manor Dr, Reno NV 89509

Telephone No.: 7753131544

Email Address: batuhanzadeh@gmail.com

3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)

Subject: LDC23-00065
APN: 013-163-01
Subject property is an existing 8 unit apartment building, but zoned for 7 units. Asking for an increase in the allowable number of units.

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

Action significantly hurts our financial standing for the building, and risks our ownership of the building, as well as force us to evict a long term tenant from their unit.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

The building has more than sufficient parking, all of the units are identical to each other, the unit has existed within the community for over 20 years. There is no reason to deny the request, its beneficial to the community to approve it.

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)

7. Relief or action sought. (Attach additional sheets, as necessary.)

Appellant or Authorized Representative

Signature (Print Name):
Batuhan Zadeh

☒ By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

RESCHEDULED

Hearing Date: ~~9/27/2023~~ 10/11/2023 MA

Hearing Time: 6:00pm

Hearing Location: City COUNCIL

☐ **Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)**

Received by: MA

Mikki Huntsman <huntsmanm@reno.gov>

Appeal Form for LDC23-00065

Mikki Huntsman <huntsmanm@reno.gov> Mon, Aug 21, 2023 at 12:18 PM
To: Batuhan Zadeh <batuhan@marmotinvestments.com>, CityClerk <CityClerk@reno.gov>

Hello Mr. Zadeh,

Thank you for contacting our office and making your payment. Your appeal has been processed and scheduled for the Reno City Council Meeting on Wednesday, September 27, 2023 at 6pm. Please contact my office if you have any questions or concerns!

Take care,

Mikki Huntsman
(She/Her/Hers)

City Clerk
City Clerk's Office
775-334-2030 (o) or 775-399-4741 (c)
Huntsmanm@Reno.Gov
1 E. First St., Reno, NV 89505

Reno.Gov | Connect with us:

[Quoted text hidden]

Appeal for LDC23-00065 (306 East Taylor Street - Multi Family).pdf
238K

CITY OF RENO

Mikki Huntsman <huntsmanm@reno.gov>

Appeal Form for LDC23-00065

Batuhan Zadeh <batuhan@marmotinvestments.com> Tue, Aug 22, 2023 at 9:05 AM
To: Mikki Huntsman <huntsmanm@reno.gov>
Cc: CityClerk <CityClerk@reno.gov>

Hi guys,

Sadly I'll be out of country on the 27th, my apologies. Any chance we can go for the next one after that?

[Quoted text hidden]

[Quoted text hidden]

CONFIDENTIALITY NOTICE:

This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

[Quoted text hidden]

Mikki Huntsman <huntsmanm@reno.gov>

Appeal Form for LDC23-00065

Mikki Huntsman <huntsmanm@reno.gov> Tue, Aug 22, 2023 at 11:28 AM
To: Batuhan Zadeh <batuhan@marmotinvestments.com>
Cc: CityClerk <cityclerk@reno.gov>

Hi Mr. Zadeh,

The next available date is Wednesday, October 11, 2023, would that revised date work?

Take care,

Mikki Huntsman
(She/Her/Hers)

City Clerk
City Clerk's Office
775-334-2030 (o) or 775-399-4741 (c)
Huntsmanm@Reno.Gov
1 E. First St., Reno, NV 89505

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[Quoted text hidden]

CITY OF RENO

Mikki Huntsman <huntsmanm@reno.gov>

Appeal Form for LDC23-00065

Batuhan Zadeh <batuhan@marmotinvestments.com> Tue, Aug 22, 2023 at 12:03 PM
To: Mikki Huntsman <huntsmanm@reno.gov>
Cc: CityClerk <cityclerk@reno.gov>

That date is perfect thanks!

[Quoted text hidden]

FILED THIS DATE
08 / 17 / 2023
BY: JG
CITY CLERK

Chris Pingree, Director
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 326-6650

August 17, 2023

High Rock Properties LLC
964 E Golden Valley Rd
Reno, NV 89506

Subject: LDC23-00065 (306 East Taylor Street Multi-Family)
APN: 013-163-01 (Ward 3)

Dear Applicant:

At the regular meeting of the Planning Commission on August 16, 2023, the Planning Commission denied your request for a variance to increase the allowable number of dwelling units from seven to eight units in an existing multi-family complex. The ±0.16 acre site is located on the southeast corner of the intersection of East Taylor Street and Wheeler Avenue. The site is zoned Multi-Family Residential – 30 units per acre/Wells Avenue Neighborhood Plan Overlay (MF-30/WANP) and has a Master Plan land use designation of Multi-Family Neighborhood/Wells Avenue Neighborhood Plan/Mixed-Residential - 30 (MF/WANP/MR-30).

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.

Sincerely,

Chris Pingree, Director of Development Services
Development Services Department

LDC23-00065 (306 East Taylor Street Multi-Family) - CDW.doc

xc: James MacDougall
964 E Golden Valley Rd
Reno, NV 89506

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Senior Civil Engineer
Steve Clement, Washoe County Tax Assessor

PAYMENT DATE
08/21/2023

COLLECTION STATION
7933 - Front Desk 2

RECEIVED FROM
APPEAL FEE - LDC23-00065

DESCRIPTION
BATUHAN ZADEH HIGH ROCK PROPERTIES LLC

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2024-00000738

RECEIPT NO.
2024-00028387

CASHIER
Rosen, Molly

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income $100.00	$100.00

Total Cash	$0.00
Total Check	$0.00
Total Charge	$100.00
Total Wire	$0.00
Total Other	$0.00
Total Remitted	$100.00
Change	$0.00
Total Received	$100.00

CITY OF RENO
1 E 1ST STREET, 11TH FL
RENO, NV 89501
7753342080

Cashier: Molly R

Transaction **300971**

Total	**$100.00**
CREDIT CARD SALE VISA 1230	$100.00

Retain this copy for statement validation

21 Aug 2023 11:42:02A
$100.00 | Method: KEYED
VISA XXXXXXXXXXXX1230
MANUALLY ENTERED
Reference ID: 323300564563
Auth ID: 06060G
MID: ********5997
AthNtwkNm: VISA

Payment ARRKPRHXTSV3R

Clover Privacy Policy
https://clover.com/privacy

PAID
AUG 21 2023
CITY OF RENO

Total Amount: **$100.00**

Customer Copy