

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 12, 2022** commencing at the time indicated.

10:00 a.m – TXT23-00001 (Title 18 –Cannabis, Package Alcohol, Live Entertainment, Adult Business)

A request has been made to amend Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations” Section 18.03.206 “Table of Allowed Uses”, Section 18.03.304 “Commercial Uses”, Section 18.03.306 “Industrial Uses”, Section 18.03.405 “Standards for Specific Accessory Uses”, and Chapter 18.09 “Rules of Construction and Definitions” Section 18.09.303 “Commercial Uses”, and Section 18.09.306 “Accessory Uses”, in order to revise locational requirements for cannabis uses, amend regulations for package alcohol sales for general retail and accessory uses, to amend standards for daytime and live entertainment uses and to add the locational criteria for adult businesses in the Mixed Employment zoning district; together with matters which pertain to or are necessarily connected therewith.

10:00 a.m – LDC22-00048 (DPII Master Plan and Zoning Map Amendment)

A request has been made for a zoning map amendment from Unincorporated Transition 5 Acres (UT-5) to Single Family - 8 dwelling units per acre (SF-8). The ±8.05 acre site is located ±1,000 feet south of the intersection of Claim Jumper Way and Tellurium Mine Drive.

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

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 12, 2022

HEARING TIME

10 AM

APPLICANT

DOLAN PROPERTIES II, LLC

CASE NUMBER

LDC22-00048

PROJECT NAME

DPII MASTER PLAN AND ZONING MAP AMENDMENT

DESCRIPTION

A request has been made for a zoning map amendment from Unincorporated Transition 5 Acres (UT-5) to Single Family - 8 dwelling units per acre (SF-8). The ±8.05 acre site is located ±1,000 feet south of the intersection of Claim Jumper Way and Tellurium Mine Drive.

RECEIVED

SEP 23 2022

CITY CLERK

Brook Oswald - 326-6635

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

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RECEIVED

SEP 23 2022

CITY CLERK

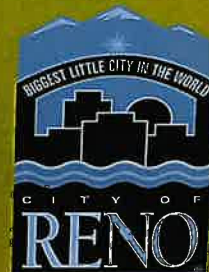
Brook Oswald - 326-6635

CITY OF RENO

Development Services Department

P.O. Box 1900

Reno, NV 89505



Do not remove this sign until after the hearing date.

AFFIDAVIT OF MAILING

STATE OF NEVADA)

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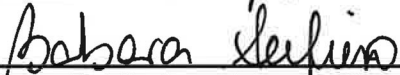
COUNTY OF WASHOE)

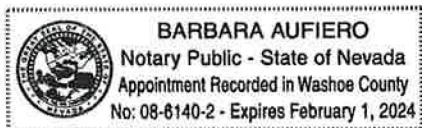
Mikki Huntsmon, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 30th day of September, 2022, she deposited in the United States Post Office at Reno, Nevada, copies 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. LDC 22-00048 CDP11 Master Plan & Zoning Map Amendment) who are required to be notified by law.


CITY CLERK

SUBSCRIBED and SWORN to before me this

30th day of September, 2022.


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





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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **145-292-01**

NAEL N ABOUL-HOSN
10481 PALLADIUM MINE DR
RENO, NV 89521



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

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **145-261-03**

TRAVIS B & SHANNON E ADAMS
10450 PALLADIUM MINE DR
RENO, NV 89521

NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **October 12, 2022 at 10 am** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **LDC22-00048 (DPII Master Plan and Zoning Map Amendment)**

A request has been made for a zoning map amendment from Unincorporated Transition 5 Acres (UT-5) to Single Family - 8 dwelling units per acre (SF-8). The ±8.05 acre site is located ±1,000 feet south of the intersection of Claim Jumper Way and Tellurium Mine Drive

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 **Brooklyn Oswald, Associate Planner at (775) 326-6635**.

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.

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

FirstOfpin	lastname	firstname	mailing1	mailing2	mailcity
145-292-01	ABOUL-HOSN	NAEL N	10481 PALLADIUM MINE DR		RENO
145-261-03	ADAMS	TRAVIS B & SHANNON E	10450 PALLADIUM MINE DR		RENO
145-292-02	ALEXANDER	GLENN S & ALINA	10491 PALLADIUM MINE DR		RENO
145-291-07	BENNETT	ERIC W & MICHELLE L	10534 CLAIM JUMPER WAY		RENO
145-291-04	BIGLEY	RICHARD P & NINA M	10552 CLAIM JUMPER WAY		RENO
145-292-12	BLAIN LIVING TRUST	SANDRA L	10555 CLAIM JUMPER WAY		RENO
145-292-10	BONILLA	JEFFREY A & LAURA A	10543 CLAIM JUMPER WAY		RENO
145-282-01	BURNS	RICARDO J & ERIN D	10585 CLAIM JUMPER WAY		RENO
145-030-07	DOLAN PROPERTIES II LLC		5150 MAE ANNE AVE STE 405		RENO
	Dolan Properties II, LLC		8240 Willow Ranch Trail	Attn: James Dolan	RENO
145-263-04	DOUCETTE	JASON R	10471 PALLADIUM MINE DR		RENO
Ward 2 NAB	Fisher	Patrick	6400 Bonde Farms Lane		Reno
Ward 2 NAB	Fujii-strickler	Mimi	835 Huffaker Estates Cir		Reno
145-292-07	GALIN FAMILY TRUST	ROBERT A & PEGGY M	10525 CLAIM JUMPER WAY		RENO
Ward 2 NAB	Heinemann	Jack	1775 Gold Belt Dr		Reno
145-261-02	HEL	STEVEN D & VIOLETA A	10460 PALLADIUM MINE DR		RENO
145-283-19	HUGHES 2016 TRUST	STEVEN K	10592 CLAIM JUMPER WAY		RENO
Ward 2 NAB	Keats	Donna	2265 Sunrise Dr		Reno
Ward 2 NAB	Kimmons	Tracy	78 Broadway Blvd		Reno
	KLS Planning & Design		1 E. 1st Street, Ste 1400	Attn: John Krmptic	Reno
145-292-15	KRIEGER	KATHLEEN & ROBERT	10573 CLAIM JUMPER WAY		RENO
Ward 2 NAB	Langdon	Tyler	22870 Carriage Drive		Reno
Ward 2 NAB	Langer	Mara	10788 Stone Hollow Dr		Reno
145-283-18	LENNAR RENO LLC		9425 DOUBLE DIAMOND PKWY		RENO
145-291-02	LORENZEN et al	ALAN	4101 39TH AVE		OAKLAND
145-291-05	LUND	DANIEL & KELLY	10546 CLAIM JUMPER WAY		RENO
145-010-05	MCCAULEY LIVING TRUST	PHILIP	6400 PEAK RD		RENO
145-261-01	MCDADE	JAMES & AMBER L	10470 PALLADIUM MINE DR		RENO
145-292-09	MCGINN	JOSEPH C & KAREN A	141 PIONEER PEAK PL		LAS VEGAS
145-292-04	MICK	MELANIE S & RYAN L	10507 CLAIM JUMPER WAY		RENO
145-292-14	MILLER	JONATHAN P & ANA M	10567 CLAIM JUMPER WAY		RENO
145-292-05	MUNSON FAMILY TRUST		4435 NW COLUMBIA AVE		PORTLAND
145-283-16	MURRAY	DAVID J & COLLEEN R	10610 CLAIM JUMPER WAY		RENO
145-282-02	PARKER	THEODORE R	10591 CLAIM JUMPER WAY		RENO
145-292-13	PEDERSON FAMILY TRUST		10561 CLAIM JUMPER WAY		RENO
145-292-16	PETERS LIVING TRUST		10579 CLAIM JUMPER WAY		RENO
145-293-01	PIERUCCI	MARC & LISA S	10500 PALLADIUM MINE DR		RENO
145-292-08	RIGLING et al	PHILLIP C	10531 CLAIM JUMPER WAY		RENO

FirstOfpin	lastname	firstname	mailing1	mailing2	mailcity
145-291-03	ROBINSON FAMILY TRUST	KRYSTAL L	10558 CLAIM JUMPER WAY		RENO
145-263-03	SCHNASE FAMILY TRUST		10461 PALLADIUM MINE DR		RENO
Ward 2 NAB	Schwarzer	Steven	909 Providence Pl		Reno
Ward 2 NAB	Shinn	Stacey	4932 Meadow Springs Dr		Reno
145-292-11	SLY	GREGORY S & MICHELLE F	10549 CLAIM JUMPER WAY		RENO
145-291-06	SMITH	ROBERT W & CATHLEEN M	10540 CLAIM JUMPER WAY		RENO
145-010-11	STANLEY	BRADLEY M & SHARON D	8810 WESTERN SKIES DR		RENO
145-010-10	STANLEY RIDGE ESTATES LLC		8810 WESTERN SKIES DR		RENO
145-293-03	SWANN FAMILY TRUST		10480 PALLADIUM MINE DR		RENO
Ward 2 NAB	Taylor	Hal	2551 West Lakeridge Shores		Reno
145-010-04	TORMEY	CHRISTOPHER J	380 NE 8TH ST		COUPEVILLE
145-030-08	TRUCKEE MEADOWS WATER AUTHORITY		PO BOX 30013	ATTN LANDS DEPARTMENT	RENO
145-291-01	VEIT et al	KARL E	10572 CLAIM JUMPER WAY		RENO
	Washoe Co Assessor's		1001 E 9th St		Reno
	Washoe County Comm. Dev.		1001 E 9th St	c/o Mojra Hauenstein	Reno
	Washoe County Public Works		1001 E 9th St		Reno
	Washoe County Treasurer		P.O. Box 30039		Reno
145-292-03	WATKINS	GARY F & DEBRA S	882 SUMMERBROOK LN		SAN JOSE
145-293-02	WHITE et al	PATRICIA I	10490 PALLADIUM MINE DR		RENO
145-283-20	WHITEHORN	JOHN M III & DEANNA M	10578 CLAIM JUMPER WAY		RENO
145-292-06	WILL FAMILY TRUST	MIKE & KAREN	10519 CLAIM JUMPER WAY		RENO
145-263-02	YAU FAMILY TRUST	K & R	10451 PALLADIUM MINE DR		RENO

mailstate	mailzip
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CA	95123
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CITY OF RENO PRINT ORDER FORM

Job Name : LDC22-00048 (DPII Master Plan and Zoning Map Amendment)

Contact Information (required fields):

Name: Barbara Aufiero

Date File is Available: 9-22-2022

Dept/Division: CCO

Date Order Due: 9-28-2022

Contact Phone #: 775-334-2030

Contact Email: cityclerk@reno.gov

0371-7400-6000-

PRODUCTION



Copies Sides Page Size

60 SS DS 8.5 X 11 8.5 X 14 11 X 17

Paper Type & Color:

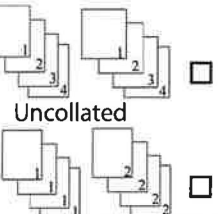
Paper Color: Blue

Paper Weight:

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

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 Pouch Size Mounting

☐ Glossy ☐ Matte 8.5 X 11 8.5 X 14 11 X 17 MNT MNT & L ☐ Foam

Carbonless paper:

☐ 2-part ☐ Color
☐ 3-part ☐ BW
☐ 4-part

Finish

STAPLING FOLDING CUTTING DRILLING PADS SHRINKWRAP TABS Tab Font Tab Text

Single C Fold Z Fold

How many pads? Pages per pad:

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Special Instructions

BLUE postcards needed by 9-28-2022 at Noon. Any questions please contact Barbara at 775-334-2030.