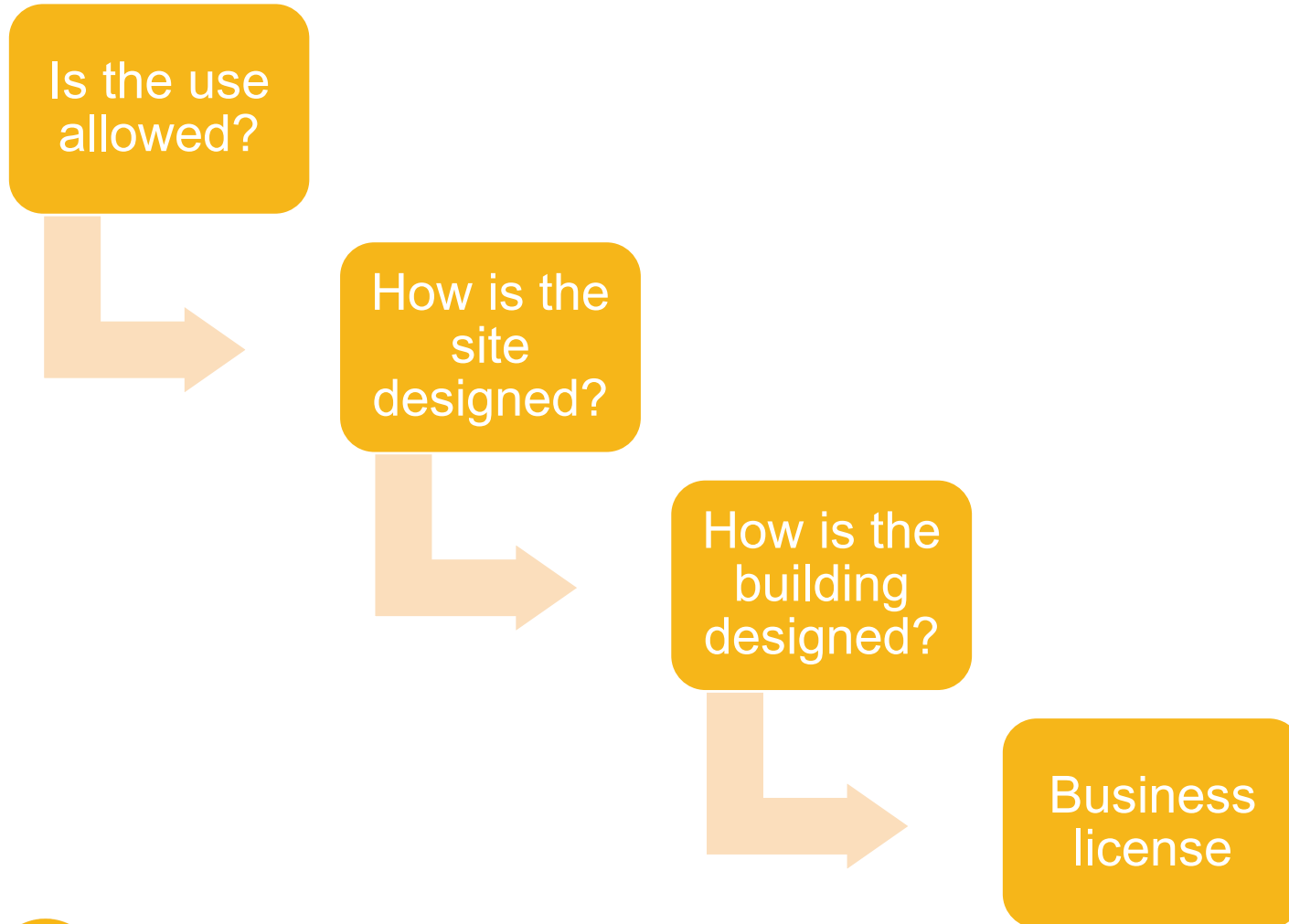


Public Process and NAB Review

Neighborhood Advisory Board



How Does Development Work?



What Triggers a Project to be Reviewed?

- Purpose of Table of Allowed Uses
 - Administrative Review Process
 - Planning Commission Approval
 - City Council Approval

Table of Allowed Uses

Zone Districts	Residential										Mixed-Use										Employ.			Special			Use-Specific Standards										
	LLR2.5	LLR1	LLR1.5	SF3	SF5	SF8	SF11	MF1.4	MF2.1	MF3.0	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40				
Hotel-Condominium											P	P	P	P	P	P	P					P		P	P		P						18.03.304(c)(2)				
Hotel											P	P	P	P	P	P	P	P				P					P						18.03.304(c)(3)				
Hotel with Nonrestricted Gaming											C				C	C	C										C						18.03.304(c)(4)				
Motel																	P		P								P						18.03.304(c)(5)				
Motel with Nonrestricted Gaming																		C															18.03.304(c)(6)				
Office and Professional Services																																					
Call Center											P	P	P	P	P	P	P	P	P	P		P		P	P	P	P										
Financial Institution										P	P	P	P	P	P	P	P	P	P	P	M				P	P	P		M					18.03.304(d)(1)			
Laboratory											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(d)(2)			
Office, General									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(d)(3)			
Recording Studio											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								

What Triggers NAB Review?

- **NAB's Review:**
 - Development projects that require approval by Planning Commission or City Council.
- **NAB's Don't Review:**
 - Building Permits
 - Administrative Review (30-day review process)



Process for Public Notice

- Courtesy postcards
 - Mailed out within the first week of staff review.
- Public Notice postcards
 - Mailed out 10 days prior to public hearing/decision date.

Example of Courtesy Notice Postcard

Courtesy Notice* for a Proposed Project in your Neighborhood

Dear Property Owner:

The City of Reno Development Services Department received an application to allow the placement of two new water tanks on a ±5 acre site in the Parks, Greenways, and Open Space (PGOS) zoning district. The project site is located approximately ±1.33 miles northwest of the intersection of Silver Knolls Boulevard and Red Rock Road. If you are interested in learning more about the proposed project, the application is available online at [http://bit.ly/reno-\[short link to case application page\]](http://bit.ly/reno-[short link to case application page]).

An official notification will be mailed to you approximately 10 days before the expected meeting date. For more information, contact the staff member listed below. To provide comments, visit [http://bit.ly/reno-\[short link to Google form\]](http://bit.ly/reno-[short link to Google form]).

*This is not a legally required notice, but rather is provided to you as a courtesy to

Project Info	
Case Number:	LDC23-00012 Silver Hills Water Tanks
Project Type:	Conditional Use Permit
Ward:	#4
Tentative Date for Ward 4 Neighborhood Advisory Board:	October 20, 2022
Tentative Public Hearing Date:	November 2, 2022
Heard by:	Planning Commission

Questions?
Leah Brock - brockl@reno.gov
775-334-2178

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



Why do Meeting Dates Change?

- Staff review often results in changes to the project.
- The project dates are tentative.
- All meeting agendas are posted on-line:

<https://reno.primegov.com/public/portal>



Can I Sign Up to Receive All Agendas?

- YES!!!! You can sign up to receive City of Reno agendas and newsletters.
- City website – “How do I sign up for newsletters”

<https://www.reno.gov/how-do-i/sign-up-for/newsletters>

***Email Lists**

- All News and Updates
- Arts & Culture
- Bids, RFP and RFQ Alerts
- Boards and Commissions
- Business News
- Community Development
- Development Projects
- Emergency News
- Encroachment and Excavation Permitting
- Job Openings
- NAB Ward 1 News and Updates (Southwest Reno)
- NAB Ward 2 News and Updates (Central & South Reno)
- NAB Ward 3 News and Updates (East Reno)
- NAB Ward 4 News and Updates (Northeast & North Valleys)
- NAB Ward 5 News and Updates (Northwest Reno)
- Paradise Park
- Parks and Rec Adaptive Services
- Parks and Rec Programs
- Placemaking Study
- Press Releases
- Public Safety News
- Public Works
- Seniors
- Spanish Communications
- Special Events

Questions?