



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

A division of the Nevada Department of Conservation & Natural Resources

STATE OF NEVADA
Joe Lombardo, Governor
Vinson Guthreau, Director
Arthur Krupicz, Administrator
901 S. Stewart Street, Suite 3002
Carson City, Nevada 89701
p: 775-684-3448 • shpo.nv.gov

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)

HPF25 RD2 SUBGRANT APPLICATION

APPLICATION COVER

Is Applicant: ☐ Representing owner(s)? ☒ CLG **Does Applicant have:** ☒ County/City Affiliation

Applicant Organization: City of Reno (Must match name in UEL)

Project Title: Wells Avenue Commercial Historic Context and Survey

Project Description (brief):

The City of Reno will hire a consultant to prepare a historic context and perform a reconnaissance level survey of the Wells Avenue Commercial Corridor in Reno in order to make recommendations regarding the potential of a National Historic District.

Program Areas (please mark all that apply—ONLY 1 APPLICATION PER PROJECT):

☒ **Planning:**

- The development, design and implementation of local historic preservation or cultural resource management plans at a regional or local level. Development of historic contexts, ordinances, regulations, standards, and/or guidelines that support regional or local plan goals.

☒ **Survey and Inventory:**

- Survey: "Activity directly pertinent to the location, identification, and evaluation of historic and archeological resources" (Historic Preservation Fund Grants Manual 6-14).
- Inventory: Activity directly pertinent to the development and maintenance of data on historic resources.

☐ **National Register Nomination:**

- Preparation of National Register of Historic Places and National Historic Landmark Nominations to expand "the national list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering, or culture, maintained by the Secretary of the Interior under authority of Section 101(a)(1)(A) of the Act" (Historic Preservation Fund Grants Manual Glossary-13).

☐ **Documentation (HABS/HAER/HALS)**

- Preparation of either Historic American Building Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS).

☐ **Pre-Development/Construction and Development/Construction:**

- Pre-Development: "The historical, architectural, and/or archeological research necessary to properly document proposed construction work on a historic structure or site performed prior to the commencement of development" (Historic Preservation Fund Grants Manual Glossary -16).
- Development: "A project which has for its purpose the protection, rehabilitation, restoration, or reconstruction of a historic property" (Historic Preservation Fund Grants Manual Glossary -6).



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☐ **Public Education:**

- Increase overall public awareness of technical preservation methods and techniques.
- Promote relationships with the public and private sectors to achieve preservation objectives.
- Preservation planning, local preservation ordinances and design review guidelines.
- Training and Education for Employee, Commissioner, or Elected Official Development (Technical Conferences, etc.);

Project Budget Summary:

A. Requested Federal Share:	\$ 18,000
B. Non-Federal Share:	\$ 12,000
B.1 Cash	\$ 12,000
B.2 In-Kind	\$
C. Grand Total:	\$ 30,000

For SHPO use only

Received: _____

Initials: _____

Delivered
By: _____

Postmarked: _____



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1. Has the **Applicant** and **Property Owner** read the Secretary of the Interior's "Standards and Guidelines for the Treatment of Historic Properties" as it relates to preservation, rehabilitation, restoration, and reconstruction work? (<https://www.nps.gov/tps/standards/four-treatments.htm>).
☒ Yes ☐ No
2. Does the Applicant acknowledge that any project supported by HPF or Matching Share must meet the Secretary of Interior's Standards for the Treatment of Historic Properties and SHPO's Architectural Standards and Guidelines?"
☒ Yes ☐ No
3. Is Applicant willing to hire minority personnel or a minority-owned businesses to perform the project or a business certified as a Minority Business Enterprise?
☒ Yes ☐ No
4. Is Applicant a member of a minority group?
☐ Yes, please specify: _____ ☒ No
5. Will the project be compliant with current ADA regulations?
☒ Yes ☐ No
6. Will Applicant proceed with the project if federal funding is not received?
☐ Yes ☒ No
7. Is this project an emergency*?
☐ Yes ☒ No

****Emergency is defined as resource listed in the National Register of Historic Places that is in imminent danger of being lost, demolished, permanently damaged, or on the verge of structural failure.***

- a. If 'Yes' to Item 7), please explain the **severity** of the emergency and include **photographs** of all sides of the resource in question, and any additional photos needed to illustrate the emergency:



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8. How much time will Applicant need to complete the project? 7 months
9. Is the applicant aware that if funded, project meetings with the SHPO will be required before a funding agreement is drawn up?
☒ Yes ☐ No
10. Does the applicant agree to complete a SHPO funding agreement within 120 days of official notice of grant award? Does applicant agree that if this step is not completed that all awarded grant funds will be reverted by SHPO?
☒ Yes ☐ No
11. Will a portion or the entire project be contracted out?
☒ Yes ☐ No
If 'Yes', please indicate the procurement method(s) to be used for the project:
☒ Small purchase procedures ☐ Competitive sealed bids
☐ Competitive negotiation ☐ Noncompetitive negotiation
12. Does the Applicant acknowledge that any grant award will be subject to acquiring qualified professionals who meet NPS professional qualification standards and State review before project work begins?
☒ Yes ☐ No
13. Please describe *in detail* your previous experience(s) with managing grants (if applicable) :
The City of Reno manages various grants across many departments. The City of Reno Arts and Culture Department staff have extensive prior experience managing grants. The Department Manager, Megan Berner, has direct experience managing at least seven grants from the National Endowment for the Arts over the last seven years. The department has previously managed multiple grants for the City of Reno's Arts and Culture programming, focusing on large-scale public art and community engagement. These grant awards range from \$15,000 to \$100,000 and require matching funds from the City of Reno. All of these were federal grants that demanded strict reporting and budgeting. They also require compliance with the National Historic Preservation Act, the National Environmental Policy Act, and the Americans with Disabilities Act.

Melissa Hafey, who is the contact person for the proposed project in this application, is currently managing multiple recent HPF subgrants awarded to the City of Reno. Since she began her position supporting historic preservation at the City of Reno in 2022, Melissa has successfully managed seven HPF Subgrants from the State Historic Preservation Office. Additionally, Melissa applied for and was awarded an Underrepresented Communities Grant from the National Park Service and a small grant from Nevada Humanities, both projects concluded successfully. Management duties include tracking expenses and staff time, facilitating consultant selection, monitoring progress, requesting reimbursements, and completing reports. She has additional experience with previous organizations, managing multiple successful grant projects that received awards ranging from \$15,000 to \$150,000, all awarded by the Nevada Department of Agriculture.



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14. Please *list and describe* your past HPF subgrant history (if applicable):

2024 – Powning District Survey This award provides funding to hire a consultant who will produce a historic context for Reno’s Powning Conservation District and provide technical support for a community survey.

2024 – Citywide Historic Context Phase I Creates a citywide historic context statement that will guide future eligibility evaluations for historic-age properties throughout the city.

2024 – Phase II: East 4th Street National Register Historic District Nomination supports the completion of a National Historic District designation for a portion of East 4th Street in Reno.

2023 - Phase I: Survey and Inventory to Support a National Register Nomination Along the East 4th Street Corridor This grant funded a reconnaissance-level survey and historical context for the East 4th Street corridor in downtown Reno from Evans Avenue to the City limits. The consultant recommended boundaries and potential contributing resources for future historic district nominations.

Several additional grant funded projects identified historic resources in Reno's downtown and supported the Newlands and UNR National Historic Districts.

15. Does the Applicant have a consultant for the project?

☐ Yes ☒ No

If ‘Yes’, please list contact information for each and include **resume/vitae** with this application.

Name: _____ Title: _____

Phone: _____ Email: _____

Company/Firm: _____

Mailing Address: _____

City: _____ State: _____ Zip code: _____

(Note: If more than 1, please use ‘Continuation Sheet’ and check box ☐.)

If ‘Yes’ to Item 12), please explain consultant/project personnel selection process noting the historic resources they have dealt with: _____

If ‘Yes’ to Item 12), please list projects, noting historic buildings: _____

16. Are any of the workers who assist the contractor in performance of his/her duties employees of the



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State of Nevada?

☐ Yes ☒ No

17. Are any of the workers who assist the contractor in performance of his/her duties members of any historic preservation boards or commissions?

☐ Yes ☒ No

18. Is the consultant/project personnel familiar with the Secretary of the Interior's Standards for the Treatment of Historic Buildings? (e.g., Rehabilitation, Preservation, Restoration, and Reconstruction)?

☒ Yes ☐ No

19. Does the consultant/project personnel meet the Secretary of the Interior's 'Professional Qualification Standards' in one of the following: Architecture, Architectural History, History, or archaeology?

(Circle all that apply)

☒ Yes ☐ No

20. Please include a list of the final products to be completed with the subgrant (i.e., surveys, reports, architectural plans, videos, brochures, etc.,):

Historic context of the commercial development of Wells Avenue from 1946 to 2000 in Reno
and a reconnaissance-level survey of the Wells Avenue commercial area from its intersection at
S Virginia Street on the south to Kuenzli Street on the north, and approximately 1 block east
and west of Wells Avenue, with recommendations for potential boundaries for a historic
district. Architectural Resource Assessment forms for approximately 130 historic age properties
within the project area will also be submitted.

21. Does the subgrant agree to submit to the SHPO a minimum of one physical and two digital final copies of the product produced as a result of research or any other work funded in whole or in part by the HPF grant?

☒ Yes ☐ No



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Applicant Organization – City of Reno
(Must match name of registered UEI #)

Applicant's EIN: 88-6000201 Applicant's UEI TH74SE96JVC7

UEI Expiration Date: 7/21/27 Applicant's Vendor # T40266000 D

Mailing Address: PO Box 1900 Dept/Agency: Arts & Culture, Public Works

City: Reno County: Washoe ZIP: 89505

Authorized Signatory: Jackie Bryant Title: City Manager

Dept/Agency: City of Reno Daytime Phone: 775-334-2400

Project Contact: Melissa Hafey Title: Management Assistant

Mailing Address (If different from above) Same

Daytime Phone: 775-481-5617 Fax: N/A

Email: HafeyM@Reno.Gov Application Approval Entities: Finance Dept., Policy & Strategy Director

Proposed Start Date: 10/01/2026 Proposed End Date: 05/28/2027

In addition to filling out pages 1 thru 6 of this subgrant application cover pages, please include the following items:

- Affidavit for Matching Funds Form;
- Civil Rights Assurance Form;
- Budget Form (or equivalent); and
- Program Area (PA) Form(s) (as it applies to your proposed project(s)).



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☒ I HAVE READ THE 2025 HPF SUBGRANT APPLICATION MANUAL*

PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS CONSIDERED INCOMPLETE AND CANNOT MOVE FORWARD IN THE FUNDING PROCESS.

I HAVE READ AND COMPLETED THIS HPF SUBGRANT APPLICATION FOR FY 2025 AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Applicant's authorized signature:

Megan Berner

Name (please print): Megan Berner

Title: Arts and Culture Manager

Date: 8/28/28



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NEVADA HISTORIC PRESERVATION FUND (HPF)
THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF SUBGRANT APPLICATION FY25 ROUND 2
AFFIDAVIT FOR MATCHING FUNDS

STATE OF NEVADA
COUNTY OF

WHEREAS, City of Reno, hereinafter referred to as Subgrant, in the interest of the historic preservation project commonly known as: Wells Avenue Commercial Historic Context and Survey, certifies that the project previously referenced shall have the necessary matching funds required pursuant to the Historic Preservation Act (P.L. 89-665).

SUBGRANT HEREBY CERTIFIES, that if Subgrant is funded \$ 18,000 in Historic Preservation funds from the United States government, Subgrant will have available an acceptable match in the amount of \$ 12,000 as funds set aside for the project named above.

Megan Berner
Subgrant Signature

8/28/26
Date

Megan Berner
Subgrant Name (please print)

8/28/26
Date

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2026

Lauren Morris
Notary Public





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NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK
SERVICE (NPS)

HPF SUBGRANT APPLICATION FY25 ROUND 2

CIVIL RIGHTS ASSURANCE

As the authorized representative of the applicant, I certify that the applicant agrees that, as a condition to receiving any Federal financial assistance from the Department of the Interior, it will comply with all Federal laws relating to nondiscrimination. These laws include but are not limited to: (a) Title VI of Civil Rights Act of 1964 (42 U.S.C. 2000d-1), which prohibits discrimination on the basis of race, color or national origin; (b) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicap; (c) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101et. seq.), which prohibits discrimination on the basis of age; and applicable regulatory requirements to the end that no person in the United States shall, on the grounds of race, color, national origin, handicap or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the applicant. THE APPLICANT HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

THIS ASSURANCE shall apply to all aspects of the applicant's operations including those parts that have not received or benefited from Federal financial assistance.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it by the Department.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other federal financial assistance extended after the date hereof to the Applicant by the Department, including installment payments after such date on account of applicants for Federal financial assistance which were approved before such date.

The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, and sub recipients and the person whose signature appears below who is authorized to sign this assurance on behalf of the Applicant.

Signature of Authorized Certifying Official

Arts and Culture Manager

Title



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City of Reno

Applicant/Organization

8/28/26
Date Submitted

PO Box 1900 Reno NV 89505

Applicant/Organization Mailing Address

Bureau or Office Extending Assistance

DI-1350 (Rev. 6/91)

Federal Assurances

► Federal Forms: Assurances—Debarment, Suspension, Etc. – DI-2010

U.S. Department of the Interior Certifications Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying

Persons signing this form should refer to the regulations referenced below for complete instructions:

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions – **The prospective primary participant further agrees by submitting this proposal that it will include the clause titled, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions. See below for language to be used or use this form certification and sign. (See Appendix A of Subpart D of 43 CFR Part 12.)**
Certification Regarding Debarment, Suspension, Ineligibility

and Voluntary Exclusion - Lower Tier Covered Transactions
See Appendix B of Subpart D of 43 CFR Part 12.)

Certification Regarding Drug-Free Workplace Requirements Alternate I. (Grantees Other Than Individuals) and Alternate II. (Grantees Who are Individuals) - (See Appendix C of Subpart D of 43 CFR Part 12)

Signature on this form provides for compliance with certification requirements under 43 CFR Parts 12 and 18. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of the Interior determines to award the covered transaction, grant, cooperative agreement or loan.

PART A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters- Primary Covered Transactions

CHECK ☐ IF THIS CERTIFICATION IS FOR A PRIMARY COVERED TRANSACTION AND IS APPLICABLE.

(1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
- (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

(2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

PART B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

CHECK ☒ IF THIS CERTIFICATION IS FOR A LOWER TIER COVERED TRANSACTION AND IS APPLICABLE.

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

PART C: Certification Regarding Drug-Free Workplace Requirements

CHECK ☐ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS NOT AN INDIVIDUAL.

Alternate I. (Grantees Other Than Individuals)

A. The grantee certifies that it will or continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about--
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will --
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted --
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a) (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on files that are not identified here.

PART D: Certification Regarding Drug-Free Workplace Requirements

CHECK ☐ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS AN INDIVIDUAL.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to the grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

DI-2010
June 1995
(This form replaces DI-1953, DI-1954,
DI-1955, DI-1956 and DI-1963)

PART E: Certification Regarding Lobbying Certification for Contracts, Grants, Loans, and Cooperative Agreements

CHECK ☐ IF CERTIFICATION IS FOR THE AWARD OF ANY OF THE FOLLOWING AND THE AMOUNT EXCEEDS \$100,000: A FEDERAL GRANT OR COOPERATIVE AGREEMENT; SUBCONTRACT, OR SUBGRANT UNDER THE GRANT OR COOPERATIVE AGREEMENT.

CHECK ☐ IF CERTIFICATION FOR THE AWARD OF A FEDERAL LOAN EXCEEDING THE AMOUNT OF \$150,000, OR A SUBGRANT OR SUBCONTRACT EXCEEDING \$100,000, UNDER THE LOAN.

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

As the authorized certifying official, I hereby certify that the above-specified certifications are true.



SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

Megan Berner, Arts & Culture Manager

TYPED NAME AND TITLE

8/28/26

DATE

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF25 SUBGRANT APPLICATION
BUDGET FORM

Applicant: City of Reno

1. Personnel: Grantee Staff time spent on project - Match Only

	Position Title	Hours	Hourly Rate (HR)	✓ if HR includes Fringe	% of HR that is fringe benefit	Amount of fringe benefit	Total Amt	Federal Share	Non-Federal Share
a.						0.00	0.00		0.00
b.						0.00	0.00		0.00
c.						0.00	0.00		0.00
d.						0.00	0.00		0.00
e.						0.00	0.00		0.00
f.						0.00	0.00		0.00
g.						0.00	0.00		0.00
h.						0.00	0.00		0.00
i.						0.00	0.00		0.00
j.						0.00	0.00		0.00
Sub-total:							\$0.00	\$0.00	\$0.00

2. Travel: (see GSA rates in the application document)

		Rate	Miles/ or # of days	Total Amount	Federal Share	Non-Federal Share
a.	Mileage					
	1. Person #1-	0.725		0.00		
	2. Person #2-	0.725		0.00		
b.	Per Diem (Breakfast)			0.00		
	Per Diem (Lunch)			0.00		
	Per Diem (Dinner)			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		
d.	Lodging					
	Person #1			0.00		
	Person #2			0.00		
e.	Other:			0.00		
f.	Other:			0.00		
Sub-total:				\$0.00	\$0.00	\$0.00

HPF25 BUDGET FORM

3. Contractual Services: (*Attach quotes*) *Materials: Break out by type *Labor: Define specific activities

	Contractual Service	Total Amount	Federal Share	Non-Federal Share
a.	Consultant - Field Work	10,000.00	6,000.00	4,000.00
b.	Consultant - Research	10,000.00	6,000.00	4,000.00
c.	Consultant - Writing	10,000.00	6,000.00	4,000.00
d.				
e.				
f.				
Sub-total:		\$30,000.00	\$18,000.00	\$12,000.00

4. Operating: List estimated operating expenses relating to the proposed project. (revise categories as needed)

		# of items	Rate per item	Flat Rate	Amount	Federal Share	Non-Federal Share
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.	Supplies (specify):						
h.	Other (specify):						
i.	Other (specify):						
Sub-total:					\$0.00	\$0.00	\$0.00

5. Other (please specify and/or attach detailed budget):

		Rate	Amount	Federal Share	Non-Federal Share
a.					
b.					
c.					
d.					
e.					
f.					
g.					
h.					
Sub-total:			\$0.00	\$0.00	\$0.00

HPF25 BUDGET FORM

6. Section #1- 5 Subtotals:

		Total Amounts	Federal Share	Required Match
1.	Personnel	0.00	0.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	30,000.00	18,000.00	12,000.00
4.	Operating	0.00	0.00	0.00
5.	Other	0.00	0.00	0.00
Sub-total:		\$30,000.00	\$18,000.00	\$12,000.00

7.	Requested Federal ShareTotal:	Subtotal:	\$18,000.00
8.	Required Non-Federal 40% Match	Subtotal:	\$12,000.00
9.	Actual Non-Federal Share (s/b 40% or more)	Subtotal:	\$12,000.00
10.	Proposed Project Costs Grand Total:		\$30,000.00

NEVADA HISTORIC PRESERVATION FUND (HPF)
THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF SUBGRANT APPLICATION FOR FY25
Planning Proposals Only

1. Applicant is proposing the following

(Indicate all that apply):

- Planning Process Design and State and Local Plans:** Develop, conduct research on, design or carry out a planning process. Provide support for the development of a planning process design or other historic preservation or cultural resource management plans at a regional or local level.
- x **Planning Studies, Historic Contexts, etc:** Develop, gather, and analyze data used to develop planning studies, including historic contexts, theme studies, issues analyses, questionnaires, forecasts of social, economic, political, legal, environmental, and other factors that may affect historic preservation.
- Ordinances, Regulations, Standards, etc.:** Develop, or providing support for the creation of ordinances, regulations, standards, and guidelines that support regional or local plan goals.
- Advanced Planning Technologies:** Develop, purchase, adapt, or implement advanced planning/computer technologies and applications to further comprehensive statewide historic preservation planning program goals [e.g., computer mapping and analysis technology such as Geographic Information Systems (GIS)].
- Printing of Plans:** Print and distribute plans, planning studies, ordinances, regulations, guidelines, or similar documents [e.g., design review standards].

2. Please describe the project and final products and quantities that will be produced. If necessary, please use a 'Continuation Sheet' and check box x.

The City of Reno will hire a consultant to produce a historic context and reconnaissance-level survey of the Wells Avenue commercial corridor. Wells Avenue is an arterial street running north-south through east Reno. Historically, the area south of the Truckee River and east of South Virginia Street (including the proposed project area) developed slowly and was primarily residential. Early tracts developed west of Wells Avenue near Ryland Street to the north and spread southeast through the mid-twentieth century. The residents of these early Reno suburbs were often working-class, living in small homes of various styles.¹

In 1946, the Lincoln Highway was connected to Wells Avenue via a new underpass under the train tracks, and Wells Avenue became a well-traveled secondary corridor to Virginia Street, bypassing the casino core. Increased traffic spurred new developments oriented around commercial activity on Wells Avenue and a few secondary east-west side streets, but the area remained primarily residential. Buildings along the corridor include one-part commercial blocks and small strip malls, as well as many single-family residential buildings put to commercial use. A few multi-family buildings and service stations are also present, but Wells Avenue lacks the roadside motels, casinos, and industrial buildings that characterize other historic commercial areas in Reno. Buildings are typically one to two stories tall, with no setbacks. The street maintains a pedestrian scale with wide sidewalks and small storefronts. The majority of buildings within the proposed project area are of historic age (86%), and most were constructed between 1940 and 1980 (70%). The Wells Avenue Commercial Corridor is an excellent example of mid-century

¹ Ross-Hauer, JoEllen and Jennifer Sigler. 2014. "A Historic Context for the Wells Neighborhood, Reno, Nevada." Summit Envirosolutions, p. 20-21.

NEVADA HISTORIC PRESERVATION FUND (HPF)
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commercial development in Reno, unrelated to the gaming and transportation themes of other major transportation corridors such as East Fourth Street or Virginia Street.

The project area will encompass approximately 1.5 miles/ 52 acres of South Wells Avenue, from the intersection of Wells Avenue and South Virginia Street on the south to Kuenzli Street on the north. The east-west boundaries of this linear project area will vary, mostly encompassing the parcels facing S Wells Ave on either side of the street, but may extend east and west by one city block where commercial activity extends east and west (e.g., Vassar Street, Vesta Street, etc.). The consultant will determine the final survey boundaries after completing the historic context study, but it is expected that roughly 130 historic-age buildings will be documented on Architectural Resource Assessment forms.

Two significant previous historic context studies cover the proposed project area. One focused on neighborhood development between 1904 and 1945 (2014), and another examined historic resources along a segment of Wells Avenue as part of a Section 106 consultation for a federal undertaking (2004).^{2,3} The City of Reno designated the Wells Avenue Conservation District in 2013, recognizing the area's historic significance.⁴

The current proposed historic context will examine the corridor's architectural and cultural development between 1946 and 2000, building on the previous historic contexts for the Wells Avenue neighborhood. Wells Avenue has long been regarded as an affordable, culturally rich area of Reno with many locally owned small businesses.^{5,6,7} Before WWII, development along Wells Avenue was residential. After 1946, commercial development catered to the local community, consisting of small retail establishments, bars, laundromats, service stations, grocery stores, a pet store (in operation since 1969!), and restaurants. Beginning in the 1980s, new business types enhanced Wells Avenue's character: tattoo parlors, hair salons, bookstores, record shops, and second-hand stores. The area also became known as a hub of Latino-owned businesses; many storefronts today are advertised in Spanish, for example, El Mundo Latino and Marketón.

The area's character is evolving due to development pressures, both broadly affecting the greater Reno area and those specific to Wells Avenue. The former Shopper's Square, a shopping center developed in 1963-1964 and located immediately southeast of the project area, was redeveloped into Reno Public Market in 2023. Several new, large apartment buildings have been completed within 1-2 blocks of Wells Avenue in the last five years.⁸ The Reno Veterans Affairs Medical Center (VAMC) and Veterans Memorial Elementary School campuses, each two blocks east of S Wells Avenue, have been determined

² Ross-Hauer, JoEllen and Jennifer Sigler. 2014. "A Historic Context for the Wells Neighborhood, Reno, Nevada." Summit EnviroSolutions: Reno, NV.

³ Morley, Teri H., Robert R. Kautz, and Monique E. Kimball. 2004. "Historic Resource Inventory for Wells Avenue Improvements." Kautz Environmental Consultants, Inc.: Reno, NV.

⁴ Conservation Districts at the City of Reno are designated by the City Council and require only that the boundaries of the district are established. Historic context and survey of historic resources is not required and there are no regulations associated with conservation district status.

⁵ Historic Reno Preservation Society has offered the Wells Avenue walking tour since at least 2002 (Historic Reno Preservation Society, *Footprints*, Fall 2002, Vol. 5, No. 3)

⁶ Palma, Maria and Abby Ocampo. 2021. "Wells Avenue: A Neighborhood Rich in History and Multi-Culturalism." *This Is Reno*, accessed 8/20/26 <https://thisisreno.com/2021/10/wells-avenue-a-neighborhood-rich-in-history-and-multiculturalism-4-of-4/>

⁷ Rodriguez-Hart, Francesca. 2023. "Hispanic-Latino/a Youth Geographies of Commercial Space and Place in Wells Avenue, Reno, Nevada." Thesis, University of Nevada Reno.

⁸ For example, 121 Vesta Street, 597 Grand Canyon Blvd., 320 Grand Canyon Blvd.

NEVADA HISTORIC PRESERVATION FUND (HPF)
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by the VA and the Washoe County School District, respectively, to have reached the end of their useful life and face uncertain futures.

The historic context produced for this project will be paired with a reconnaissance-level survey of approximately 130 historic commercial properties in the project area to determine whether a potential historic district is eligible for listing in the National, State, or City of Reno Register of Historic Places. Some of the project area has been previously surveyed as part of a 2004 Section 106 evaluation of effects on historic properties. That project identified 19 resources as eligible for listing in the National Register of Historic Places.⁹ The current proposed project will build on that inventory by expanding the project area geographically, considering the collection of resources for potential historic district eligibility, and adding properties that have become of historic age over the last 20 years. If a potential historic district exists, the City of Reno anticipates applying for a second round of HPF Subgrant funding to complete a nomination.

This project will support the goals of the City of Reno Master Plan, ReImagine Reno, adopted in 2017.¹⁰ The current city master plan incorporates the city's preservation goals and serves as the preservation plan. The master plan articulates multiple goals to support preservation. This project will support the city's efforts to "regularly update the inventory of potentially eligible historic properties and associated survey forms" (IMP-7.5b) and "develop a mechanism to identify and rank historic-age properties" (IMP7.5c), as well as the goal to "identify, recognize, and increase historic resources" recognized on the City, State, and National registers (7.5B).

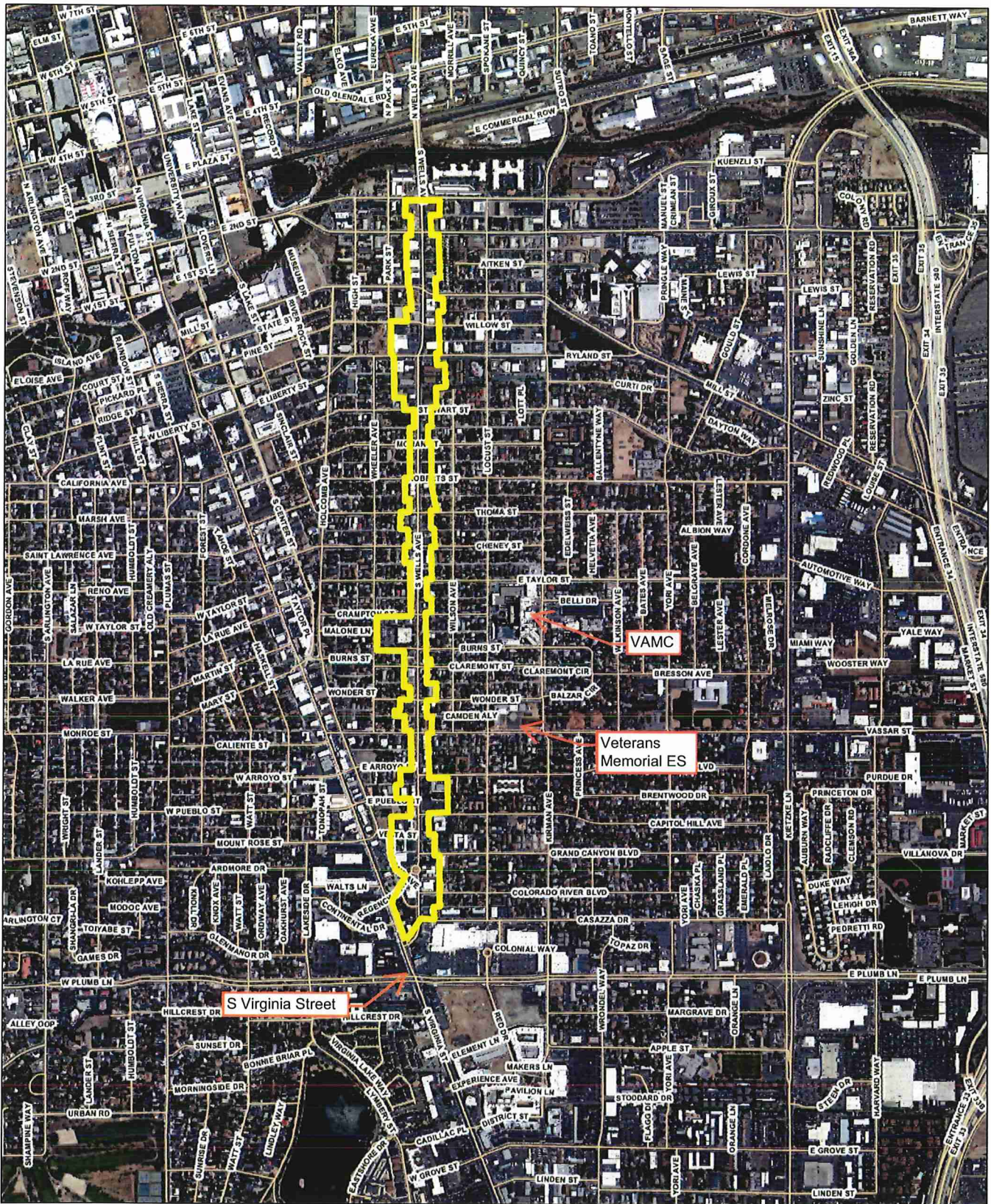
This project will also support Objective B of the State of Nevada Preservation Plan 2020-2028: "Build on the Foundation – Expand and improve documentation in key areas of Nevada's Past" under Task VI: "Create a framework for the recordation, evaluation, and preservation of Nevada's mid-century Modern resources, including post-war housing and commercial districts." The Wells Avenue Commercial District is a collection of mid-century commercial buildings that served nearby neighborhood residents and travelers using Wells Avenue as a secondary north-south route through east Reno.

The budget for this project is based on a cost estimate derived from a recent similar project, NV-23-10009 Phase I Survey and Inventory (East Fourth Street).

⁹ Morley, Teri H., Robert R. Kautz, and Monique E. Kimball. 2004. "Historic Resource Inventory for Wells Avenue Improvements." Kautz Environmental Consultants, Inc.: Reno, NV.

¹⁰ [City of Reno Master Plan, ReImagine Reno](#), adopted in December 2017 and updated in June 2026.

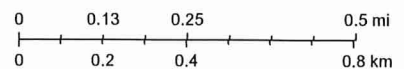
Wells Avenue Commercial Corridor



8/20/2026, 10:42:49 AM

1:14,947

Project area boundary



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

Assessor's

Parcel Number (APN)	Address	Construction Date	Property Owner	Property Owner Mailing Address	Owner City	Owner State	Owner Zip Code
013-225-13	1120 S Wells Ave	1914	IAN & VERONICA ROBINSON	1120 S WELLS AVE	Reno	NV	89502
013-013-11	355 S Wells Ave	1919	RS 91 HOLDINGS LLC	4790 CAUGHLIN PKWY # 506	Reno	NV	89519
012-113-10	627 Mill St	1919	NEVADA ARTISTS' CO-OP GALLERY	627 MILL ST	Reno	NV	89502
013-096-13	628 S Wells Ave	1920	EDWARD & JACQUELINE KULIKOWSKI	628 S WELLS AVE	Reno	NV	89502
013-093-09	463 Roberts St	1920	RICHARD E & MARINA S ALLEN	220 MAPLE ST	Pulaski	VA	24301
012-138-34	129 S Wells Ave	1920	129 S WELLS LLC	600 S ARLINGTON AVE STE 100	Reno	NV	89509
014-233-15	1709 S Wells Ave	1922	FONG FAMILY TRUST et al	3800 LAMAY LN	Reno	NV	89511
014-134-08	1401 S Wells Ave	1923	ORTEGA INVESTMENTS LLC	1401 S WELLS AVE	Reno	NV	89502
012-016-02	617 Kuenzli St	1924	RIVER EDGE LLC	595 HUMBOLDT ST STE 100	Reno	NV	89509
013-096-15	644 S Wells Ave	1926	NTJ LIMITED LLC	4134 LATIGO DR	Reno	NV	89519
013-093-08	501 S Wells Ave	1926	ALEXUS M REGIS	2310 WALNUT ST	Reno	NV	89502
013-094-11	363 Thoma St	1928	DFS LIVING TRUST	677 S WELLS AVE	Reno	NV	89502
013-022-12	480 S Wells Ave	1928	ERWIN M I SIGUA et al	480 S WELLS AVE	Reno	NV	89502
013-022-13	460 S Wells Ave	1928	LYNNE O'ROURKE	48969 PEAK VIEW	Fremont	CA	94539
013-013-10	349 S Wells Ave	1929	ANASTASSATOS FAMILY TRUST	2570 SKYLINE BLVD	Reno	NV	89509
012-121-43	54 S Wells Ave	1933	SIRIUS INVESTMENTS LLC	10170 VIA VERONA	Reno	NV	89511
012-121-39	62 S Wells Ave	1934	HAYES FAMILY TRUST	1100 COLEMAN DR	Reno	NV	89503
013-114-09	351 E Taylor St	1935	FM LIMITED LLC	501 W 1ST ST STE 200A	Reno	NV	89503
012-121-42	56 S Wells Ave	1935	SIRIUS INVESTMENTS LLC	10170 VIA VERONA	Reno	NV	89511
013-116-09	411 E Taylor St	1936	MARIA E C ARELLANO et al	7685 LOS LAGOS AVE	Sparks	NV	89436
012-016-03	611 Kuenzli St	1936	JESSE & LORETTA TRIBULATO SURVIVORS TRUST et al	135 SAN PABLO AVE	San Francisco	CA	94127
013-094-10	665 S Wells Ave	1937	ERIC SCHEETZ	16780 DRY CREEK RD	Reno	NV	89511
014-135-11	135 Vesta St	1938	WESTIN PROPERTIES LLC	135 VESTA ST	Reno	NV	89502
013-095-10	511 Roberts St	1939	ROBERTS ROW LLC	PO BOX 20445	Reno	NV	89515
013-371-22	301 Broadway Blvd	1940	FLORES Y HIJOS CORP	505 APPLE ST	Reno	NV	89502
013-095-11	550 S Wells Ave	1940	JAMES A KIDD TRUST	200 B ST STE E	Davis	CA	95616
013-014-02	463 Moran St	1940	MACRENT4ME LLC	1045 SHARON WAY C/O MICHAEL CLOWERS	Reno	NV	89509
012-072-24	701 E 2nd St	1940	701 E 2ND ST LLC	711 MANOR DR	Reno	NV	89509
013-114-08	855 S Wells Ave	1941	RAUL MURILLO-GONZALES	855 S WELLS AVE	Reno	NV	89502
014-134-20	1479 S Wells Ave	1942	SHUD PROPERTIES LLC	3830 RAY ST	San Diego	CA	92104
013-540-02	733 S Wells Ave	1942	NICKLAUS P W DELPIERO	4410 MIRA LOMA DR	Reno	NV	89502
013-540-01	795 S Wells Ave	1942	WELLS 7 LLC	405 MARSH AVE # 107	Reno	NV	89509
013-166-15	402 Crampton St	1944	JOHN L & KRISTY S PEIXOTO 2017 TRUST	7401 HOLLIS CANYON RD	Castro Valley	CA	94552
012-121-40	58 S Wells Ave	1944	NGRV INVESTMENTS LLC	500 DAMONTE RANCH PKWY STE 804 C/O FERRARI- LUND REAL ESTATE	Reno	NV	89521
014-233-17	1717 S Wells Ave	1945	CASAZZA FAMILY TRUST	1440 HUNTINGTON CIR	Reno	NV	89509
014-073-13	1399 S Wells Ave	1945	SHUD PROPERTIES LLC	3830 RAY ST	San Diego	CA	92104

Assessor's							
Parcel Number (APN)	Address	Construction Date	Property Owner	Property Owner Mailing Address	Owner City	Owner State	Owner Zip Code
013-166-14	401 Burns St	1945	CHAN CHAUDHARI FAMILY TRUST	1747 KELTON AVE	Los Angeles	CA	90024
013-163-09	943 S Wells Ave	1945	MCC3 LLC	3308 BUCKCREEK CT	Reno	NV	89519
013-371-01	1300 S Wells Ave	1946	SHUD PROPERTIES LLC	3830 RAY ST	San Diego	CA	92104
012-121-41	60 S Wells Ave	1946	NGRV INVESTMENTS LLC	500 DAMONTE RANCH PKWY STE 804 C/O FERRARI- LUND REAL ESTATE	Reno	NV	89521
013-412-02	1600 S Wells Ave	1947	JANGUS PROPERTIES LLC	PO BOX 7097 ATTN JOHN DERMODY VENTURES LLC	Reno	NV	89510
014-135-14	1507 S Wells Ave	1947	RAMV INVESTMENTS LLC WELLS SERIES	5490 LONGLEY LN STE A	Reno	NV	89511
013-371-24	1344 S Wells Ave	1947	ENRIQUETA CORONA MEDEROS	1344 S WELLS AVE	Reno	NV	89502
013-113-06	707 S Wells Ave	1947	FALLING WATERS LLC	2570 THOMAS JEFFERSON DR WELLS SERIES	Reno	NV	89509
012-121-44	66 S Wells Ave	1947	HAYES FAMILY TRUST	1100 COLEMAN DR	Reno	NV	89503
013-412-01	1644 S Wells Ave	1948	PLAZA MAYA HOLDING COMPANY LLC	1021 GORDON AVE C/O CONY LINAREZ	Reno	NV	89502
012-142-37	720 Willow St	1948	THOMAS CREEK PROPERTIES LLC	12100 THOMAS CREEK RD	Reno	NV	89511
013-095-01	502 S Wells Ave	1949	JEREMIAH J JR SCANNELL	PO BOX 7075	Reno	NV	89510
013-411-18	1526 S Wells Ave	1950	PHAM VENTURES LLC A	2135 LANDER ST	Reno	NV	89509
013-223-09	1155 S Wells Ave	1950	EMILIO IBANEZ-ROJAS	9140 RISING SUN DR	Reno	NV	89506
013-116-10	864 S Wells Ave	1950	LEEJO LLC	864 S WELLS AVE	Reno	NV	89502
013-096-01	604 S Wells Ave	1950	W & C HINMAN 2005 FAMILY TRUST	9922 AUTUMN SAGE DR	Reno	NV	89521
012-138-27	135 S Wells Ave	1951	EPIC DOJO LLC SERIES 1	2990 FAIRLANDS DR	Reno	NV	89523
014-233-13	1707 S Wells Ave	1952	FONG FAMILY TRUST et al	3800 LAMAY LN	Reno	NV	89511
012-072-23	30 S Wells Ave	1952	ZANOTTI LIVING TRUST	1784 MICHON DR	San Jose	CA	95124
014-135-09	1555 S Wells Ave	1953	AMHURST HOLDINGS LTD PTSP	PO BOX 1294	Genoa	NV	89411
014-135-10	141 Vesta St	1953	VESTA STREET LLC	PO BOX 3178	Reno	NV	89505
013-371-23	1380 S Wells Ave	1953	FREEMAN FAMILY TRUST	4925 RIO PINAR DR	Reno	NV	89509
012-142-22	701 Ryland St	1953	THOMAS CREEK PROPERTIES LLC	12100 THOMAS CREEK RD C/O FRED J FRICKE	Reno	NV	89511
014-232-03	136 Vesta St	1954	HOLLAND PROJECT	122 RIDGE ST # B	Reno	NV	89502
014-233-08	1715 S Wells Ave	1955	AAA HOLDINGS LLC	PO BOX 370644	Las Vegas	NV	89137
014-135-12	131 Vesta St	1955	RUSSELL & SHARON MUSSELMAN FAMILY TRUST	1708 EVENING ROCK CT	Reno	NV	89523
014-072-09	1295 S Wells Ave	1955	VILMA ROSAS	1295 S WELLS AVE	Reno	NV	89502
013-224-10	1020 S Wells Ave	1955	MOSS FAMILY TRUST	12295 WESTRIDGE DR	Reno	NV	89511
013-021-43	300 S Wells Ave	1955	NIELSEN ENTERPRISES LLC	9701 SILVERSPAR ST C/O ERICK NIELSEN	Reno	NV	89521
014-232-04	140 Vesta St	1956	HOLLAND PROJECT	140 VESTA ST	Reno	NV	89502
013-224-11	1090 S Wells Ave	1956	DALILA GUZMAN-RIVERA et al	9322 SKY DUNE WAY	Reno	NV	89521
013-115-01	700 S Wells Ave	1956	SNJ MANAGEMENT LLC	200 COURT ST	Reno	NV	89501
013-165-01	924 S Wells Ave	1957	PHILIP J & PAULA A GLOVER FAMILY TRUST	1785 PEAVINE CT	Reno	NV	89503
012-012-20	642 Kuenzli St	1957	BECHITRA INC	640 KUENZLI ST C/O FOOD & DISCOUNT LIQUOR	Reno	NV	89502
013-373-20	1500 S Wells Ave	1958	WILLIAM P MIGUEL LIVING TRUST et al	140 S DECATUR BLVD	Las Vegas	NV	89107

Assessor's							
Parcel Number (APN)	Address	Construction Date	Property Owner	Property Owner Mailing Address	Owner City	Owner State	Owner Zip Code
013-373-03	322 Broadway Blvd	1958	BROADWAY & WELLS LLC	3830 RAY ST	San Diego	CA	92104
012-141-38	120 S Wells Ave	1959	BRISTLECONE FAMILY RESOURCES	704 MILL ST	Reno	NV	89502
013-371-25	1330 S Wells Ave	1960	SHUD PROPERTIES LLC	3830 RAY ST	San Diego	CA	92104
013-233-14	301 Vassar St	1960	BROADWAY & WELLS LLC	3830 RAY ST ATTN CRAIG DUHS	San Diego	CA	92104
013-371-03	314 Vassar St	1960	DOUGLASS PROPERTIES LLC	3820 LONE TREE LN ATTN PATRICK E DOUGLASS MGR	Reno	NV	89511
012-113-26	71 S Wells Ave	1960	GEORGE E TSOURIS TRUST	71 S WELLS AVE	Reno	NV	89502
014-073-12	1301 S Wells Ave	1961	CARTINELLA TRUST	2330 SEQUOIA LN	Reno	NV	89502
013-094-20	611 S Wells Ave	1961	ECCLES PROPERTIES INC	3845 CAUGHLIN PKWY	Reno	NV	89519
013-013-34	339 S Wells Ave	1961	FORTUNA WELLS LLC	5800 BLUE CANYON DR	Reno	NV	89523
014-232-06	1585 S Wells Ave	1962	LINO ORTEGA et al	1401 S WELLS AVE	Reno	NV	89502
014-134-13	141 E Pueblo St	1962	RISSONE ENTERPRISES LLC	1790 LANDER ST C/O MELINA RISSONE	Reno	NV	89509
014-073-14	253 E Arroyo St	1963	ALFA BROTHERS LIMITED	33 SAINT LAWRENCE AVE	Reno	NV	89509
012-139-14	285 S Wells Ave	1963	SINGHZ GROUP LLC	PO BOX 19850	Reno	NV	89511
012-138-11	695 Willow St	1963	EPIC DOJO LLC SERIES 3	2990 FAIRLANDS DR	Reno	NV	89523
014-252-12	1700 S Virginia St	1964	NIRVANA DAY SPA LLC	1700 S VIRGINIA ST	Reno	NV	89502
013-223-08	1145 S Wells Ave	1964	ORTEGA INVESTMENTS LLC	1401 S WELLS AVE	Reno	NV	89502
013-022-14	400 S Wells Ave	1964	BUCK PARCELS LLC	316 CALIFORNIA AVE # 1150	Reno	NV	89502
013-411-25	1590 S Wells Ave	1965	NERINO INVESTMENTS LLC	915 SHELLBORNE ST	Reno	NV	89511
013-451-15	1790 S Wells Ave	1966	MASM LLC	1790 S WELLS AVE	Reno	NV	89502
013-223-07	1125 S Wells Ave	1967	ROSS RENTALS LTD	PO BOX 40516	Reno	NV	89504
012-121-63	700 E 2nd St	1967	PETER & ALMA FRANCIS	4825 IDLEWILD DR	Reno	NV	89519
014-134-14	141 E Pueblo St	1968	RISSONE ENTERPRISES LLC	1790 LANDER ST C/O MELINA RISSONE	Reno	NV	89509
013-373-01	1420 S Wells Ave	1969	GIUDICI BUILDING	874 OPHIR PEAK RD	Incline Village	NV	89451
013-013-12	395 S Wells Ave	1969	G & M ENDEAVORS LLC	275 E 4TH ST	Reno	NV	89501
014-252-15	1696 S Virginia St	1970	TEDE P & LEXI BOWMAN LIVING TRUST	1300 MALLORY LN	Reno	NV	89511
013-451-01	1700 S Wells Ave	1970	MARIA L VALDERRAMA	218 HAMPTON DR	Santa Maria	CA	93454
014-072-20	1245 S Wells Ave	1970	BROADWAY & WELLS LLC	3830 RAY ST	San Diego	CA	92104
012-139-11	215 S Wells Ave	1970	1155 3RD AVE CV LLC	3830 RAY ST ATTN: CRAIG & SCOTT DUHS	San Diego	CA	92104
012-141-27	196 S Wells Ave	1970	BRISTLECONE FAMILY RESOURCES	704 MILL ST	Reno	NV	89502
013-411-01	1510 S Wells Ave	1971	EAGLE FRAMES TRUST	8150 FIRE OPAL LN	Reno	NV	89506
013-013-27	301 S Wells Ave	1971	JOHN JR & SONNIA ILIESCU 1992 TRUST	200 COURT ST	Reno	NV	89501
013-233-10	1220 S Wells Ave	1972	YING C YU et al	1815 CAUGHLIN CREEK RD	Reno	NV	89519
013-233-01	1200 S Wells Ave	1972	KYLA D LONGE	1181 SWEETWATER DR	Reno	NV	89509
012-113-29	75 S Wells Ave	1972	BROADWAY & WELLS LLC	3830 RAY ST	San Diego	CA	92104
013-163-08	915 S Wells Ave	1973	SANDOR INVESTMENTS LLC	5011 MEADOWOOD MALL WAY STE 200	Reno	NV	89502
013-225-15	1110 S Wells Ave	1974	KK WEBSTER COMPANY LLC	2300 DICKERSON RD # 14	Reno	NV	89503

Assessor's							
Parcel Number (APN)	Address	Construction Date	Property Owner	Property Owner Mailing Address	Owner City	Owner State	Owner Zip Code
013-116-12	810 S Wells Ave	1975	JESUS CAMARGO & GUADALUPE MORA TRUST	2100 WINDSOR WAY	Reno	NV	89503
013-116-11	800 S Wells Ave	1975	BLACK CROW REALTY LLC	4007 MERRICK RD	Seaford	NY	11783
014-252-07	1740 S Virginia St	1977	BUNTHIN CHHETH et al	5320 BELLAZZA CT	Reno	NV	89519
013-373-02	1430 S Wells Ave	1977	GIUDICI FAMILY LLC	708 N CENTER ST STE 300	Reno	NV	89501
013-164-20	1055 S Wells Ave	1978	COMMUNITY HEALTH ALLIANCE	680 S ROCK BLVD	Reno	NV	89502
014-232-13	1600 Holcomb Ave	1979	CHRISTENSEN FAMILY PROPERTIES LLC	1600 HOLCOMB AVE	Reno	NV	89502
012-113-28	690 E 2nd St	1979	TEC PROPERTIES LLC	8475 HOLIDAY LN	Reno	NV	89511
013-411-24	1550 S Wells Ave	1980	STEVEN R CARIA et al	1550 S WELLS AVE C/O JUSTICE LAWE CENTER	Reno	NV	89502
012-113-37	55 S Wells Ave	1980	55 S WELLS LLC	1145 DARTMOUTH DR	Reno	NV	89509
012-012-22	41 S Wells Ave	1981	DOOR MAN HOLDINGS LLC	41 S WELLS AVE	Reno	NV	89502
013-113-18	705 S Wells Ave	1985	BROADWAY & WELLS LLC	3830 RAY ST	San Diego	CA	92104
013-165-12	990 S Wells Ave	1987	MANGAT FAMILY TRUST	1870 GRAYSBURG DR	Reno	NV	89523
013-114-19	805 S Wells Ave	1987	MALAYA EATS LLC	11535 DESERT BLOOM DR	Reno	NV	89506
013-013-31	634 Ryland St	1987	BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION	1664 N VIRGINIA MS 0162	Reno	NV	89557
013-225-17	1170 S Wells Ave	1988	BRUCE G BARSUMIAN LIVING TRUST	1415 SHEWMAKER CT	Reno	NV	89509
013-412-25	1690 S Wells Ave	1989	1690 SOUTH WELLS INVESTORS LLC	18124 WEDGE PKWY STE 110	Reno	NV	89511
013-164-19	350 Crampton St	1990	COMMUNITY HEALTH ALLIANCE	680 S ROCK BLVD	Reno	NV	89502
012-121-58	96 S Wells Ave	1994	JUAN M PALOMINO et al	1304 POWELL LN	Reno	NV	89502
012-139-12	201 S Wells Ave	2007	WELLS AVENUE PARTNERS	PO BOX 2688	Elko	NV	89803
013-115-14	770 S Wells Ave	2008	DRR PROPERTIES LLC	1919 S JONES BLVD STE E	Las Vegas	NV	89146
014-134-22	147 E Pueblo St	2009	NEW RENO LITTLE THEATER INC	147 E PUEBLO ST	Reno	NV	89502

Photos of example properties in the proposed project area (all photos City of Reno 2025).



Photo 1: Tierra y Sazon, 1020 S Wells Ave



Photo 2: Wonder Bar, 1195 S Wells Ave



Photo 3: Lee Joseph, Inc. 864 S Wells Ave



Photo 4: Video King, 1002 S Wells Ave

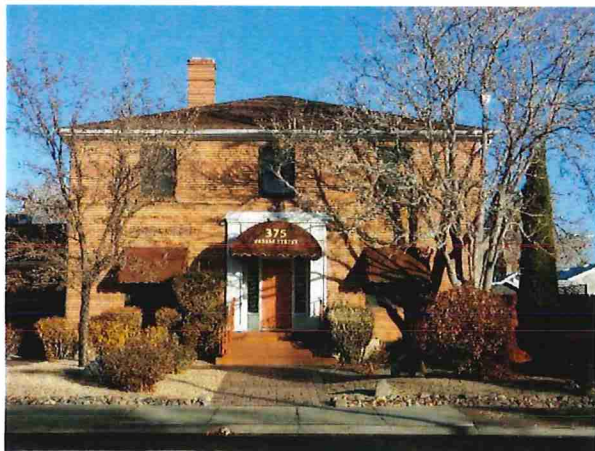


Photo 5: 375 Vassar St



Photo 6: Art of Gold, 865 S Wells Ave

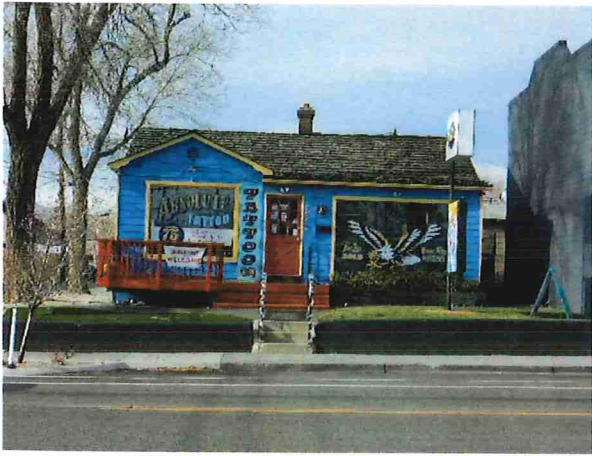


Photo 7: Absolute Tattoo, 707 S Wells Ave



Photo 8: Party Palace, 1090 S Wells Ave

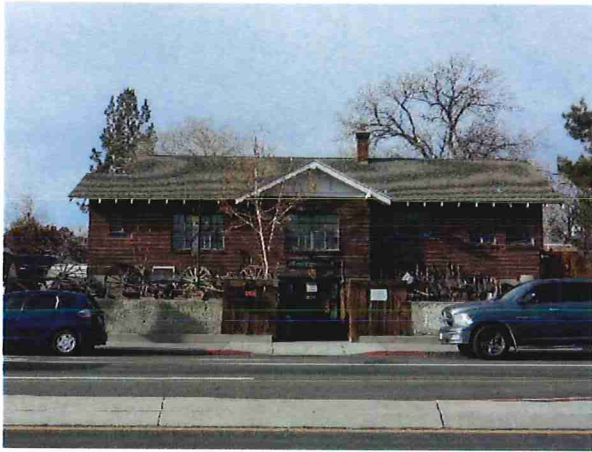


Photo 9: Reno Antiques, 677 S Wells Ave



Photo 10: Avenue Tattoo, 605 S Wells Ave

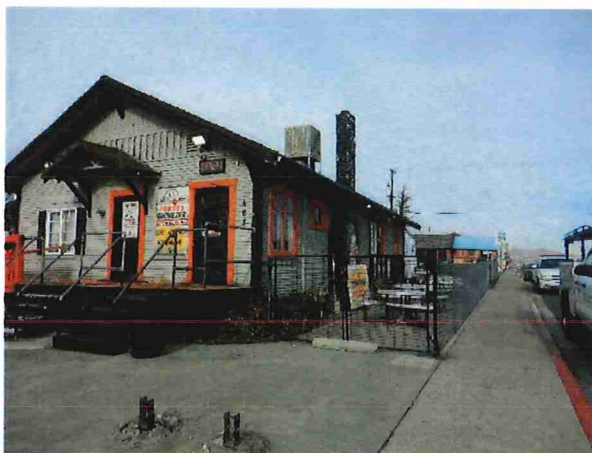


Photo 11: Tortas Ebenezer, 463 Roberts St



Photo 12: Anna's Taqueria, 271 Wonder St



Photo 13: La Milagrosa, 1295 S Wells Ave

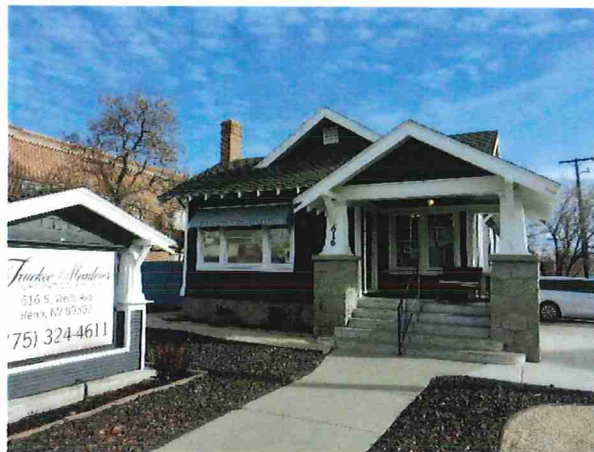


Photo 13: Truckee Meadows Cremation and Burial, 616 S Wells Ave



Photo 15: EP Listening Lounge, 1300 S Wells Ave

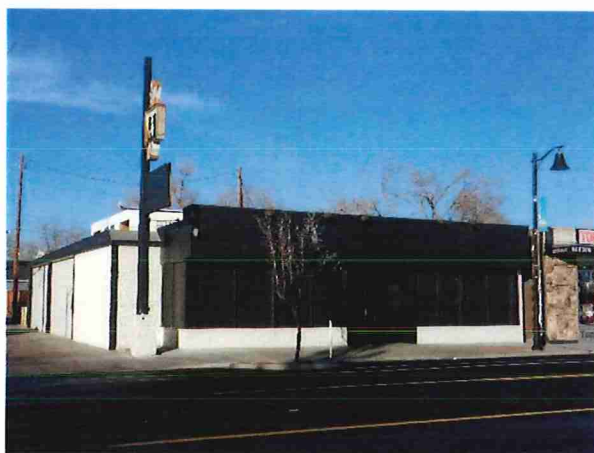


Photo 16: Salon de Eventos El Elegante, 1145 S Wells Ave



Photo 17: Antojitos Colibri, 880 S Wells Ave

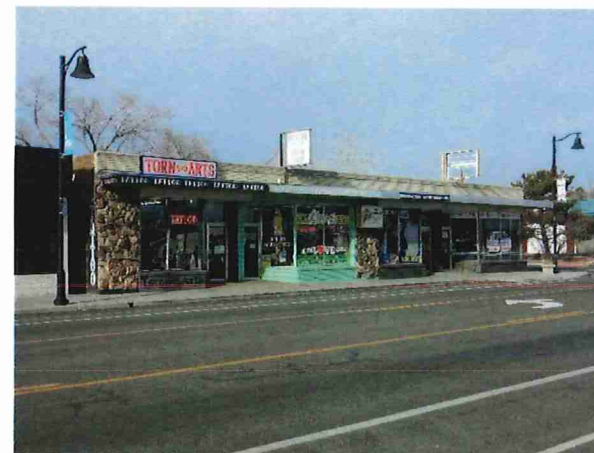


Photo 18: Pettin Place, 1121 S Wells Ave

