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May 4, 2021

FILED THIS DATE
05/04/2021
BY: DA
CITY CLERK

Lyon Living
4901 Birch Street
Newport Beach, CA 92660

RE: **Case No. LDC21-00036 (6000 Plumas Street Redevelopment) – NOTICE OF FINAL ACTION, DECISION, OR ORDER**
APN's: 042-022-11, 042-030-03, 042-030-04

Dear Applicant:

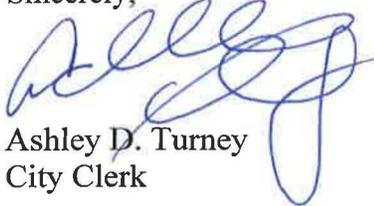
At a regular meeting held April 28, 2021, and following a public hearing thereon, the Reno City Council modified the decision of the Planning Commission and approved the request for: 1) a tentative map to develop a 314-unit condominium subdivision; and 2) a conditional use permit to allow for more than 100 single-family attached/condominiums.

Your approved request is subject to the following conditions to the satisfaction of Community Development Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

5. Project signs shall apply residential district sign standards.
6. Prior to the issuance of the first certificate of occupancy, the applicant shall complete improvements on McCarran Boulevard to: (i) eliminate the existing westbound left turn lane, (ii) eliminate the eastbound right turn deceleration lane, (iii) eliminate the eastbound right turn driveway, and (iv) expand both the westbound Plumas Street and eastbound Lakeside Drive left turn pockets, subject to the approval of the Administrator and NDOT.
7. Prior to the approval of the first final map, the applicant shall submit a final tree preservation and tree protection plan. The tree protection plan shall specify how trees will be protected during construction activities. In the event a tree is lost due to a future expansion of South McCarran Boulevard (i.e. addition of lanes), the applicant or future association shall be required to replace trees identified as protected on the tree mitigation plan with deciduous trees of a minimum caliper of 2 ½ inches and evergreen trees with a minimum height of ten feet.
8. A charitable donation of \$1,000 per residential dwelling unit shall be donated to the City of Reno for aquatic needs. The donation shall be made at the time of building permit of each residential unit in the Project.
9. An Affordable Housing charitable donation of \$1,000 per residential dwelling unit shall be donated to the Reno Land Trust or its designee for affordable housing projects in the City of Reno. The donation shall be made at the time of building permit of each residential unit in the Project.

Sincerely,



Ashley D. Turney
City Clerk

xc: Community Development
Nathan Gilbert, Community Development
Jaime Schroeder, Director, Parks and Recreation
Andy Durling, Wood Rodgers, 1361 Corporate Boulevard, Reno, NV 89502
Lakeridge-Reno Partners, LLC, 6001 Talbot Lane, Reno, NV 89509
Garrett Gordon, Lewis Roca, One East Liberty Street, Suite 300, Reno, NV 89501