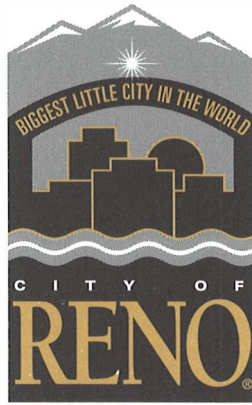


Exhibit C - 2020 Planning Commission Variance Approval

Angela Fuss, AICP
Acting Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2585



December 17, 2020

Tom & Carrie Ortiz
1275 W Huffaker Ln
Reno, NV 89511

Subject: LDC21-00022 (Ortiz Residence Variance)
APN No. 040-601-08 (Sphere of Influence)

Dear Applicant:

At the regular meeting of the Planning Commission on December 16, 2020, the Planning Commission, as set forth in the official record, approved your request for a variance from the required front yard setback and to allow locating a new principal structure to the rear of an existing accessory structure. The ± 3.62 acre site is located $\pm 1,200$ feet west of the intersection of Huffaker Lane and Country Estates Circle. The site has zoning designation of Large Lot Residential – 2.5 acres (LLR-2.5) and a Master Plan land use designation of Large Lot Neighborhood (LL). The subject property is located within the Sphere of Influence over which the City of Reno has land use authority.

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 apply for a building permit for the project within 12 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.

4. Prior to the issuance of a certificate of occupancy of the new primary single-family dwelling associated with this request, the applicant shall have plans approved to convert the existing single-family dwelling to a detached accessory building.

The decision of the Planning Commission may be appealed within ten calendar 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. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. 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.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Angela Fuss, AICP, Acting Community Development Director
Community Development Department

LDC21-00022 (Ortiz Residence Variance) - KWC

xc: Danielle Wyss
2275 Pennswood Way
Reno, NV 89509

Ashley Turney, City Clerk
Michael Mischel, P.E., Engineering Manager
Rigo Lopez, Washoe County Tax Assessor