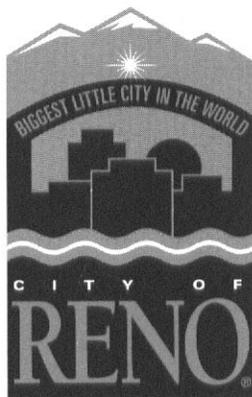


Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



August 18, 2016

Hi-Bound, LLC
606 W. Plumb Ln., Ste 2
Reno, NV 89509

Subject: LDC16-00045 (Arlington Gardens)
APN No. 019-023-17, 18 and 19

Dear Applicant:

At the regular meeting of the Planning Commission on August 17, 2016, the Planning Commission approved your request for a special use permit to allow: (1) a ±3,813 square foot nonresidential building expansion adjacent to residentially zoned property; and (2) for a restaurant with alcohol service within the Neighborhood Commercial (NC) zone. The ±1.71 acre site is located on the south side of West Plumb Lane, ±280 feet west of its intersection with South Arlington Avenue. This site has a Master Plan Land Use designation of Mixed Residential.

Your approved request is subject to the following conditions:

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 all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. The applicant, developer, builder, property or business owner, 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 readily available upon demand by City staff.
4. Prior to the issuance of a site improvement or building permit, the applicant shall have building plans approved that meet minimum vertical and horizontal articulation standards on all sides of the building. The plans shall incorporate architectural elements on the west side of the addition that include a pitched roof and windows placed in a manner that do not adversely affect residents located to the west.
5. Prior to the approval of a building permit, the applicant shall have plans approved that provide architecturally compatible screening of existing roof mounted HVAC ducting and mechanical equipment.

6. Hours of operation for all outdoor patio and seating areas shall be limited to between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
7. Prior to the issuance of the first building permit, the applicant shall submit an updated sound study that demonstrates the project is in compliance with noise levels for residential adjacency Reno Municipal Code (RMC) Section 18.12.304(g). Noise levels shall remain in compliance with residential adjacency noise levels for the life of the project.
8. Prior to the approval of a building permit, the applicant shall apply for a demolition permit for the removal of the nonconforming garage structure located on the west side of the site. The demolition shall be complete prior to the issuance of a certificate of occupancy for the addition.
9. Prior to the approval of a building permit, the applicant shall have plans approved that include repair or replacement of existing fencing along the west side of the site.
10. Prior to the approval of a permit, the applicant shall demonstrate adequate street lighting exists or shall propose street lighting in accordance with City standards for the project entrance off of Plumb Lane. If new lighting is required, a private on-site street light shall be installed at the back of the sidewalk near the private driveway entrance. This street light may match other private on-site parking area lights provided adequate levels of lighting are achieved.
11. Prior to the issuance of a building permit, the applicant shall have plans approved that provide a minimum landscape area of 14,855 square feet with a minimum of 32 new trees. The landscape area shall include a minimum five foot wide landscape buffer between parking areas and residentially zoned properties to the east, west and south and a minimum ten foot buffer between the building and the western property line. The front yard shall be landscaped.
12. Prior to the issuance of a building permit, the applicant shall provide a recorded Reversionary Map combining the site parcels into one parcel or a Boundary Line Adjustment so that all proposed buildings reside on a single parcel and meet appropriate setbacks. All easements required for access, utilities, sewer, and drainage shall be granted, perpetuated, relocated, and/or extinguished with the mapping and in conformance with the project plans.
13. Prior to the issuance of any permit, the applicant shall have a site plan approved that demonstrates adequate site distance is provided at the Plumb Lane entrance in relation to the existing monument sign and any other possible landscape obstructions.
14. Prior to the issuance of a building or site improvement permit, the applicant shall have plans approved that demonstrate accessible and ADA compliant pedestrian routes from adjacent public rights-of-way and the proposed handicap parking spaces to the on-site buildings.

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15. Prior to the approval of a building or site improvement permit, the applicant shall have plans approved that include an emergency access gate between the development and the private roadway south of the site (Alley Oop). The emergency access gate shall be installed prior to a certificate of occupancy for any expansion proposed with this special use permit.
16. Prior to the issuance of a site improvement or building permit, the applicant shall have plans approved that incorporate materials of the addition to the long eastern facade and the eastern portion of the north elevation where T1-11 siding currently exists.

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,

A handwritten signature in black ink, appearing to read "Claudia C. Hanson", followed by the initials "AOR" in a smaller, less legible script.

Claudia C. Hanson, AICP, Planning Manager
Community Development Department

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xc: Rubicon Design Group, LLC
c/o Mike Railey
100 California Ave., Ste 202
Reno, NV 89509

Ashley Turney, City Clerk
William J. Gall, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor