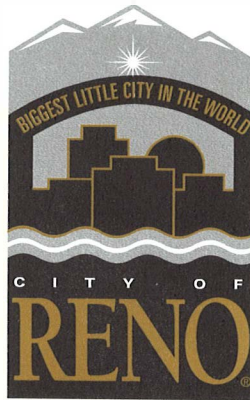


Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



February 17, 2022

Christopher Schmitt
5510 Longley Lane
Reno, NV 89511

Subject: LDC22-00033 (Washoe County Safe Camp)
APN: 008-211-47 and 008-211-48 (Ward 3)

Dear Applicant:

At the regular meeting of the Planning Commission on February 16, 2022, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to allow for the establishment of a homeless service provider within the Mixed-Use Urban (MU) zone. The ±7.42 acre site is generally located north of East 4th Street, south of I-80, and west of I-580. The site has a Master Plan land use designation of Urban Mixed-Use (UMU).

Your approved request is subject to the following conditions to the satisfaction of Development Services 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 all building permits for the first phase of 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. The site shall be actively managed at all times the facility is open and shall ensure all code requirements associated with a public meal provider/homeless services use are implemented and enforced.

5. Prior to beginning operations, the operator shall develop a security plan and operations plan that addresses onsite and offsite impacts in coordination with City of Reno Staff, City of Reno Police Department, and other applicable law enforcement agencies. Said security and operations plan shall be implemented while the facility is open and operating and be updated as future phases of the campus are added.

The decision of the Planning Commission may be appealed within ten business 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. 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 business (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,



Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

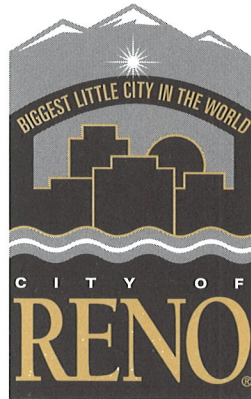
LDC22-00033 (Washoe County Safe Camp) - BJO.doc

xc: Washoe County Community Development
1001 E. 9th St.
Reno, NV 89512

Brett Steinhardt
1001 E. 9th St.
Reno, NV 89512

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Engineering Manager

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



December 22, 2020

City of Reno
Attn: Arlo Stockham
PO Box 1900
Reno, NV 89505

Subject: LDC21-00025 (Nevada CARES Campus)
APN No. 008-211-38 and 008-211-46 (Ward 5)

Dear Applicant:

At the regular meeting of the Planning Commission on December 21, 2020, the Planning Commission, as set forth in the official record, approved your request for a special use permit to establish a public meal provider/homeless services facility. The ±16.58 acre site is comprised of two parcels generally located north of East 4th Street, south of I-80, and West of I-580 within the Mixed-use/East 4th Street Transit Corridor (MU/E4TC) zone. The site has a Master Plan land use designation of Urban Mixed-Use (UMU).

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 all building permits for the first phase of 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. The site shall be actively managed at all times the facility is open and shall ensure all code requirements associated with a public meal provider/homeless services use are implemented and enforced.

City of Reno

RE: LDC21-00025 (Nevada CARES Campus)

Page 2

5. Prior to beginning operations, the operator shall develop a security plan in coordination with City of Reno Staff, City of Reno Police Department, and other applicable law enforcement agencies. Said security plan shall be implemented while the facility is open and operating.
6. Prior to the issuance of a certificate of occupancy, the applicant shall demonstrate a physical barrier, delineation, or signage has been installed to prevent non-emergency vehicular access in the area between the restroom/shower facilities and the main shelter

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

LDC21-00025 (Nevada CARES Campus) - JDB.doc

xc: Wells Fourth Street Property
1775 E 4th St
Reno, NV 89512

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