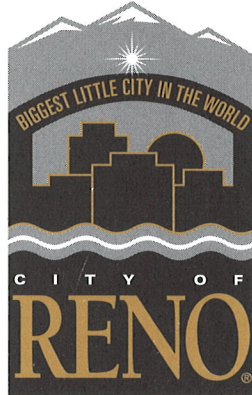


Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



December 8, 2017

Wedge 78 LLC
c/o Bobbie Merrigan
1425 Treat Blvd
Walnut Creek, CA 94597

Subject: LDC18-00013 (Mountaingate 78)
APN No. 142-011-09

Dear Applicant:

At the regular meeting of the Planning Commission on December 7, 2017, the Planning Commission, as set forth in the official record, approved your request for: 1) a tentative map to develop a 78 lot single family residential subdivision; and 2) special use permits for: a) disturbance of a major drainageway, and b) commercial development on ± 3.87 acres with residential adjacency. The ± 41.27 acre site is located southwest of the intersection of Arrowcreek Parkway and Wedge Parkway in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (SPD - WDDP) and cooperative planning area overlay zones. The site has a Master Plan Land Use designation of Special Planning Area-Wedge/Dorostkar/Dusbury Peigh Specific Plan.

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. The applicant shall apply for a building permit for the commercial portion of the project within 18 months from the date of final map approval for said portion, and continuously maintain the validity of applicable permits, or approval of the residential adjacency special use permit shall be null and void.

4. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter.
5. 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.
6. Prior to approval of each final map, the applicant shall have plans approved demonstrating that all lighting will utilize state of the art dark skies lighting techniques.
7. Prior to approval of each final map the applicant shall provide documentation that a Home Owners Association, Landscape Maintenance District or other suitable means to maintain proposed open space, trails, right-of-way landscaping and other common areas contained in this project will be provided. This document shall be recorded prior to or concurrent with the first final map.
8. Prior to approval of each final map, the applicant shall provide suitable documentation that applicable open space and trails have been deed restricted as open space. This document shall be recorded prior to or concurrent with the first final map.
9. Prior to approval of each final map, the applicant shall provide suitable documentation that a public use easement has been recorded to allow the public to use the open space trails.
10. Prior to approval of each final map, the applicant shall have plans approved demonstrating that a five foot landscape strip will be installed and maintained between Whites Creek Lane and the proposed sidewalk. Approved 2½ inch caliper street trees shall be planted 30 feet on center.
11. Prior to approval of each final map, the applicant shall have plans approved demonstrating that landscaping will be installed and maintained in the area between the existing sidewalk and subject site boundaries. Approved 2½ inch caliper street trees shall be planted 30 feet on center.
12. Prior to approval of each final map, the applicant shall have plans approved for perimeter subdivision fencing located adjacent to the residential portions of Wedge Parkway and Whites Creek Lane consistent with the Mountaingate I project; and plans for a split rail fence along the north sides of commercial and residential parcels that abut the drainageway open space.

13. Prior to approval of a final map, the applicant shall have plans approved demonstrating that residential project entrance signs will not exceed 50 square feet in sign area or six feet in height per access. Said signs shall utilize colors, materials and architecture consistent with the project. Illumination for the two allowed project entrance signs shall be shielded and utilize state of the art dark skies techniques.
14. Businesses allowed in the commercial component shall be those uses allowed in the Neighborhood Commercial (NC) zone.
15. The commercial component shall utilize Neighborhood Commercial (NC) development standards. Any proposed signs shall utilize colors, materials and architecture consistent with the project.
16. Prior to the recordation of any final map, the applicant shall provide any necessary on-site and off-site easements for construction, access, sewer lines, storm drains, and utility improvements, and shall construct all required access, sewer, storm drain, and utility improvements prior to the issuance of any certificate of occupancy.
17. Prior to the approval of any final map, the applicant shall ensure that all easements which encumber the project site are relinquished or relocated appropriately.
18. Prior to the approval of each permit or final map, the applicant shall obtain City approval of a final geotechnical report that is in accordance with the Public Works Design Manual (PWDM).
19. Prior to the approval of each final map, the applicant shall develop an operations and maintenance manual for all storm drains, detention ponds, and drainage swales, including, but not limited to detailed operations and maintenance tasks, frequency of maintenance, access for maintenance, and a detailed description of the type(s) of equipment which are anticipated to be necessary for the operations and maintenance tasks. This manual shall be reviewed and accepted by Community Development Engineering Staff with the site improvement permit. This Manual shall also be adopted as policy by the Home Owners Association (HOA), Landscape Maintenance Association (LMA), or equivalent entity responsible for storm drainage for the development.

20. Prior to the approval of each permit or final map, the applicant shall submit a storm water pollution prevention plan approved in accordance with City standards.
21. Prior to the approval of each permit or final map, the applicant shall obtain a storm water discharge permit from the Nevada Division of Environmental Protection and the City of Reno for each land disturbance that exceeds one-acre in size to address storm water pollution prevention on the project site.
22. Prior to the approval of each final map, the applicant shall submit plans that demonstrate adequate gravity flow and overland escape routes are provided for all roof-top and surface storm water collection and conveyance facilities in accordance with the Public Works Design Manual. The applicant shall also demonstrate the proposed storm water collection, conveyance, and discharge facilities mitigate downstream impacts and meet the City's minimum requirements for erosion control, storm water flow velocities, and energy dissipation.
23. Prior to approval of each final map, the applicant shall demonstrate that an acceptable method of maintenance (e.g. Homeowner's Association or equivalent) for all sidewalks and/or private streets has been recorded and shall clearly designate the maintenance responsibilities on each final map.
24. Prior to the approval of each permit or final map, all proposed roadways, emergency and maintenance access roadways, storm drains, and stormwater detention facilities shall be privately owned and maintained. All on-site improvements shall be designed and constructed in accordance with the City's minimum standards set forth in the Public Works Design Manual and the City Fire Department policies.
25. Prior to the approval of each final map, the plans shall demonstrate that public sanitary sewer mains and storm drains will be constructed within the private streets and access roadways and include appropriate easements.
26. Prior to the issuance of each permit or recordation of each final map, the applicant shall submit a final Hydrology Report and Sewerage Report in accordance with the Public Works Design Manual.
27. Prior to the approval of each final map, the applicant shall provide a copy of the water "will-serve" letter to the Community Development Engineering Department.

28. Site access location, design, and operational characteristics of the proposed roadways shall be to the approval of the Fire Department and the Community Development Department.
29. Prior to the recordation of each final map, the applicant shall submit a traffic control plan for on-site circulation and parking. This plan shall include adequate roadway signage and striping to ensure pedestrian and vehicular safety.
30. Adequate street lighting shall be provided at all on-site intersections and mid-block pedestrian crossings. Street lighting shall be privately maintained.
31. Prior to the submittal of improvement plans, the applicant shall meet in the field with engineering staff from the Community Development Department to determine the extents and nature of repairs, renovations, or reconstruction of the pavement surfaces, concrete curb/gutter, and sidewalks for all roadways adjacent to the project. As a minimum, the applicant shall provide a 2-inch grind and overlay with full-depth replacement in required areas for the half street width of Whites Creek Lane. The applicant shall replace all roadway markings and striping affected or displaced by the pavement improvements. All required pavement surface improvements shall be completed prior to the approval of the first certificate of occupancy.
32. Prior to the approval of each permit, the applicant shall submit construction management and access plan. This plan shall address project phasing, including utilities and infrastructure, and shall demonstrate adequate access to adjacent properties will be perpetuated and maintained during construction.
33. Prior to the approval of each permit or final map, the applicant shall submit plans and post a security for all public improvements.
34. The commercial project driveway and residential private access off of Wedge Parkway shall be designed and located in conformance with the Traffic Study (prepared Paul Solaegui, dated July, 2017) on file for the project or in accordance with the driveway spacing and offset requirements of the Public Works Design Manual.
35. The applicant shall demonstrate all on-site common use drive aisles are at least 20-feet wide and constructed to City standards. All parking area and drive aisle pavement surfaces shall meet minimum improvement standards in accordance with Reno Municipal Code (RMC) Section 18.12.1104.

36. The applicant shall provide sidewalks and demonstrate accessible and ADA compliant pedestrian routes from all adjacent public rights-of-way to the on-site commercial buildings.
37. Prior to the approval of each permit or final map, the applicant shall provide an on-site Sidewalk/Pedestrian Connectivity Plan depicting the existing and proposed pedestrian routes and facility improvements to the satisfaction of the Community Development Department. Improvements shall include a flashing pedestrian crossing beacon system at the Whites Creek Lane and Wedge Parkway Intersection.
38. Prior to the approval of each final map, the applicant shall demonstrate the designs for all roadway intersections meet City standards for clear intersection sight distances – both horizontally and vertically.
39. Prior to the issuance of the first residential certificate of occupancy, the applicant shall provide the City with all necessary means of access to all entrance gates for sanitary sewer maintenance and emergency services. City access shall be perpetually maintained.
40. Prior to approval of the first final map, the applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA Ldn in each dwelling unit. Said constructions methods shall be attached to each application for a new house building permit.
41. Prior to approval of the first final map, the applicant shall demonstrate that a formal noise disclosure statement relevant to aircraft overflights and noise, as a separate document from the Title Agreement and attached to any parcel map or final map for approval, will be provided to each home buyer.
42. Prior to approval of each final map, the applicant(s) and/or property owner(s) shall demonstrate that an air conditioning system will be provided in each dwelling unit.
43. Hours of construction (including grading activity and road construction) shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No construction activities shall occur on Sundays, Federal holidays or State holidays (excluding dust control measures).
44. Prior to the first final map approval, the applicant shall demonstrate that all proposed parcels adjacent to Whites Creek Lane (Lots 1-14 and 44) are restricted to one story in height.

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,



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

LDC18-00013 (Mountaingate 78) - NJG.doc

xc: Manhard Consulting
c/o Karen Downs
9850 Double R Blvd., Ste 101
Reno, NV 89521

Ashley Turney, City Clerk
Janelle K. Thomas, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor