

RECEIVED

FEB 01 2023

Council Hearing Date: 1/18/23 <sup>DMO</sup> 3-8-2023  
Council Hearing Time: 6:00 pm 6 PM

CITY CLERK

**APPEALS OF ACTIONS BY CITY OF RENO PLANNING COMMISSION, CITY OF RENO HEARING EXAMINER, OR BOARD OF APPEALS TO RENO CITY COUNCIL**  
(To be filed in Reno City Clerk's Office, 1 East First Street, Second Floor)

Re: Case No. LOC23-00025

I. I certify I am, or represent, an aggrieved person who has a right to appeal.<sup>1</sup> The aggrieved person's rights, or his property rights, were adversely and substantially affected by a decision of the Planning Commission, Hearing Examiner, or Board of Appeals (as applicable, "Lower Body") as follows (continue explanation on back or attach pages, if necessary):

Does not provide safe environment: No shading plan was done, so shade plan evaluation was not considered for northern slope on Riviera for ice on road. No shading plan that will block gardens and solar panels on neighboring homes. (Master Plan SD.7.) Does not meet Master plan items; N-CN.7 or N-CN.8

II. In accordance with Reno Municipal Code, Chapter 18.06, Article II, §18.06.208, I appeal the decision of the Lower Body.

III. I certify that the above reasons are based upon information presented at the underlying hearing held on the 18<sup>th</sup> day of January, 2023

A. If the aggrieved person presents information to the Reno City Council ("Council") not previously presented at the underlying hearing, the Council may remand the matter to the Lower Body for additional hearings regarding the newly presented items.

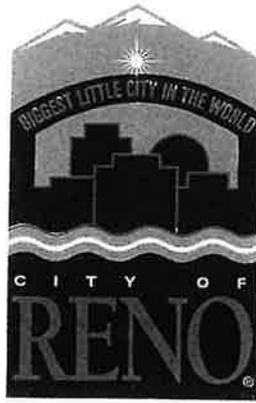
B. Anyone, including the aggrieved person, may address the Council by written communication. Materials should be submitted to the City Manager's Office five working days prior to the Council hearing date set forth above. If information is untimely presented, Council may continue the hearing to a later date.

IV. I understand that the appeal fee is \$55, and the appeal will not be filed until the fee is paid. The appeal is non-refundable.

V. Signature of Aggrieved Person: [Signature]  
or  
Name of Aggrieved Person: Dalen O'Bryan  
Signature of Representative: \_\_\_\_\_  
Firm Name/Title: \_\_\_\_\_  
Address: 2040 Idlewild Dr. Reno NV 89509  
Telephone: 775-527-1105  
E-mail Address: dmobryan0705@gmail.com  
Date: 2-1-2023  
Receipt No: 2023-00198704

<sup>1</sup> An aggrieved person, which may be business entities and/or the City of Reno, is one whose personal right or right of property is adversely and substantially affected by the action of the Lower Body. Each aggrieved person must make his/her/its own appeal. Each appeal will be considered separately on its own merits.

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



FILED THIS DATE  
1/19/2023  
BY: BA  
CITY CLERK

January 19, 2023

Wade Deibner  
111 Regent Pl  
Alamo, CA 94507

Subject: LDC23-00025 (Riviera Planned Community)  
APN: 010-083-10 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on January 18, 2023, the Planning Commission, as set forth in the official record, approved your request for a tentative map to establish a five-lot single-family attached (condominium) subdivision and associated common areas. The  $\pm 0.31$  acre project site is located southeast of Riviera Street,  $\pm 75$  feet from its intersection with Idlewild Drive. The project site is located within the Multi-Family Residential – 14 units per acre (MF-14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX).

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 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 approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of NRS 598.0923, if applicable, by the subdivider or any successor in interest.
4. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter and phasing plan. The approval letter and

phasing plan shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.

5. 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.
6. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.
7. Prior to the approval of a final map, the applicant shall provide suitable documentation that a homeowners association or equivalent has been formed to provide maintenance of all project common areas, and have said documentation recorded.
8. Prior to the approval of a building permit or final map, excluding mass grading, the applicant shall provide a photometric plan that demonstrates that lighting from the project site shall not create greater than 0.5-foot candle of spillover light at a property line of any abutting property.

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 2<sup>nd</sup> 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.

Wade Deibner  
RE: LDC23-00025 (Riviera Planned Community)  
Page 3

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

LDC23-00025 (Riviera Planned Community) - CDW.doc

xc: Diebner, Khrista & Wade  
111 Regent Pl  
Alamo, CA 94507

Monte Vista Consulting  
575 E. Plumb Ln, Suite 101  
Reno, NV 89502

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

**PAYMENT DATE**  
02/01/2023  
**COLLECTION STATION**  
7958 - Front Desk 3  
**RECEIVED FROM**  
DALEN O'BRYAN  
**DESCRIPTION**  
APPEAL FOR LDC23-00025

**City of Reno**  
1 East First Street  
Reno, NV 89501

**BATCH NO.**  
2023-00002992  
**RECEIPT NO.**  
2023-00198704  
**CASHIER**  
Roman, Lorena

**PAID**

FEB 01 2023

CITY OF RENO

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$55.00	\$55.00																
	<table> <tr><td>Total Cash</td><td>\$55.00</td></tr> <tr><td>Total Check</td><td>\$0.00</td></tr> <tr><td>Total Charge</td><td>\$0.00</td></tr> <tr><td>Total Wire</td><td>\$0.00</td></tr> <tr><td>Total Other</td><td>\$0.00</td></tr> <tr><td>Total Remitted</td><td>\$55.00</td></tr> <tr><td>Change</td><td>\$0.00</td></tr> <tr><td>Total Received</td><td>\$55.00</td></tr> </table>	Total Cash	\$55.00	Total Check	\$0.00	Total Charge	\$0.00	Total Wire	\$0.00	Total Other	\$0.00	Total Remitted	\$55.00	Change	\$0.00	Total Received	\$55.00	
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Customer Copy																		