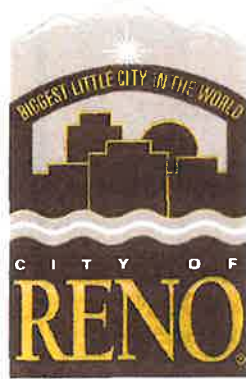


Arlo Stockham, AICP
Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



August 22, 2019

Northern Nevada Homes
Attn Rob Fitzgerald
PO Box 8070
Reno, NV 89507

Subject: LDC19-00071 (Comstock Cottages Phase 2)
APN No. 003-332-01

Dear Applicant:

At the regular meeting of the Planning Commission on August 21, 2019, the Planning Commission, as set forth in the official record, approved your request for: 1) a tentative map to develop 196 single family attached residential subdivision; and 2) special use permits for: a) townhomes; b) hillside development; c) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height. The ± 36.26 acre site is located ± 500 feet southeast of the intersection of Talus Way and North Virginia Street on the east side of the Union Pacific rail line. The site is located within the Single-Family Residential - 4,000 square feet (SF4) and Single Family Residential - 6,000 square feet (SF6) zoning districts and has Master Plan land use designations of Mixed Neighborhood (MX) and Single-Family Neighborhood (SF).

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. Prior to the approval of each final map or 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. 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.
5. Prior to the approval of each final map, the applicant shall provide a copy of the water "will-serve" letter and the sewer "will-serve" letter to the Community Development Department.
6. Prior to the issuance of each permit or final map approval the applicant shall submit a final hydrology/drainage report, a final geotechnical report, and a final sewerage report in accordance with the Public Works Design Manual.
7. Prior to the approval of the final map, the applicant shall submit plans that demonstrate the sanitary sewer system within George Sullivan Parkway shall be extended east to provide a connection to the existing City sewer lift station off Sienna Court.
8. Prior to the issuance of a Certificate of Occupancy for the 100 the dwelling unit, the applicant shall have completed construction of the associated ± 1.4 acre pocket park space, amenities and associated parking. The park shall be maintained by the HOA.
9. Prior to the issuance of the first final map, the applicant shall have constructed the following traffic improvements:
 - a) Construct a northbound (uphill) bike lane on Comstock Drive and stripe "Sharrows" (downhill) in the southbound lane;
 - b) Widen Comstock Drive to meet the City of Reno Collector Street standards;
 - c) Construct a continuous four foot (minimum) to eight foot wide sidewalk and new curb and gutter on the west side of Comstock Drive from the project driveway to the North Virginia Street/Comstock Drive intersection (tie into the existing portion of sidewalk already constructed along a portion of the west side of Comstock Drive).
 - d) The applicant shall construct a right turn lane on northbound N. Virginia Street onto Comstock Drive, including any property acquisition and traffic signal modifications. Said improvement shall be designed and bonded prior to final map approval and constructed prior to any certificate of occupancy.

10. Prior to any building permit being issued, Comstock Drive shall be constructed to the extent and in the alignment shown on the approved tentative map for Comstock Cottages Phase 1, including any necessary offsite property rights and utility relocation.
11. Prior to the approval of each final map, the applicant shall submit plans demonstrating vehicular and pedestrian offsite connectivity from the north project boundary along George Sullivan Parkway to the Mountain View Estate 4 project boundary. The connection shall be designed to a Collector Street standard with a 28 foot face-to-face width, prohibiting parking both sides, and include a 4 foot wide sidewalk on one side, and a total right of way of 38 feet in width. It shall be contained within a public use easement, and be privately maintained.
12. All streets shall be privately owned and maintained.
13. Prior to the approval of each final map, the applicant shall submit plans demonstrating the proposed utility and maintenance access road at the southwest corner of the project site shall be gated and not used for public access purposes. 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.
14. Prior to the issuance of any grading permit, the applicant shall have plans approved that demonstrate the color of the riprap will match the surrounding natural landscape and will be treated with Permeon or similar product. The riprap shall also be backfilled with soil and revegetated to the approval of the Community Development Department.
15. Prior to the approval of each final map, the applicant shall submit plans demonstrating a six-foot solid decorative fence or wall along the railway boundary. The fence or wall shall be designed to meet the recommendations of the Environmental Noise Assessment (dated 6/19/19) which may include reducing noise impacts from neighboring railroad activities and provide security along the property boundary.
16. Prior to the approval of each 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 Subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

17. Prior to the approval of any final map containing areas designated as open space, the applicant shall demonstrate that all open space areas will be designated as permanent open space on the map. The applicant shall deed restrict all open space areas to remain as open space in perpetuity. 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.
18. Construction hours shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. This restriction includes grading and road construction activities. The idling of vehicles shall be prohibited outside of the allowed construction hours.
19. Prior to the issuance of a building permit for any residence, the applicant shall provide a list, verified by an acoustical engineer, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45dBA.
20. 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 to the approval of the Community Development Department. Adequate street lighting shall be provided at all on-site intersections and mid-block pedestrian crossings. Street lighting shall be privately maintained.
21. Prior to the issuance of any grading permit, final grading plans shall demonstrate that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. All areas that are disturbed by project grading shall be revegetated with a seed mix that is consistent with the plant materials within undisturbed slopes. A note shall be added to the grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE GRADING AND PRIOR TO THE APPLICATION OF REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND THE CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE TREATMENTS.

22. Prior to the approval each final map the applicant shall provide plans that demonstrate that 20% of the electrical vehicle (EV) ready.
23. Prior to the approval of each final map the applicant shall provide a Noxious Weed Management Plan.

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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,



Arlo Stockham, AICP, Community Development Director
Community Development Department

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xc: KLS Planning & Design Group
John Krmpotic
1 E 1st St, Ste 1400
Reno, NV 89501

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