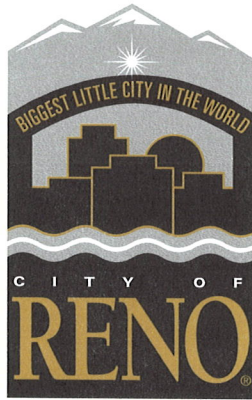


Jason Garcia-LoBue, MPA
Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2070



April 22, 2022

AMENDED LETTER

South Western Property Corp
Attn: Joeseeph Pelham
7979 E Tufts Ave., Ste 1125
Denver, CO 80237-2843

Subject: LDC21-00040 (Spectrum-Dandini Mixed Use Site) – **AMENDED LETTER**
APN No. 035-681-04, 05, 06 & 07 (Ward 4)

Dear Applicant:

At the regular meeting of the Planning Commission on April 7, 2021, the Planning Commission, as set forth in the official record, approved your request for a special use permit for: 1) hillside development; 2) grading that results in cuts deeper than 20 feet in depth and fills greater than ten feet in height; 3) grading disturbance of a major drainageway; 4) an accessory drive-thru facility; and 5) operations between 11:00 p.m. and 6:00 a.m. associated with a proposed mixed-use development containing multifamily residential, hotel, and restaurant uses. The ±25.66 acre site is comprised of four parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard. The site is in the Mixed Use/Dandini Regional Center (MU/DRC) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. **Based on the materials submitted and with the requested modification to Condition No. 15, the project conforms to the findings, as required by Reno Municipal Code (RMC) section 18.06.405(f) (Compliance with Plans and Minor Modifications to Approved Plans):**

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. This request was submitted and analyzed prior to the January 13, 2021 adoption of the comprehensive update to Title 18 of the Reno Municipal Code ("RMC"). In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for shall prevail, excluding Title 18 standards. The development shall be constructed utilizing the formerly adopted Title 18 code standards adopted immediately prior to January 13, 2021. Upon completion of the project

constructed under LDC21- 00040 (Spectrum – Dandini Mixed Use Site), any future request shall meet the current Title 18 code standards in effect at the time of application.

2. The applicant shall apply for all building permits associated with the request within 18 months from the date of final approval. The applicant shall continuously maintain the validity of those permits, or this approval shall be null and void. All permit application and plan sheets shall clearly note that the permit plans shall be reviewed under the Title 18 standards adopted immediately prior to January 13, 2021.
3. Prior to the issuance of each building permit, the applicant shall attach a copy of the final approval letter and include a narrative that describes how the requested permit addresses each of the applicable conditions of approval.
4. 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.
5. 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 the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.
6. Prior to the issuance of a building permit for any multifamily unit, the applicant shall have plans approved showing a list, verified by an acoustical engineer, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA.
7. Prior to the issuance of a building permit for the restaurant with a drive-through, the applicant shall have plans approved showing the installation of an architecturally integrated overhang with solid wall extending from the finished grade to the roof of the overhang to separate the drive-through from the residential property to the north. The feature shall be installed with the construction of the building and prior to the issuance of a certificate of occupancy for the restaurant building.

8. Prior to the issuance of a building permit for the hotel, child care facility, restaurant, or community clubhouse, the applicant shall demonstrate that the architecture is consistent with the architecture of the multifamily buildings with respect to materials and colors, roof pitches, and/or fenestration.
9. Prior to the issuance of any building permit for site improvements, the applicant shall demonstrate that direct pedestrian connectivity is provided from the sidewalk along Spectrum Boulevard to the child care facility and restaurants. The sidewalk shall be installed prior to the certificate of occupancy for the structure to which it connects.
10. Prior to the issuance of a business license or a building permit for the child care facility, the applicant shall demonstrate that there will be a maximum of 135 pupils at the establishment unless additional parking is provided to the satisfaction of the Administrator.
11. Prior to the issuance of a building permit for site improvements, the applicant shall provide a reciprocal access and parking agreement for the entire site. Provisions shall exist within the agreement to allow for the multifamily component to reserve exclusive use of 420 parking spaces. The agreement shall be recorded and shall be in existence for the life of the project.
12. Prior to the issuance of any building permit, a boundary line adjustment for the property line separating the northern portion of the site from the southern portion of the site must be approved and recorded. The new property line shall be situated such that it falls outside of the major drainageway area (15 feet from the edge of the 100 year flood elevation) and is a minimum of 10 feet from the edge of the parking spaces along the north side of the subject site.
13. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating the location of bicycle parking. Bicycle parking spaces shall be provided in the following amounts for each use:
 - a. Hotel: 2 spaces near hotel entrance;
 - b. Multifamily: 50 spaces spread throughout the site near site amenities;
 - c. Restaurant: 3 spaces near the entrance

All bicycle parking shall be sheltered and adequately lit to a minimum of 1 footcandle. All bicycle parking shall be installed prior to the issuance of a certificate of occupancy for each respective building for which the parking is provided.

14. Should the project be phased, final landscaping plans shall be approved complying with the code required minimums, as amended, for each phase, prior to the issuance of each building permit. Landscaping around the project boundary (adjacent to US 395 and the Regional Public Safety Training Facility) shall be designed and installed prior to issuance of a certificate of occupancy for the first phase.
15. Prior to the issuance of a building permit for any site improvements, the applicant shall have landscape plans approved **showing clusters of shrubs, no taller than 15 feet in height at full growth, planted along the west property line adjacent to the US 395 right-of-way as shown on the planting plan.** ~~showing clusters of evergreen trees spaced an average of 30 feet on center placed along the west property line adjacent to the US 395 right-of-way. Trees shall be installed prior to the certificate of occupancy of the first building.~~
16. Prior to the issuance of a building permit for site improvements, landscape plans shall be approved showing the species of street trees are chosen from the Major Tree category in the Reno Municipal Code, as amended. All required street trees shall be installed prior to the issuance of a certificate of occupancy for the first building within each phase.
17. Prior to the issuance of any sign permit, the applicant shall have plans approved demonstrating the height of any freestanding sign is limited to 15 feet. The freestanding sign shall be designed as a monument sign and shall match the architecture of the buildings.
18. Prior to the issuance of a building permit for site improvements, the applicant shall have a photometric plan approved demonstrating compliance with the minimum parking lot lighting required by the Reno Municipal Code, as amended, while also utilizing state of the art dark skies lighting techniques such as fixture screening, light spill containment, and directing lighting downward.
19. Prior to the issuance of any permit containing fences on the site, the applicant shall have plans approved showing an open view, decorative metal fence will be installed along the north and west sides of the property. A detail shall be provided showing the exact dimensions and design of the fence. No chainlink fence shall be permitted.
20. 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.

21. Prior to the issuance of any grading permit, the applicant shall demonstrate that trees can be planted on all slopes consistent with the preliminary landscape plan and all conditions of this approval. If slopes are too steep to accommodate trees, tree wells shall be provided to comply with all conditions and code requirements related to landscaping.
22. Prior to issuance of a grading permit, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. All created slopes exceeding 30 feet in height shall provide horizontal and vertical changes to vary the flat-engineered look to these slopes by incorporating a mixture of 2:1, 3:1, and 4:1 slope. Talus slopes, embedded boulders, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consistent with the adjacent undisturbed slopes. A note shall be added to each grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE GRADING AND PRIOR TO 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 (PER CONDITION NO. 22 OF LDC17-00062 – SPECTRUM-DANDINI MIXED USE SITE).

23. Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating the walls will be contoured to match the surrounding topography and provide visual interest. All walls exceeding ten feet in height shall be broken up into two walls with a minimum of a five foot landscaped bench. The landscape bench shall contain large trees planted at a minimum of one tree per 20 lineal feet and large shrubs planted at a minimum of six shrubs per tree.
24. Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating all retaining walls will be rockery walls or will match the architecture of the building with the use of stone or other decorative material. No standard concrete masonry unit ("CMU") block wall shall be permitted. All rockery walls shall be treated with Permeon or similar product to ensure the color is blended with the surrounding natural environment.
25. Prior to the approval of a building permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared ensuring consistent monitoring, prevention, and removal by the property manager.

This plan shall be implemented and be enforceable throughout the life of the project.

26. Prior to the issuance of a permit for site improvements, the applicant shall have plans approved demonstrating that an automated security gate and access turn-around will be installed at the main entrance to the Regional Public Safety Training Center. The plans shall also demonstrate a security fence with thorny bushes located between the subject site and the perimeter boundary of the training center will be installed. The final design of the security features shall be approved by management staff of the Regional Public Safety Training Center and the City of Reno Police Chief or designee. All required security improvements shall be installed prior to the certificate of occupancy of the first building.
27. Prior to the issuance of the first building permit for residential units, the applicant shall have language approved regarding the adjacency of the Regional Public Safety Training Center ("RPSTC") and the Society for the Prevention of Cruelty to Animals ("SPCA") facility for disclosure statements to all prospective tenants that will be included in their lease package. Said disclosure shall explain the proximity of the RPSTC and SPCA facilities and the activities occurring at each facility. For the RPSTC, the language shall state that the Fire Departments and Police Departments from the region RPSTC to conduct fire simulation, car chase trainings, and other real world scenarios to assist in training. This activity could result in noise from gun shots, sirens, barking dogs, loud explosions, and the smell of smoke. For the SPCA facility, the language shall state that animals on-site could result in noise such as barking dogs. The final language shall be approved by the management staff of the RPSTC, the City of Reno Police Chief or designee, and the Zoning Administrator.
28. Prior to the issuance of each permit submitted before intersection improvements at the Parr Boulevard/US 395 ramps are constructed, the applicant shall provide a traffic study update for each project phase for review and approval by the City of Reno and Regional Transportation Commission ("RTC"). The traffic report update shall adequately address all project impacts to the adjacent roadway network, proposed project intersections, and the Parr Boulevard/US 395 ramp intersections. All recommended roadway, pedestrian and/or intersection improvements identified by the traffic study update shall be completed and accepted prior to any certificate of occupancy. If required improvements are identified in the RTC capital improvements plan, the applicant may enter into an offset agreement and the improvements may receive Regional Road Impact Fee ("RRIF") credit.
29. Prior to the issuance of a permit for site improvements, the applicant shall demonstrate that all sidewalks located adjacent to Spectrum Boulevard or Dandini

Boulevard are located within the public right-of-way and/or within a public use easement.

30. Prior to the issuance of any permits for the installation of the traffic signals at the northbound and southbound onramps at the Dandini Boulevard/US 395 interchange, the applicant shall have plans approved showing a crosswalk across the onramp to help provide safe pedestrian connectivity along Dandini Boulevard/Parr Boulevard from the subject site to the western side of the freeway.
31. Prior to the issuance of permits for public improvements, the applicant shall ensure that bicycle lanes will be added to Spectrum Boulevard. Said bicycle lanes shall be installed prior to the issuance of the first certificate of occupancy.
32. Prior to the approval of building permits for site improvements, the applicant shall provide a copy of a disclosure to be provided to each potential tenant with their lease notifying them that students in this project may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.
33. Prior to the approval of the first permit, the applicant shall complete the signal warrant analysis for the US 395/Parr Boulevard ramps. If the signal warrants are met, the applicant shall construct and make the signal improvements fully operational prior to the issuance of the first certificate of occupancy.
34. Prior to the issuance of any certificate of occupancy, the applicant shall demonstrate safe connectivity to public transit.
35. Any recommended improvements in the intersection control evaluation ("ICE") performed by NDOT shall be included in the required offsite improvements for the project to the satisfaction of NDOT and Community Development / Engineering.
36. The applicant shall obtain an NDOT Encroachment permit prior to any work within NDOT Right of Way.
37. The design of the project shall be compatible with the design of future widening of US-395 to the satisfaction of NDOT and Community Development / Engineering.
38. Prior to the approval of the first building permit (excluding grading), the applicant shall have plans approved demonstrating code compliant secondary emergency access. Any associated grading required to facilitate this access shall be under the

thresholds for special use permit review, or processed through an amendment to case LDC21-00040.

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,



Jason Garcia-LoBue, MPA
Development Services Department

LDC21-00040 (Spectrum-Dandini Mixed Use Site) - NJG

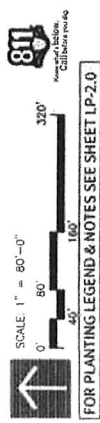
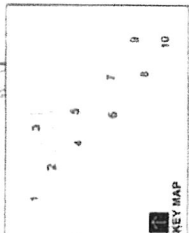
xc: Dandini-Spectrum, LLC
2100 Main St. Ste 106
Irvine, CA 92614

Kenneth Krater, P.E.
901 Dartmouth Drive
Reno, NV 89509

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

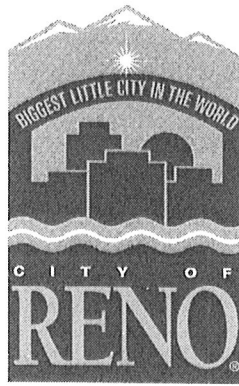


PLANT SCHEDULE

[illegible]

FOR PLANTING LEGEND & NOTES SEE SHEET LP-2.0

Arlo Stockham, AICP
Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2070



April 8, 2021

South Western Property Corp
Attn: Joeceph Pelham
7979 E Tufts Ave., Ste 1125
Denver, CO 80237-2843

Subject: LDC21-00040 (Spectrum-Dandini Mixed Use Site)
APN No. 035-681-04, 05, 06 & 07 (Ward 4)

Dear Applicant:

At the regular meeting of the Planning Commission on April 7, 2021, the Planning Commission, as set forth in the official record, approved your request for a special use permit for: 1) hillside development; 2) grading that results in cuts deeper than 20 feet in depth and fills greater than ten feet in height; 3) grading disturbance of a major drainageway; 4) an accessory drive-thru facility; and 5) operations between 11:00 p.m. and 6:00 a.m. associated with a proposed mixed-use development containing multifamily residential, hotel, and restaurant uses. The ±25.66 acre site is comprised of four parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard. The site is in the Mixed Use/Dandini Regional Center (MU/DRC) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021.

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future request shall meet the current Title 18 code standards in effect at the time of application.

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All bicycle parking shall be sheltered and adequately lit to a minimum of 1 footcandle. All bicycle parking shall be installed prior to the issuance of a certificate of occupancy for each respective building for which the parking is provided.

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15. Prior to the issuance of a building permit for any site improvements, the applicant shall have landscape plans approved showing clusters of evergreen trees spaced an average of 30 feet on center placed along the west property line adjacent to the US 395 right-of-way. Trees shall be installed prior to the certificate of occupancy of the first building.
16. Prior to the issuance of a building permit for site improvements, landscape plans shall be approved showing the species of street trees are chosen from the Major Tree category in the Reno Municipal Code, as amended. All required street trees shall be installed prior to the issuance of a certificate of occupancy for the first building within each phase.
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GRADING NOTE: UPON COMPLETION OF THE GRADING AND PRIOR TO 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 (PER CONDITION NO. 22 OF LDC17-00062 – SPECTRUM-DANDINI MIXED USE SITE).

23. Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating the walls will be contoured to match the surrounding topography and provide visual interest. All walls exceeding ten feet in height shall be broken up into two walls with a minimum of a five foot landscaped bench. The landscape bench shall contain large trees planted at a minimum of one tree per 20 lineal feet and large shrubs planted at a minimum of six shrubs per tree.
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25. Prior to the approval of a building permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared

ensuring consistent monitoring, prevention, and removal by the property manager. This plan shall be implemented and be enforceable throughout the life of the project.

26. Prior to the issuance of a permit for site improvements, the applicant shall have plans approved demonstrating that an automated security gate and access turn-around will be installed at the main entrance to the Regional Public Safety Training Center. The plans shall also demonstrate a security fence with thorny bushes located between the subject site and the perimeter boundary of the training center will be installed. The final design of the security features shall be approved by management staff of the Regional Public Safety Training Center and the City of Reno Police Chief or designee. All required security improvements shall be installed prior to the certificate of occupancy of the first building.
27. Prior to the issuance of the first building permit for residential units, the applicant shall have language approved regarding the adjacency of the Regional Public Safety Training Center ("RPSTC") and the Society for the Prevention of Cruelty to Animals ("SPCA") facility for disclosure statements to all prospective tenants that will be included in their lease package. Said disclosure shall explain the proximity of the RPSTC and SPCA facilities and the activities occurring at each facility. For the RPSTC, the language shall state that the Fire Departments and Police Departments from the region RPSTC to conduct fire simulation, car chase trainings, and other real world scenarios to assist in training. This activity could result in noise from gun shots, sirens, barking dogs, loud explosions, and the smell of smoke. For the SPCA facility, the language shall state that animals on-site could result in noise such as barking dogs. The final language shall be approved by the management staff of the RPSTC, the City of Reno Police Chief or designee, and the Zoning Administrator.
28. Prior to the issuance of each permit submitted before intersection improvements at the Parr Boulevard/US 395 ramps are constructed, the applicant shall provide a traffic study update for each project phase for review and approval by the City of Reno and Regional Transportation Commission ("RTC"). The traffic report update shall adequately address all project impacts to the adjacent roadway network, proposed project intersections, and the Parr Boulevard/US 395 ramp intersections. All recommended roadway, pedestrian and/or intersection improvements identified by the traffic study update shall be completed and accepted prior to any certificate of occupancy. If required improvements are identified in the RTC capital improvements plan, the applicant may enter into an offset agreement and the improvements may receive Regional Road Impact Fee ("RRIF") credit.

29. Prior to the issuance of a permit for site improvements, the applicant shall demonstrate that all sidewalks located adjacent to Spectrum Boulevard or Dandini Boulevard are located within the public right-of-way and/or within a public use easement.
30. Prior to the issuance of any permits for the installation of the traffic signals at the northbound and southbound onramps at the Dandini Boulevard/US 395 interchange, the applicant shall have plans approved showing a crosswalk across the onramp to help provide safe pedestrian connectivity along Dandini Boulevard/Parr Boulevard from the subject site to the western side of the freeway.
31. Prior to the issuance of permits for public improvements, the applicant shall ensure that bicycle lanes will be added to Spectrum Boulevard. Said bicycle lanes shall be installed prior to the issuance of the first certificate of occupancy.
32. Prior to the approval of building permits for site improvements, the applicant shall provide a copy of a disclosure to be provided to each potential tenant with their lease notifying them that students in this project may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.
33. Prior to the approval of the first permit, the applicant shall complete the signal warrant analysis for the US 395/Parr Boulevard ramps. If the signal warrants are met, the applicant shall construct and make the signal improvements fully operational prior to the issuance of the first certificate of occupancy.
34. Prior to the issuance of any certificate of occupancy, the applicant shall demonstrate safe connectivity to public transit.
35. Any recommended improvements in the intersection control evaluation ("ICE") performed by NDOT shall be included in the required offsite improvements for the project to the satisfaction of NDOT and Community Development / Engineering.
36. The applicant shall obtain an NDOT Encroachment permit prior to any work within NDOT Right of Way.
37. The design of the project shall be compatible with the design of future widening of US-395 to the satisfaction of NDOT and Community Development / Engineering.
38. Prior to the approval of the first building permit (excluding grading), the applicant shall have plans approved demonstrating code compliant secondary emergency

access. Any associated grading required to facilitate this access shall be under the thresholds for special use permit review, or processed through an amendment to case LDC21-00040.

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

LDC21-00040 (Spectrum-Dandini Mixed Use Site) - NJG

xc: Dandini-Spectrum, LLC
2100 Main St. Ste 106
Irvine, CA 92614

Kenneth Krater, P.E.
901 Dartmouth Drive
Reno, NV 89509

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