



PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0005809403

Customer: CITY OF RENO - LEGALS
Address: 1 E 1ST ST FL 2
 RENO NV 89501 USA
Acct. #: REN-0000000783
Phone: 7753342030
 cityclerk@reno.gov
 CITY OF RENO - LEGALS
Ordered By: Barbara Aufiero

OrderStart Date: 09/01/2023

Order End Date: 09/01/2023

| | | | | | | |
|--------------------|-------------------|------------------|-------------------|------------------|------------------------|-------------|
| <u>Tear Sheets</u> | <u>Affidavits</u> | <u>Blind Box</u> | <u>Promo Type</u> | <u>Materials</u> | <u>Special Pricing</u> | <u>Size</u> |
| 0 | 0 | | | | | 2 X 36.00 |

| | | | | | |
|---------------------|-------------------|-----------------------|-----------------------|-------------------------|----------------------|
| <u>Order Amount</u> | <u>Tax Amount</u> | <u>Total Order Am</u> | <u>Payment Method</u> | <u>Order Payment Am</u> | <u>OrderAmount D</u> |
| \$256.00 | \$0.00 | \$256.00 | Credit Card | \$0.00 | \$256.00 |

Ad Order Notes:

Sales Rep: eoettinger

Order Taker: eoettinger

Order Created 08/24/2023

| Product | # Ins | Start Date | End Date |
|-----------|-------|------------|------------|
| 09-01-23, | 1 | 09/01/2023 | 09/01/2023 |
| 09-01-23, | 1 | 09/01/2023 | 09/01/2023 |

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 08/24/2023

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Reno will hold the below listed public hearing in the Council Chambers of the Reno City Hall, One East First Street, First Floor, on September 13, 2023 commencing at the time indicated.

6:00 p.m - MUP23-00007 (Wrightway Market Packaged Alcohol Sales)
 Appeal of the Administrator's decision to deny a request for a minor conditional use permit to allow for package alcohol sales accessory to the primary use of a convenience store. The ±0.16 acre site is located on the east side of Evans Avenue approximately ±190 feet south of its intersection with East 4th Street (330 Evans Avenue). The subject site is located in the Mixed-Use Downtown Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU).
 An appeal was filed by the applicant, Devinder Dhillon. City Council may affirm, modify, or reverse the decision of the Administrator.

6:00 p.m - LDC23-00062 (Viewpoint Apartments Access Road MSPR)
 Appeal of the Planning Commission's decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential - 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).
 An appeal was filed by Dave Snelgrove of CFA, Inc. on behalf of their client Montebello II, LP. City Council may affirm, modify, or reverse the decision of the Planning Commission.

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at Reno.Gov/PublicComment, email to PublicComment@reno.gov or leave a voicemail at 775-393-4499. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to City Council for review prior to adjournment, and entered into the record.

All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL
 Sept 1, 2023 #5809403

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6:00 p.m – LDC23-00062 (Viewpoint Apartments Access Road MSPR)

Appeal of the Planning Commission's decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Thank you for your planning application submittal. The following information is to be populated into the interactive form for public notice as required by Reno Municipal Code. The form will produce a PDF version of the Public Notice sign for you to print and post at the project proposal location. If you have any questions concerning this process, please contact (775) 334-2030.

To get started go to:

<https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications> Select the “**Other Resources**” dropdown and select the applicable form for **Public Hearing Notice – City Council**

*Your case is scheduled for the **September 13, 2023, City Council Meeting at 6 PM.***

Please enter the meeting date and time, case number, case name and planner’s name into the corresponding fields. Also, you must input the Applicant’s name as listed on the application.

CASE NO: LDC23-00062

CASE NAME: Viewpoint Apartments Access Road MSPR

PLANNER: Leah Brock

Please copy and paste the below project description into the DESCRIPTION field:

Appeal of the Planning Commission’s decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).

An appeal was filed by Dave Snelgrove of CFA, Inc. on behalf of their client Montebello II, LP. City Council may affirm, modify, or reverse the decision of the Planning Commission.

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*Once you have populated all required fields please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is **36 inches wide by 48 inches tall** and must be printed on **astrobright yellow paper**.*

Maps of number of postings and posting locations have been provided via email.

The public notice sign(s) must be on site no later than September 1, 2023, at 5:00 p.m.

Please submit legible photographic proof of posting to our office at 1 East First Street, 2nd Floor or via email to cityclerk@reno.gov. Signs must be clear and legible.

Viewpoint Apartments Access Road MSPR

Site Posting Locations



PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE RENO CITY COUNCIL IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST FIRST STREET, RENO, NEVADA.

HEARING DATE September 13, 2023 HEARING TIME 5:00 PM

APPLICANT _____

Montebello II, LP

CASE NUMBER _____

LDC23-00062

PROJECT NAME _____

Viewpoint Apartments Access Road MSPR

DESCRIPTION

Appeal of the Planning Commission's decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00054). The 297.97 acre site is located in the Multi-Family Residential 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). An appeal was filed by Dave Snelgrove of CFA, Inc. on behalf of their client Montebello II, LP. City Council may affirm, modify, or reverse the decision of the Planning Commission.

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at Reno.Gov/PublicComment, email to PublicComment@reno.gov or leave a voicemail at 775-333-4409. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to City Council for review and entered into the record.

RECEIVED
AUG 31 2023
CITY CLERK

Leah Brock - 334-2178

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505



Do not remove this sign until after the hearing date.

PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE RENO CITY COUNCIL IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST FIRST STREET, RENO, NEVADA.

HEARING DATE

September 13, 2023

HEARING TIME

6:00 PM

APPLICANT

Montebello II, LP

CASE NUMBER

LDC23-00062

PROJECT NAME

Viewpoint Apartments Access Road MSPR

DESCRIPTION

Appeal of the Planning Commissions decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). An appeal was filed by Dave Snelgrove of CFA, Inc. on behalf of their client Montebello II, LP. City Council may affirm, modify, or reverse the decision of the Planning Commission.

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at Reno.Gov/PublicComment, email to PublicComment@reno.gov or leave a voicemail at 775-393-4499. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to City Council for review prior to adjournment, and entered into the record.

RECEIVED

AUG 31 2023

CITY CLERK

Leah Brock - 334-2178

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505



Do not remove this sign until after the hearing date.

RECEIVED

AUG 31 2023

CITY CLERK

PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE RENO CITY COUNCIL IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST FIRST STREET, RENO, NEVADA.

HEARING DATE: September 13, 2023 HEARING TIME: 6:00 PM

APPLICANT:

Montebello II, LP

CASE NUMBER:

EDC23-00002

PROJECT NAME:

Westpoint Apartments Access Road MSRP

DESCRIPTION:

Appeal of the Planning Commission's decision to approve a request for a major site plan review to allow for zoning resulting in lots deeper than 20 feet and 866 greater than ten feet in height for the development of an access road to a previously approved 4.11 acre apartment complex (LDC22-00004). The 407.67 acre site is located in the Mark Family Residential - 14 units per acre (MF-14) zoning district directly west of the intersection of Forest Ridge Drive and Shamba Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MN) and Parks, Recreation, and Open Space (POOS).

An appeal was filed by David Steingrue of CFA, Inc. on behalf of project client Montebello II, LP. City Council may affirm, modify, or reverse the decision of the Planning Commission.

Those who wish to submit public comments on the appeal may do so by submitting public comments through the online public comment form located at Reno City Public Comment, email to PublicComment@reno.gov or phone at 775-323-4499. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 p.m. on the day preceding the meeting will be provided to City Council for review prior to adjournment, and entered into the record.

Leah Brock - 334-2178

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505



Do not remove this sign until after the hearing date.

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

Donald LaQue, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 1st day of September, 2023, she deposited in the United States Post Office at Reno, Nevada, copies of the attached postcard "Notice of Public Hearing" on which postage was fully prepaid, addressed to the property owners shown opposite their names, said noticing being marked "Exhibit A" and made a part hereof; that there is a regular communication by mail between the place of mailing and the place addressed; that said attached list contains the names and addresses of all owners of land in Case No. LOC 23-00062 (Viewpoint Apartments Access Road) Appeal who are required to be notified by law.



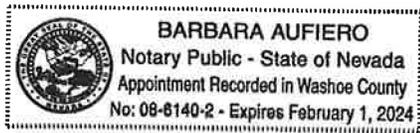
for CITY CLERK

SUBSCRIBED and SWORN to before me this

1st day of September, 2023.

Barbara Auffero

Notary Public in and for the County of Washoe,
State of Nevada





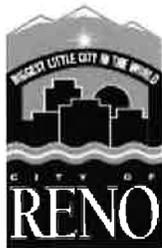
CITY OF RENO
City Clerk
P.O. Box 7
Reno, Nevada 89504

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **202-192-16**

GEORGE ANASTASSATOS TRUST
PO BOX 2121
CARSON CITY, NV 89702



CITY OF RENO
City Clerk
P.O. Box 7
Reno, Nevada 89504

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **202-192-20**

AURELIO APOLINAR-LOPEZ et al
1105 SILVER CREST CIR
RENO, NV 89523

NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **September 13, 2023 at 6pm** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **Case # LDC23-00062 (Viewpoint Apartments Access Road MSPR)**

Appeal of the Planning Commission's decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).

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As a property owner within **750 feet**, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Leah Brock, Assistant Planner at (775) 334-2178**.

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MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

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MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

| FirstOfpin | lastname | firstname | mailing1 | mailcity |
|------------|--------------------------------|-----------------------|---------------------------|---------------|
| 202-191-14 | ABELLA et al | ADELINE | 1028 CROWN VIEW DR | RENO |
| 202-192-11 | ADCOX | PAUL C & ELIZABETH R | PO BOX 34232 | RENO |
| 202-192-16 | ANASTASSATOS TRUST | GEORGE | PO BOX 2121 | CARSON CITY |
| 202-192-20 | APOLINAR-LOPEZ et al | AURELIO | 1105 SILVER CREST CIR | RENO |
| 400-110-05 | APPLING | JOHN | 4860 SKY MOUNTAIN CIR | RENO |
| 400-110-02 | BAHAR et al | HAWLADER A | 4890 SKY MOUNTAIN CIR | RENO |
| 400-120-09 | BATAVIA FAMILY TRUST | CLYDE & GAIL | 9171 MOUNT PLEASANT DR | RENO |
| 400-110-07 | BELL | SANDRA | 4840 SKY MOUNTAIN CIR | RENO |
| 202-193-09 | BERNABE | FREDERICO & MARIA L | 3365 GRANADA AVE | WINNEMUCCA |
| 202-192-24 | BUGARIN | LYDIA | PO BOX 34964 | RENO |
| 202-191-17 | BUTLER | DANIELLE Y & JOSHUA A | 1040 CROWN VIEW DR | RENO |
| 202-192-23 | CALIC | THOMIR | 1135 SILVER CREST CIR | RENO |
| 202-192-18 | CARMEN | HEATHER | 1005 CROWN VIEW DR | RENO |
| 400-024-06 | CHALYBEATE ASSOCIATES | | 269 S BEVERLY DR STE 1413 | BEVERLY HILLS |
| 400-110-08 | COLE LIVING TRUST | | PO BOX 8713 | RENO |
| 202-192-19 | CRANE LIVING TRUST | DAVID & LORI | PO BOX 209 | SEWARD |
| 202-193-07 | CUMMINGS | MATTHEW | 1016 CROWN VIEW DR | RENO |
| 202-193-08 | CURRIER | KRISTINE | 7890 GRANITE BASIN CT | RENO |
| Ward 1 NAB | Daftary | Nikhil | 2200 Watt Street | Reno |
| 400-024-05 | DANADAM PROPERTIES LLC | | 22792 CHANNEL VIEW | LAGUNA NIGUEL |
| 202-193-10 | DEQUINIA | ANA MARIE ABELLA | 1260 SILVER CREST CIR | RENO |
| 400-021-02 | DERMODY FAMILY LIMITED PTSP II | | PO BOX 7097 | RENO |
| 400-110-01 | FINDLEY | ANDREW & MICHELLE | 4898 SKY MOUNTAIN CIR | RENO |
| 202-193-06 | FLOAT YOUR BOAT LLC | | 13380 STONELAND DR | RENO |
| 202-192-09 | FREDERICK | AARON & MICHELLE D | 1031 CROWN VIEW DR | RENO |
| 400-110-03 | GARDNER | ROBERT S & JOSEFINA G | 990 ROSEHEDGE CT | CONCORD |
| Ward 1 NAB | Ginsberg | Michael | 4690 Sommerville Wy | Reno |
| 202-160-01 | GRAND SUMMIT LLC | | PO BOX 33322 | RENO |
| 202-192-06 | GREENWOOD et al | ROBERT | 1037 CROWN VIEW DR | RENO |
| 039-170-24 | HARRAHS RENO LLC | | 535 MADISON AVE FL 20 | NEW YORK |
| 400-110-09 | HASTINGS FAMILY TRUST | | 4820 SKY MOUNTAIN CIR | RENO |
| 212-010-07 | HCRI NEVADA PROPERTIES INC | | PO BOX 92129 | SOUTHLAKE |
| 212-010-08 | HD DEVELOPMENT OF MARYLAND INC | | PO BOX 105842 | ATLANTA |
| 039-161-10 | HEISER-SCHOLTEN PROPERTIES | | 905 SAMUEL DR | PETALUMA |
| 202-192-12 | HIATT | KELLY B & SHIRLEY G | 5544 RIVERS EDGE DR | FALLON |
| 400-110-04 | ISLAM et al | GAZIR | 4870 SKY MOUNTAIN CIR | RENO |
| 202-193-05 | KAUR et al | PARAMJIT | 221 N VIRGINIA ST | RENO |
| 202-193-02 | KIEN PHUNG & RAYNA YUEN TRUST | | 1150 SILVER CREST CIR | RENO |

LDC 23-00062 (Viewpoint Apartments)

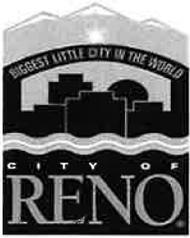
| mailstate | mailzip |
|-----------|---------|
| NV | 89523 |
| NV | 89533 |
| NV | 89702 |
| NV | 89523 |
| NV | 89445 |
| NV | 89533 |
| NV | 89523 |
| NV | 89523 |
| NV | 89523 |
| CA | 90212 |
| NV | 89507 |
| AK | 99664 |
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| NV | 89523 |
| NV | 89511 |
| NV | 89523 |
| CA | 94521 |
| NV | 89519 |
| NV | 89533 |
| NV | 89523 |
| NY | 10022 |
| NV | 89507 |
| TX | 76092 |
| GA | 30348 |
| CA | 94952 |
| NV | 89406 |
| NV | 89523 |
| NV | 89501 |
| NV | 89523 |

| FirstOfpin | lastname | firstname | mailing1 | mailcity |
|------------|--|------------------------|---------------------------------|---------------|
| 202-192-10 | KOSHY et al | ANIL K | 1029 CROWN VIEW DR | RENO |
| 202-192-08 | KRUEGER | DANIELLE | 1033 CROWN VIEW DR | RENO |
| 202-191-16 | LEMMONS | DANIEL B | 961 WOODSON HAMMOCK CIR | WINTER GARDEN |
| 212-010-03 | LOUIE et al | DORENE E | 1630 RIVIERA AVE | WALNUT CREEK |
| 202-192-22 | LYNCH | KIMBERLY | 1125 SILVER CREST CIR | RENO |
| 202-191-15 | MARQUEZ et al | JACKIE R | 1032 CROWN VIEW DR | RENO |
| 202-192-14 | MAY | CAROLYN K | 1021 CROWN VIEW DR | RENO |
| 039-780-02 | MG VIZCAYA HILLTOP APARTMENTS LP et al | | 10505 SORRENTO VALLEY RD # 300 | SAN DIEGO |
| 039-170-35 | MONTEBELLO II LP | | 5700 STONERIDGE MALL RD STE 235 | PLEASANTON |
| | Montebello LLP | | 5700 Stoneridge Mall Rd Ste 235 | Pleasanton |
| 039-161-38 | NEVADA UTAH ASSN 7TH DAY ADVENTIST | | 10475 DOUBLE R BLVD | RENO |
| 400-021-01 | OAKMONT OF RENO LLC | | 220 CONCOURSE BLVD | SANTA ROSA |
| 202-192-17 | PABICO | JASON A | 1009 CROWN VIEW DR | RENO |
| 400-211-10 | PC SUMMIT RIDGE LLC | | 4956 N 300 W STE 300 | PROVO |
| 202-193-12 | PETER SHAO & SANDY CAI LIVING TRUST | | PO BOX 18451 | RENO |
| 400-120-07 | PINEFIN 1 LLC | | 3545 AIRWAY DR STE 113 | RENO |
| Ward 1 NAB | Piscevich | Margo | 3745 Falcon Wy | Reno |
| 202-192-01 | POHL | NORBERT J | 1051 CROWN VIEW DR | RENO |
| 400-110-10 | POWERS | RHONDA B | 4810 SKY MOUNTAIN CIR | RENO |
| 202-192-07 | QUINTANA | MEGAN L & ANTONIO F | 1035 CROWN VIEW DR | RENO |
| | R Dave Snelgrove | | CFA LLC | Reno |
| 202-170-01 | RENO CITY OF | | PO BOX 1900 | RENO |
| 400-110-14 | RENOVISTA RIDGE MSTR PROP OWNER ASSN | | 5480 RENO CORPORATE DR STE 100 | RENO |
| 202-192-21 | REZA | MARIA D | 1115 SILVER CREST CIR | RENO |
| 202-192-15 | RILES 8 INVESTMENTS LLC | | 427 W PLUMB LN | RENO |
| 400-120-04 | RJMG LLC | | PO BOX 34384 | RENO |
| Ward 1 NAB | Ross | Justin | 944 Haskell St. | Reno |
| 202-192-05 | SCHIEBERT | DANIEL & VIRGINIA | 1039 CROWN VIEW DR | RENO |
| Ward 1 NAB | Schrimpf | William | 8717 Damselfly Dr | Reno |
| 202-192-03 | SCHWAEBLE et al | SUMER R | 4857 SIERRA PINE DR | RENO |
| 202-192-02 | SHAFFER LIVING TRUST | JAMES L & CHERYL C | PO BOX 33062 | RENO |
| 400-040-16 | SKY MOUNTAIN BY VINTAGE LP | | 369 SAN MIGUEL DR STE 135 | NEWPORT BEACH |
| 400-130-10 | STARDUST HR LLC | | 2011 PINTO LN STE 200 | LAS VEGAS |
| 202-193-03 | STATHEES | NICHOLAS D & ALEXANDRA | 1000 CROWN VIEW DR | RENO |
| 202-191-12 | STERN | JASON N | 1275 SILVER CREST CIR | RENO |
| 212-161-03 | SUMMERSET RENO ALMC LLC | | 2150 DOUGLAS BLVD STE 110 | ROSEVILLE |
| 400-024-13 | SUMMIT RIDGE HOLDINGS INVESTMENT LLC | | 4875 SUMMIT RIDGE DR | RENO |
| 202-191-18 | SWAGMAN et al | KIRSTIN | 1044 CROWN VIEW DR | RENO |

| mailstate | mailzip |
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| NV | 89523 |
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| FL | 34787 |
| CA | 94596 |
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| CA | 95403 |
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| UT | 84604 |
| NV | 89511 |
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| CA | 92660 |
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| CA | 95661 |
| NV | 89523 |
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| 202-193-04 | SYN | CHRISTOPHER | 1004 CROWN VIEW DR | RENO |
| Ward 1 NAB | Theisen | Ronda | 1200 Riverside Drive, Unit 1258 | Reno |
| 202-192-13 | THUNDER PROPERTIES INC | | 659 THIRD AVE STE A | CHULA VISTA |
| 039-170-21 | TOMANEK GROUP LLC | | 26601 DURHAM WAY | HAYWARD |
| 039-161-36 | TRUCKEE MEADOWS WATER AUTHORITY | | PO BOX 30013 | RENO |
| 202-160-03 | VENETO AUSTIN CREST LLC | | 10866 WILSHIRE BLVD STE 970 | LOS ANGELES |
| Ward 1 NAB | Wager | Jerry | 3363 Belford Rd | Reno |
| Ward 1 NAB | Werninghaus | Karla | 1249 Humboldt St | Reno |
| 202-191-13 | YUAN & YANG FAMILY TRUST | | 11290 PARMA WAY | RENO |
| 202-193-11 | ZHANG et al | YU | 1250 SILVER CREST CIR | RENO |
| 400-110-06 | ZITO SEPARATE PROPERTY TRUST | JAMES D | 4850 SKY MOUNTAIN CIR | RENO |

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| NV | 89523 |
| NV | 89503 |
| CA | 91910 |
| CA | 94542 |
| NV | 89520 |
| CA | 90024 |
| NV | 89509 |
| NV | 89509 |
| NV | 89521 |
| NV | 89523 |
| NV | 89523 |



CITY OF RENO PRINT ORDER FORM

Job Name : LDC23-00062 (Viewpoint Apartments Appeal)

Contact Information (required fields):

| | |
|-----------------------------------|-----------------------------------|
| Name: Barbara Aufiero | Date File is Available: 8/24/2023 |
| Dept/Division: CITY CLERKS OFFICE | Date Order Due: 8/29/2023 |
| Contact Phone #: 775-334-2030 | Contact Email: CITYCLERK@RENO.GOV |

0371-7400-6000-

| PRODUCTION | <input checked="" type="checkbox"/> Black & White <input type="checkbox"/> Color | Copies: 88 Sides: SS <input type="checkbox"/> DS <input type="checkbox"/> Paper Type & Color: <input type="checkbox"/> Paper Color: Blue <input type="checkbox"/> Paper Weight: _____ | <table border="1"> <thead> <tr> <th colspan="4">Paper Choices*</th> </tr> <tr> <th>Pastel</th> <th>Available Sizes & Weights</th> <th>Prights (letter size only)</th> <th>Available Weights</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>Letter, Legal, & Cardstock</td> <td>Cosmic Orange</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Green</td> <td>Letter, Legal, & Cardstock</td> <td>Gamma Green</td> <td>24 lb</td> </tr> <tr> <td>Ivory</td> <td>Letter, Legal, & Cardstock</td> <td>Lift-Off Lemon</td> <td>24 lb</td> </tr> <tr> <td>Yellow</td> <td>Letter, Cardstock</td> <td>Lunar Blue</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Pink</td> <td>Letter, Legal</td> <td>Planetary Purple</td> <td>24 lb</td> </tr> <tr> <td>Goldenrod</td> <td>Letter, Legal</td> <td>Pulsar Pink</td> <td>24 lb</td> </tr> <tr> <td>Buff</td> <td>Letter</td> <td>Re-Entry Red</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Lilac</td> <td>Letter</td> <td>Solar Yellow</td> <td>24 lb & cardstock</td> </tr> <tr> <td>Salmon</td> <td>Letter</td> <td>Terra Green</td> <td>24 lb & cardstock</td> </tr> </tbody> </table> <p><small>* Other paper options are available, please specify in Special Instructions</small></p> | Paper Choices* | | | | Pastel | Available Sizes & Weights | Prights (letter size only) | Available Weights | Blue | Letter, Legal, & Cardstock | Cosmic Orange | 24 lb & cardstock | Green | Letter, Legal, & Cardstock | Gamma Green | 24 lb | Ivory | Letter, Legal, & Cardstock | Lift-Off Lemon | 24 lb | Yellow | Letter, Cardstock | Lunar Blue | 24 lb & cardstock | Pink | Letter, Legal | Planetary Purple | 24 lb | Goldenrod | Letter, Legal | Pulsar Pink | 24 lb | Buff | Letter | Re-Entry Red | 24 lb & cardstock | Lilac | Letter | Solar Yellow | 24 lb & cardstock | Salmon | Letter | Terra Green | 24 lb & cardstock | Collated <input type="checkbox"/> Uncollated <input type="checkbox"/> |
|-------------------|--|--|--|----------------|--|--|--|--------|---------------------------|----------------------------|-------------------|------|----------------------------|---------------|-------------------|-------|----------------------------|-------------|-------|-------|----------------------------|----------------|-------|--------|-------------------|------------|-------------------|------|---------------|------------------|-------|-----------|---------------|-------------|-------|------|--------|--------------|-------------------|-------|--------|--------------|-------------------|--------|--------|-------------|-------------------|--|
| | Paper Choices* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pastel | Available Sizes & Weights | Prights (letter size only) | Available Weights | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blue | Letter, Legal, & Cardstock | Cosmic Orange | 24 lb & cardstock | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Green | Letter, Legal, & Cardstock | Gamma Green | 24 lb | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ivory | Letter, Legal, & Cardstock | Lift-Off Lemon | 24 lb | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yellow | Letter, Cardstock | Lunar Blue | 24 lb & cardstock | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pink | Letter, Legal | Planetary Purple | 24 lb | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Goldenrod | Letter, Legal | Pulsar Pink | 24 lb | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Buff | Letter | Re-Entry Red | 24 lb & cardstock | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lilac | Letter | Solar Yellow | 24 lb & cardstock | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Salmon | Letter | Terra Green | 24 lb & cardstock | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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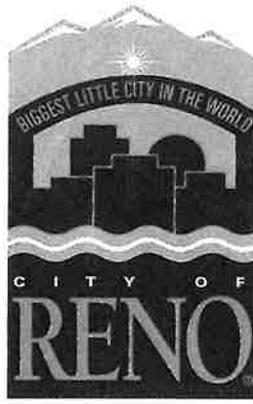
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Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, AUGUST 29, 2023 AT 10 AM.

THANK YOU!

Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932

September 1, 2023

Tomanek Group LLC/Montebello III L.P.
5700 Stoneridge Mall Rd Ste 235
Pleasanton, CA 94588

RE: Case # **LDC23-00062 (Viewpoint Apartments Access Road MSPR) – Appeal**

The above referenced case will be placed on the Agenda at the Reno City Council meeting on **September 13, 2023 at 6 p.m.** The meeting will be held in the City Council Chambers of Reno City Hall, One East First Street, First Floor, Reno, Nevada.

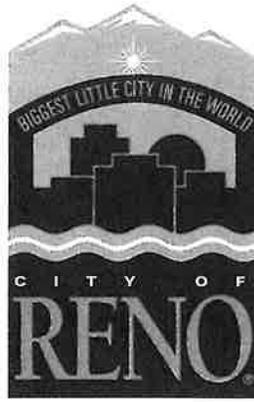
Sincerely,

A handwritten signature in cursive script that reads "Mikki Huntsman".

Mikki Huntsman
City Clerk

xc: Chris Pingree, Development Services
Leah Brock, Development Services
Karl Hall, City Attorney's Office
Jazmine Mehta, City Attorney's Office

Mikki Huntsman
City Clerk
(775)334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775)334-2032
Public Records (775)348-3932

September 1, 2023

CFA, Inc.
Attn: R. Dave Snelgrove, AICP
1150 Corporate Blvd
Reno, NV 89511

RE: Case # **LDC23-00062 (Viewpoint Apartments Access Road MSPR) – Appeal**

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Sincerely,

A handwritten signature in black ink that reads "Mikki Huntsman".

Dr
Mikki Huntsman
City Clerk

xc: Chris Pingree, Development Services
Leah Brock, Development Services
Karl Hall, City Attorney's Office
Jazmine Mehta, City Attorney's Office

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Pleasanton, CA 94588

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See Reverse for Instructions

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9-1-2023

Postmark
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CFA, Inc.
Attn: R. Dave Snelgrove, AICP
1150 Corporate Blvd
Reno, NV 89511

PS Form 3800, August 2006

See Reverse for Instructions



City Clerk's Office
 1 E First Street
 2nd Floor
 Reno, NV 89501
 775-334-2030
 CityClerk@reno.gov

For Office Use: Date Stamp
 RECEIVED
 JUL 31 2023
 CITY CLERK

City of Reno Notice of Appeal Form

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

An incomplete form will be returned to you, and may result in a delay in scheduling your appeal.

In addition, all appeals must be filed within the applicable period of limitations. For example, an appeal of a Planning Commission decision must be submitted to the City Clerk's Office within ten business days after the date of filing of notice of the decision with the City Clerk. (The City Clerk's Office maintains a list of common periods of limitations available upon request.)

Untimely appeals will be rejected by the City Clerk, and any appeal fees paid will be returned.

1. Type of Appeal (please select only one)

RMC: Title 18 Code

RMC: Administrative Code

- Planning Commission Decision
- Hearing Examiner Decision
- Minor Deviation
- Minor Conditional Use Permit
- Site Plan Review
- Administrative Interpretation

- Code Enforcement Citation
- Business License
- Building Permit
- Sign Permit
- Other:

*LOC23-00062 (Viewpoints
 Apartments Access Road)*

2. Appellant Information:

Appellant Name: Montebello II, LP
 Authorized Representative: CFA, Inc. Dave Snelgrove, AICP
 Address: 1150 Corporate Blvd., Reno, NV 89511
 Telephone No.: 775-856-7073
 Email Address: dsnelgrove@cfareno.com

3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)

The applicant/property owner would like to appeal the inclusion of condition #8 in the planning commission's approval of the project on July 20, 2023. The case number is LDC23-00062 (Viewpoint Apartments Access Road - MSPR). It is requested that condition #8 be removed and replaced with a condition requiring an acceptable bonding level or placing money in a title account to provide surety that the full landscape, irrigation and revegetation will be completed as this was clearly noted by the City staff to be the primary concern about adding condition #8 to this case. It needs to be recognized that the emergency access is already a requirement of the vertical construction with the associated apartment approval case (LDC22-00084) and the applicant, recently amended the condition to move the timing of provision of proof of the emergency access to an earlier time than was originally approved by Planning Commission.

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

Only condition #8 from the approval is being appealed. This condition states: Prior to the issuance of a building permit, including grading, the applicant shall have plans approved demonstrating that an approved secondary access for LDC22-00084 has been secured.

The access road approved in LDC23-00062 is necessary as a first improvement such that construction equipment can appropriately access the Viewpoint Apartment site (approved under LDC22-00084). When the apartment site review (LDC22-00084) was ongoing, the anticipated emergency and construction access route was planned and fully expected to access from the north (roughly parallel to I-80) through the Harrah's and Home Depot parcels. However, through discussions and negotiations with the Home Depot, they identified that they did not want construction access to go through their parking lot area and the access would need to be limited only to emergency access. This left us with the need to find or locate a reasonable construction access.

The condition on the Access Road approval (LDC23-00062) presents a potential challenge to the timing of getting the approved documentation for the emergency access through the Home Depot in a timely manner and holds a strong potential of slowing the ability to get necessary construction equipment onto the approved Viewpoint Apartment site. There are existing utility lines that were put in place 25+/- years ago, when the Montebello Apartments were approved and developed. Those lines need to be checked and repaired, where necessary. This will involve some larger construction equipment that will need the access road (LDC23-00062) to get to the site.

The approved access road with LDC23-00062 provides a secondary/emergency access route onto the southbound access between Summit Ridge Drive onto McCarran Boulevard. Discussions with Tray Palmer of the Reno Fire Department, prior to publication of the staff report indicated that he would like to have an additional, previously discussed emergency access route that will cross the Harrah's and Home Depot properties to the north and west of the approved apartment site - this access is shown in Attachment C provided with this appeal form.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

While we are requesting removal of condition #8 from the approval of LDC23-00062, we are not deaf to the concern that was expressed by city staff during the planning commission hearing that their paramount concern is that a scar could be left on the hill if we are not able to obtain the emergency access through the Harrah's and Home Depot parcels. As such, we suggest a replacement condition that requires substantial funds be placed in an account to complete the revegetation and landscaping associated with this access road project should something delay or halt the approved Viewpoint Apartment project. Following is suggested replacement condition language.

Prior to issuance of a grading permit, sufficient funds in the amount of 125% of the estimated landscaping, irrigation and revegetation costs shall be placed in an escrow account to be managed by a third party (First American Title Company or acceptable alternative). The purpose of these funds is to pay for the cost to complete all landscaping and irrigation should the associated apartment project (LDC22-00084) halt. Any excess funds after completion of the landscape, irrigation and revegetation construction shall be returned to the applicant.

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)

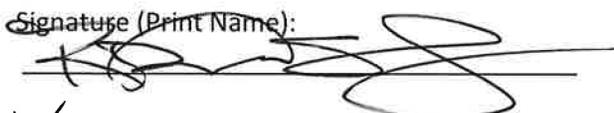
All of the information from the Planning Commission hearing, inclusive of the staff report, project application and presentations by staff and the applicant are included, yet not attached as they are in the records for this case at the City. I have provided the following information that specifically identifies the two secondary/emergency access points as well as the median separated dual access that currently exists as the primary access to the Montebello Apartments (See Attachment A). Additionally, copies of the approval letters for LDC22-00084 (which was amended through a minor modification, recently moving up the required timing for the provision of the emergency access route) (See Attachment B) and the approval letter from the case in question (LDC23-00062) where Condition 8 is highlighted as it is proposed to be supplemented with an appropriate and acceptable condition regarding surity for the provision of full landscape, irrigation and revegetation of the access road (See Attachment C).

7. Relief or action sought. (Attach additional sheets, as necessary.)

It is requested that condition #8 be removed from the approval and a new, acceptable condition that ensures that a big scar is not left on the development area be added. This will allow for the City's concern over scarring can be addressed while the applicant's concern over holding up the timing of the creation of this access road can also be addressed.

Appellant or Authorized Representative

Signature (Print Name):



By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: Sept. 13, 2023

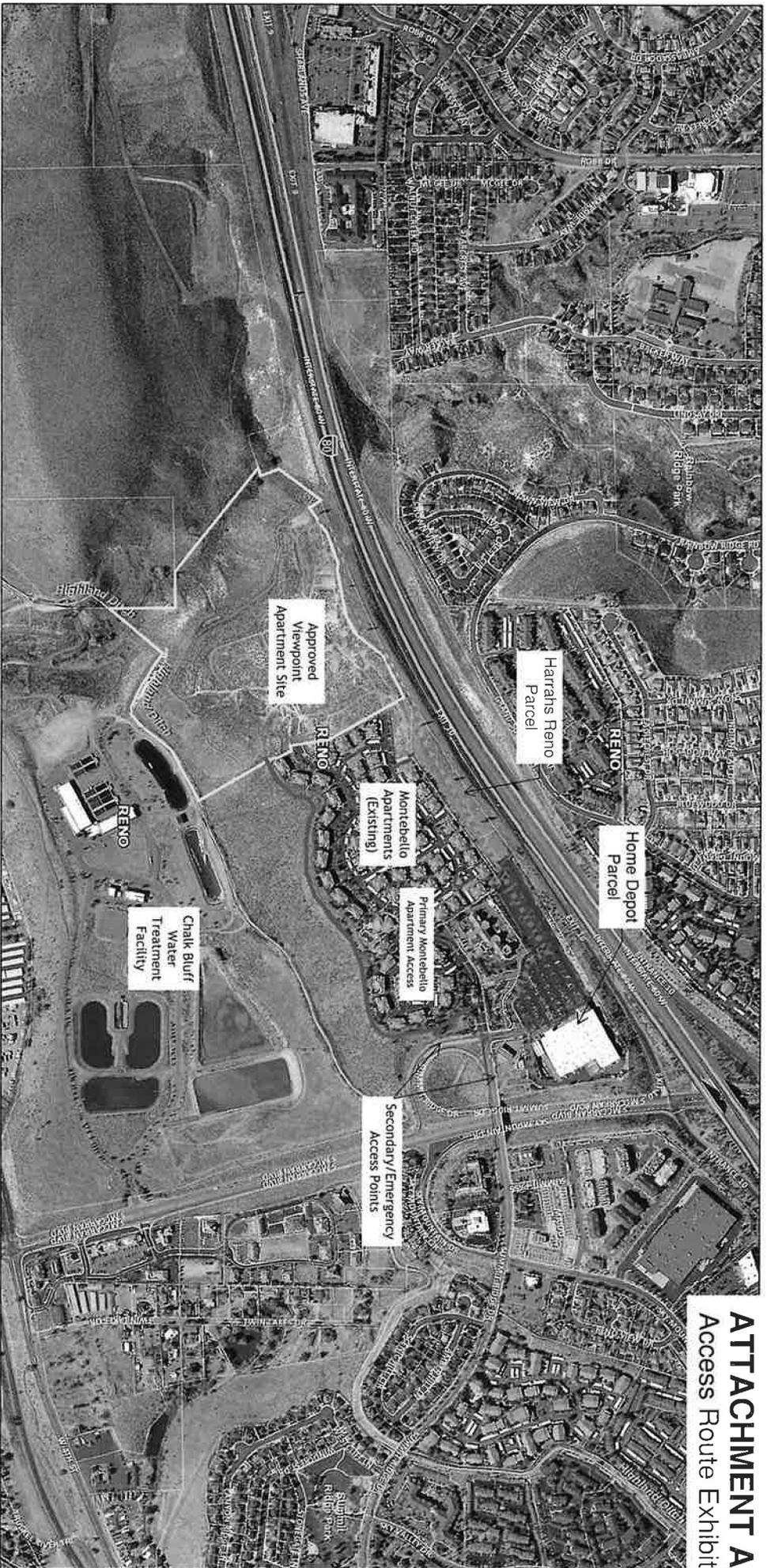
Hearing Time: @ 6 PM

Hearing Location: Reno Council Chambers

Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: BA

MONTEBELLO AND VIEWPOINT APARTMENTS PRIMARY & EMERGENCY ACCESS ROUTES



ATTACHMENT A
Access Route Exhibit

June 13, 2022

LEGEND

-  Emergency Access Route to be obtained through Harrans and Home Depot - the Home Depot previously identified that construction access would not be allowed, only emergency access.
-  Viewpoint Access Road (LDC23-00062) Containing an Emergency Access Link - to be used for day-to-day and construction traffic for Viewpoint Apartments



Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation. Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 228-2345

Angela Fuss, AICP, Assistant Director
Development Services Department
P. O. Box 1900
Keno, NV 89505
(775) 399-3843



ATTACHMENT B

LDC22-00062 MINOR MODIFICATION
APPROVAL LETTER WITH CONDITIONS

July 18, 2023

Revised Decision Letter

Montebello II LP
5700 Stoneridge Mall Rd Ste 235
Pleasanton, CA 94588

Subject: LDC22-00084 (Viewpoint Apartments)
APN: 039-170-35 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on August 3, 2022, the Planning Commission, as set forth in the official record, approved your request for a: 1) conditional use permit to develop: a) 432 unit multi-family residential apartment complex, and b) grading with fills 10 feet or greater in height; and 2) a major deviation to allow for a 50% reduction in the required 20 foot setback between a multi-family zoning district and a single-family zoning district. The subject ±41.16 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zone approximately 1150 feet west of the terminus of Summit Ridge Drive. The subject site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). **Based on the materials submitted and with the requested modification to Condition #6, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.307(f) (Modifications or Amendment of Approval). This revised decision letter updates the August 4, 2022 decision letter for LDC22-00084.**

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 associated with 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. All permits associated with the second and third phases of the project, as outlined in Exhibit F of the staff report, shall be applied for within 36 months from the date of approval and be continuously maintained or the approval of the latter phases shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved 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.

Condition #6 from
Viewpoint
Apartments
already requires
emergency
access at a time
when occupancy
becomes of
concern.

5. Prior to the issuance of the first certificate of occupancy for any building abutting the northern property line of the site, a six-foot concrete block wall shall be erected along the north property line.

6. Prior to the issuance of ~~the first certificate of occupancy~~ a building permit for vertical construction, the applicant shall provide an emergency secondary access subject to the satisfaction of the Administrator.

7. Prior to the issuance of a building permit for vertical construction, the applicant shall provide staff with a copy of information provided by RTC on the Smart Trips Program. This information shall be included with leasing information for each tenant.

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,



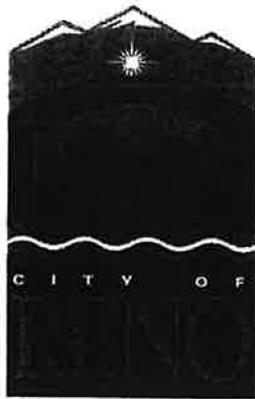
Angela Fuss, AICP, Assistant Director
Development Services Department

LDC22-00084 (Viewpoint Apartments) - LNB - Amended 7 18 23

cc: CFA LLC
Attn: R. Dave Snelgrove, AICP
1150 Corporate Blvd
Reno, NV 89502

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

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



August 4, 2022

Montebello II LP
5700 Stoneridge Mall Rd Ste 235
Pleasanton, CA 94588

Subject: LDC22-00084 (Viewpoint Apartments)
APN: 039-170-35 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on August 3, 2022, the Planning Commission, as set forth in the official record, approved your request for a: 1) conditional use permit to develop: a) 432 unit multi-family residential apartment complex, and b) grading with fills 10 feet or greater in height; and 2) a major deviation to allow for a 50% reduction in the required 20 foot setback between a multi-family zoning district and a single-family zoning district. The subject ±41.16 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zone approximately 1150 feet west of the terminus of Summit Ridge Drive. The subject site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).

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 associated with 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. All permits associated with the second and third phases of the project, as outlined in **Exhibit F** of the staff report, shall be applied for within 36 months from the date of approval and be continuously maintained or the approval of the latter phases shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved 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. Prior to the issuance of the first certificate of occupancy for any building abutting the northern property line of the site, a six-foot concrete block wall shall be erected along the north property line.
6. Prior to the issuance of the first certificate of occupancy the applicant shall provide an emergency secondary access subject to the satisfaction of the Administrator.
7. Prior to the issuance of a building permit for vertical construction, the applicant shall provide staff with a copy of information provided by RTC on the Smart Trips Program. This information shall be included with leasing information for each tenant.

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

LDC22-00084 (Viewpoint Apartments) - LNB.doc

xc: CFA LLC
Attn: R. Dave Snelgrove, AICP
1150 Corporate Blvd
Reno, NV 89502

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



| NO. | REVISIONS | DATE |
|-----|-----------------------|----------|
| 1 | ISSUED FOR PERMITTING | 08/11/11 |
| 2 | ISSUED FOR PERMITTING | 08/11/11 |
| 3 | ISSUED FOR PERMITTING | 08/11/11 |
| 4 | ISSUED FOR PERMITTING | 08/11/11 |
| 5 | ISSUED FOR PERMITTING | 08/11/11 |
| 6 | ISSUED FOR PERMITTING | 08/11/11 |
| 7 | ISSUED FOR PERMITTING | 08/11/11 |
| 8 | ISSUED FOR PERMITTING | 08/11/11 |
| 9 | ISSUED FOR PERMITTING | 08/11/11 |
| 10 | ISSUED FOR PERMITTING | 08/11/11 |



LANDSCAPE DATA

- SITE AREA: 1,152,788 SQ FT (41.2 ACRES)
- DEVELOPED SITE AREA: 1,025,540 SQ FT (28 ACRES)
- LANDSCAPE AREA: 127,248 SQ FT (3.2 ACRES)
- REQUIRED LANDSCAPE AREA: 208,821 SQ FT (6.2 ACRES)
- COSE OF TOTAL SITE AREA: 18.1%
- PROVIDED LANDSCAPE AREA: 228,910 SQ FT (6.6 ACRES)
- REQUIREMENTS:
 - 10 TREES PER 1,000 SQ FT OF REAR LANDSCAPE
 - 10 TREES PER 1,000 SQ FT OF REAR LANDSCAPE
 - 10 TREES PER 1,000 SQ FT OF REAR LANDSCAPE
 - 10 TREES PER 1,000 SQ FT OF REAR LANDSCAPE

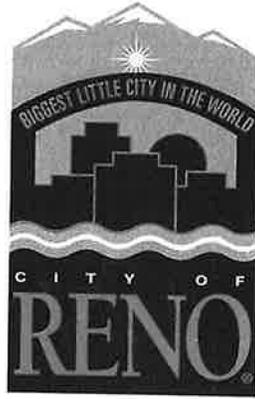
- PLANT LEGEND**
- ORNAMENTAL TREES
 - DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - LANDSCAPE AREA
 - VIEWS TO BE PROTECTED
 - AMENITY AREAS
 - COLLECTOR LINES
 - RECYCLING
 - DOG PARK & AMENITY STATION
 - DUMPSTER STATION
 - OUTDOOR SEATING
 - MULTI-USE/RECREATION PATH
 - PLAY AREA
 - PERMEABLE PAVEMENT

- GENERAL NOTES**
- ALL PLANTING AND SPECIFICATIONS SHALL BE INSTALLED PER LOCAL GOVERNMENT CODES.
 - TREES:
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 - EVERGREEN TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
 - FINAL PLANT SELECTION AND LAYOUT SHALL BE BASED ON SOILS, HORTICULTURAL PRACTICES, RELATIVE TO MICROCLIMATE, SOIL, AND WATER AVAILABILITY. PLANTING SHALL FOLLOW THE STANDARDS FOR PLANTING AND MAINTENANCE SPECIFICATIONS FOR LANDSCAPE STOCK (ANSI Z60.1-1989).
 - ALL SPECIES SHALL BE SUBJECT TO PERMITS WITH NEED CONTROL.
 - ALL LANDSCAPING SHALL BE SUBMITTALLY PREPARED. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS OF EACH JURISDICTION. LANDSCAPING SHALL BE INSTALLED ON THE PRELIMINARY SYSTEM AS REQUIRED PER CODE.
 - PLANT IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER FOOT OF ROAD CODE. SPECIES SELECTION AND INSTALLATION SHALL BE DETERMINED TO BE IN COMPLIANCE WITH THE FINAL CONSTRUCTION DOCUMENTS.

ATTACHMENT C

LDC23-00062 APPROVAL LETTER
WITH CONDITIONS

*Chris Pingree, Director
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 326-6650*



July 21, 2023

Montebello II LP
5700 Stoneridge Mall Rd Ste 235
Pleasanton, CA 94588

Subject: LDC23-00062 (Viewpoint Apartments Access Road MSPR)
APN: 039-170-35, 039-170-36, and 039-170-21 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on July 20, 2023, the Planning Commission, as set forth in the official record, approved your request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).

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 owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the major site plan review application and maintain the validity of that permit, or the major site plan review approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved 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. Prior to the issuance of a grading permit, the applicant shall provide a landscape plan, subject to the satisfaction of the Administrator, demonstrating a minimum of one tree per 30 linear feet of access road street frontage, in clustered patterns with a minimum of 70% evergreen trees. The trees shall be selected from the Reno Urban Forestry Commission Approved Street Tree Species List.
6. Prior to the issuance of a grading permit, the applicant shall provide plans demonstrating that any fill/loss of detention volume in the existing detention pond due to the construction of the new access road shall be mitigated (replaced) at a 1:1 ratio elsewhere within the project area.
7. 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. A sign with the approved construction hours shall be posted on site for the full duration of construction activity. 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.

Condition requested for removal and replacement, per appeal form.

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|---|
| 8. Prior to the issuance of a building permit, including grading, the applicant shall have plans approved demonstrating that an approved secondary access for LDC22-00084 has been secured. |
|---|

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.

Montebello II LP
RE: LDC23-00062 (Viewpoint Apartments Access Road MSPR)
Page 3

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,



Chris Pingree, Director of Development Services
Development Services Department

LDC23-00062 (Viewpoint Apartments Access Road MSPR) - LNB.doc

xc: Tomanek Group LLC / Montebello II L.P.
5700 Stoneridge Mall Rd Ste 235
Pleasanton, CA 94588

R. Dave Snelgrove, AICP
CFA LLC
1150 Corporate Blvd
Reno, NV 89502

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

PAYMENT DATE
07/31/2023
COLLECTION STATION
7958 - Front Desk 3
RECEIVED FROM
APPEAL - CFA LAND
SURVEYORS
DESCRIPTION
LDC23-00662

City of Reno
1 East First Street
Reno, NV 89501

PAID

JUL 31 2023

CITY OF RENO

BATCH NO.
2024-00000356
RECEIPT NO.
2024-00006546
CASHIER
Roman, Lorena

| PAYMENT CODE | RECEIPT DESCRIPTION | TRANSACTION AMOUNT |
|----------------------|--|--------------------|
| 6901 | Copies/Miscellaneous 00100-0000-5780-1099 Other income \$100.00 <div style="text-align: right;"> Total Cash \$0.00 Total Check \$100.00 Total Charge \$0.00 Total Wire \$0.00 Total Other \$0.00 Total Remitted <u>\$100.00</u> Change <u>\$0.00</u> Total Received \$100.00 </div> | \$100.00 |
| Total Amount: | | \$100.00 |

Customer Copy