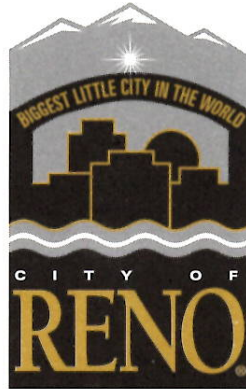


Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



October 6, 2016

560 Mill St. LLC
550 W Plumb Lane, Ste B519
Reno, NV 89509

Subject: LDC17-00012 (Mill Street Lofts)
APN No. 012-136-16

Dear Applicant:

At the regular meeting of the Planning Commission on October 5, 2016, the Planning Commission approved your request for a tentative map for a 50 unit condominium project. The ±.96 acre site is located on the south side of Mill Street, east of High Street and west of Park Street in the Mixed Use/Downtown Reno Regional Center/California Avenue District (MU/DRRC/CALI) zone. The site has a Master Plan Land Use designation of Special Planning Area/Downtown Reno Regional Center/California Avenue District.

Your approved request is subject to the following conditions:

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. Prior to the approval of each permit or final map, the applicant shall have an approved Sanitary Sewer Report in accordance with the Public Works Design Manual. On-site sanitary sewer infrastructure will be privately owned and maintained.
3. Prior to the approval of each permit or final map, the applicant shall have an approved Hydrology Report addressing on-site storm water flows, and facility capacities for the pre-development and post-development site conditions and provisions for post construction storm water quality management. On-site storm water management facilities and appurtenances will be privately owned and maintained.
4. Prior to issuance of each permit or final map, the applicant shall provide public use easements for all portions of sidewalk proposed along the street frontages and located outside of existing public rights-of-way.

5. Prior to the issuance of a permit for work in the City of Reno right-of-way or connection to public infrastructure, the applicant shall obtain associated City of Reno encroachment and excavation permits.
6. Prior to the approval of any permit or final map, the improvement plans shall demonstrate accessible and ADA compliant pedestrian routes from adjacent public rights-of-way and the proposed handicap parking spaces to the on-site buildings.
7. The applicant shall consult with Regional Transportation Commission (RTC) to ascertain the limits and timing of multimodal street improvements associated with the Mill Street Corridor project. If the RTC project does not include the crosswalks identified at the intersections of Mill Street/High Street and Mill Street/Park Street, or is proposed to be constructed more than one year after the completion of the Mill Street site improvements proposed by the project, then the applicant shall include the addition of the crosswalks as proposed in the Mill Street Corridor Study.
8. A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this subdivision may be assigned to the nearest Washoe County School District (WCSD) school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.
9. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void.
10. Site lighting and security cameras shall be placed on the south side of Buildings A and B, facing the on-site parking and the alley.
11. Prior to the issuance of any site improvement plan, plans shall be approved demonstrating a minimum of 52 on-site parking spaces are provided.

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.

560 Mill St. LLC
RE: LDC17-00012 (Mill Street Lofts)
Page 3

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



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

LDC17-00012 (Mill Street Lofts) - EM.doc

xc: Odyssey Engineering
c/o Gabriel Wittler, P.E.
895 Roberta Lane, Ste 104
Sparks, NV 89431

Ashley Turney, City Clerk
William J. Gall, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor