

DOC # 4246446

06/11/2013 04:35:58 PM

Requested By

RENO CITY

Washoe County Recorder

Laurence R. Burtness - Recorder

Fee: \$21.00 RPTT: \$0.00

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APN# 016-350-57, 016-350-60, 016-820-02-03, 141-030-02

Recording Request by:

Name: City of Reno Community Development

Address: P.O. Box 1900

City/State/Zip: Reno, NV. 89505



When Recorded Mail To:

Name: City of Reno Community Development

Address: P.O. Box 1900

City/State/Zip: Reno, NV. 89505

Mail Tax Statement To:

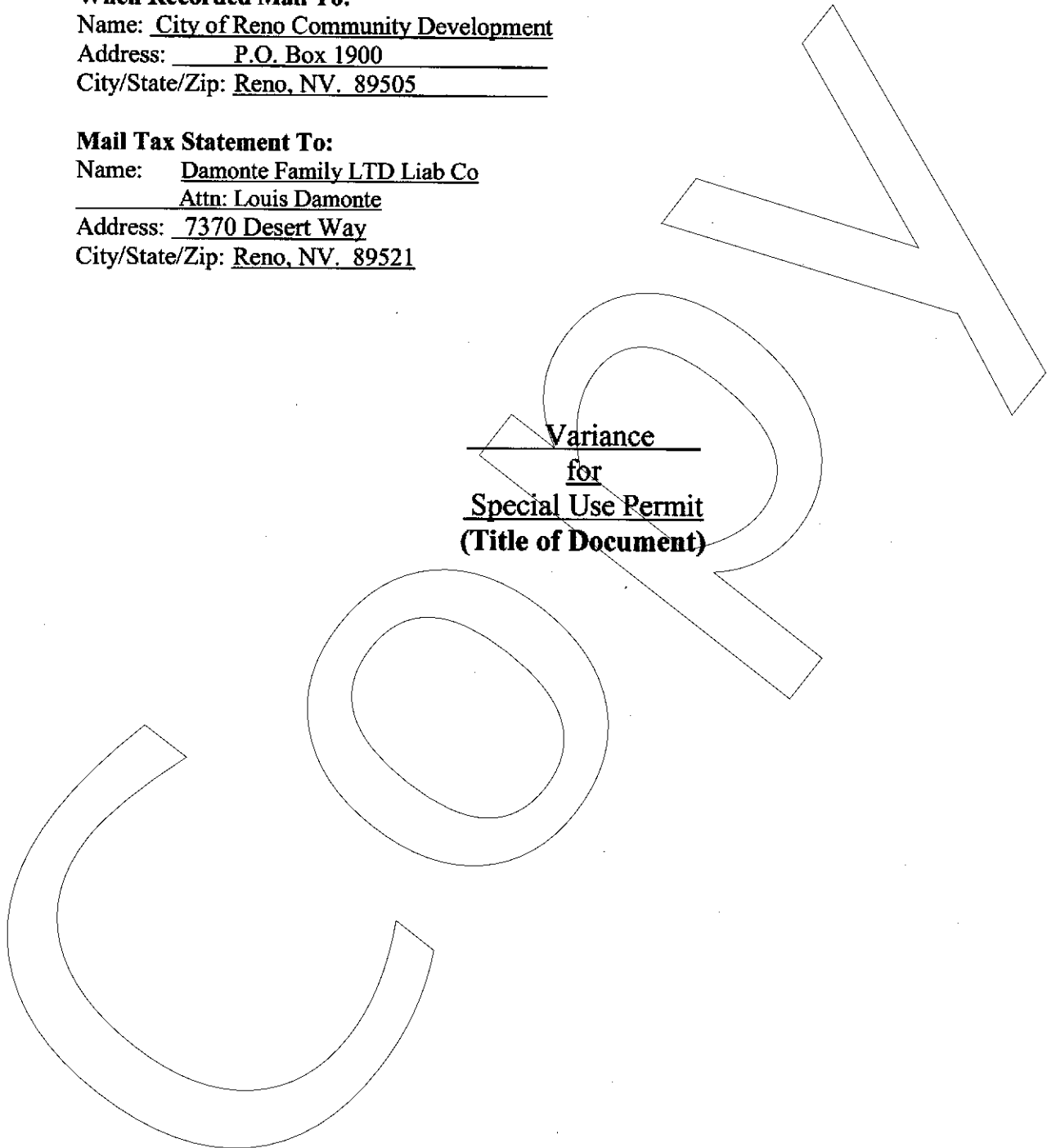
Name: Damonte Family LTD Liab Co

Attn: Louis Damonte

Address: 7370 Desert Way

City/State/Zip: Reno, NV. 89521

Variance
for
Special Use Permit
(Title of Document)



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



June 7, 2013

Unitex Management Corp
P.O. Box 1440
Long Beach, CA 90801

Subject: LDC13-00057 (Sunny Hills Access Road Realignment)
Owners: Damonte Family LTD
Sunny Hills Ranchos
TD Damonte, LLC
APN No. Portions of 016-350-57, 016-350-60, 016-820-02, 016-820-03 &
141-030-02

Dear Applicant:

At the regular meeting of the Planning Commission on June 6, 2013, the Planning Commission approved your request for a special use permit to allow grading with cuts of 20 feet or more and fills of 10 feet or more. The access road covers ± 8.5 acres of the ± 276 acre site and is located east of Rio Wrangler Parkway, ± 650 feet north of the Rio Wrangler Parkway/Bucephalus Parkway intersection in the Damonte Ranch Residential PUD (Planned Unit Development) zone.

Your approved request is subject to the following conditions:

1. The project shall comply with all applicable policies and standards of the Damonte Ranch Residential PUD handbook, 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 for 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.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.

Damonte Family LTD

RE: LDC13-00057 (Sunny Hills Access Road Realignment)

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4. The applicant, developer, builder or property owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project. The project approval letter shall be posted or readily available upon demand by City staff.
5. Final grading plans shall demonstrate that all proposed contours properly transition into the adjacent existing contours to minimize visual impacts.
6. A revegetation plan must be included with the grading permit to demonstrate that the plant materials/seed mix to be used is consistent with adjacent native vegetation.
7. Cut and fill slopes shall not exceed 2:1 in steepness. The applicant shall demonstrate that all proposed storm water conveyances and discharge paths mitigate downstream impacts and meet the City's minimum requirements for erosion control, storm water flow velocities, and energy dissipation.
8. Prior to the approval of any permit, the applicant shall provide written permission from adjacent property owners in the form of temporary construction easements for all required construction activities beyond the access easement boundaries granted by Document No. 4203612.
9. Construction hours and days of operation shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays and Sundays.

The decision of the Planning Commission may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the meeting at which the decision was made. 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. Appeals may be filed by any person who is aggrieved by the decision. 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.

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RE: LDC13-00057 (Sunny Hills Access Road Realignment)
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You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,



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

LDC13-00057 (Sunny Hills Access Road Realignment) - WJG.doc

xc: Damonte Family LTD
7370 Desert Way
Reno, NV 89521

Sunny Hills Ranchos
P.O. Box 1440
Long Beach, CA 90801

TD Damonte, LLC
985 Damonte Ranch Parkway Ste 310
Reno, NV 89521

Wood Rodgers
Attn: Andy Durling
5440 Reno Corporate Drive
Reno, NV 89511

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

PRO

CO

