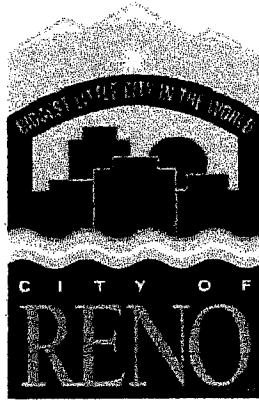


Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 990-2621



July 16, 2026

Dean Smith
1055 W. Moana Lane Ste. 104
Reno, NV 89509

Subject: LDC26-00021 (Moose Ridge Tentative Map and Major Site Plan Review)
APN: 081-160-35 and 208-650-05 (Ward 5)

Dear Applicant:

At the regular meeting of the Planning Commission on July 15, 2026, the Planning Commission, as set forth in the official record, approved your request for: for: 1) a tentative map to allow for a 47-unit single family detached residential subdivision and 2) a major site plan review for: a) grading resulting in cuts greater than 20 feet in depth and fills greater than 10 feet in height; b) grading within Parks, Greenways and Open Space (PGOS); c) hillside development; and d) disturbance of a major drainageway. The ±42.97-acre site is located at the northern terminus of Moose Ridge Drive, ±115 feet north of its intersection with Fox Trail Drive. The site is zoned Single-Family Residential – 3 units per acre (SF-3) and Parks, Greenways, and Open Space (PGOS), is located within the McQueen Neighborhood Planning Area (MQ) Overlay District, and has Master Plan land use designations of Single-Family Neighborhood (SF) 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 record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of Subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.
4. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter and phasing plan. The approval letter and phasing plan shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
5. 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/business. The project approval letter shall be posted or made readily available upon demand by City staff.
6. 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
7. Prior to the approval of a final map, the applicant shall provide plans that demonstrate that all landscaping complies with the International Wildland Urban Interface Code as adopted by the Nevada State Fire Marshal's Office by reference in NAC 477.281.
8. The Reno Fire Department requires that the vegetation management plans be submitted to the State Forester first and then the approved plans along with any comments shall be submitted to the City of Reno for review per Section B101.1
9. The developer shall establish and the Homeowners Association or equivalent organization shall be tasked to maintain requirements regarding establishment and maintenance of fuel modification zones.

10. All dwelling units shall be equipped with emergency fire suppression sprinklers that meet or exceed standards outlined in NFPA 13D (National Fire Protection Association) or equivalent.
11. All decks, roofs and wall shall be constructed of fire resistant materials
12. The development and private roadway shall not be gated or obstructed.
13. All temporary access roads will be constructed in accordance with permanent fire department access roads standards. The fire access road may be an engineered, compacted base material, which may or may not include paving. The road base shall support fire trucks, be resistant to wear from travel and weather, and shall be maintained as a drivable surface throughout the construction process. Construction activity may be prohibited by the Fire Department for failure to service and maintain fire apparatus access roads.
14. Prior to the approval of the final map, the final plans shall demonstrate that all dirt roads not required to perpetuate access be identified, scarified and revegetated in the same manner as mechanized slopes. The revegetation bond shall include these required improvements. Existing dirt trails and roadways used as trails shall meet the United States Forest Service Trail Class 3 /Designed Use of Non-Wilderness/ Double Lane (38"-60"). Signage and appropriate deterrents shall be provided to prevent off road vehicle access to the pedestrian trail network.
15. Prior to approval of the final map, the applicant shall:
 - Identify all areas designated as PGOS and designate them as permanent open space on the final map;
 - Deed restrict and/or dedicate all open space to an open space land trust, ensuring the areas remain open space in perpetuity;
 - Record a public use easement allowing public access to the open space and trail network; and
 - Coordinate with the Truckee Meadows Trails Working Group and City staff to identify feasible trail connection opportunities within the preserved open space areas. Trail alignment opportunities and associated grading constraints shall be documented on the final open space and grading plans to the satisfaction of the Administrator.

This condition does not require construction of a formal trail but ensures the project preserves feasible trail connections and long-term public access to open space.

16. Prior to the approval of the first final map, the applicant shall provide staff with a copy of information provided by the Regional Transportation Commission (RTC) on the RTC's Smart Trips Program. This information shall be included with sales documents for each home buyer.
17. Prior to the issuance of any grading permit, the applicant shall have plans approved that demonstrate the color of the rockery walls and riprap will match the surrounding natural landscape and will be treated with Permeon or similar product. The riprap shall be backfilled with soil and revegetated to the approval of the Development Services Department. The grading permit shall detail the rockery wall installation and specifications for construction shall be provided. All significant walls/wall sections shall be rockery and slopes should be graded to have a natural and undulating appearance.
18. If human remains, human burials, burial cairns, or other significant archeological items are disturbed or identified during any construction, all work in the immediate vicinity must cease, the discovery must be secured, and the party responsible for the construction must immediately contact both the appropriate law enforcement and/or the State Historic Preservation Office per NRS 383.170.1(a). If bones are uncovered while digging, there shall be no attempt to excavate the materials, but the site shall be secured with immediate contact of both the appropriate law enforcement and the State Historic Preservation Office. Failure to provide notice to the State Historic Preservation Office of a discovery of a Native American burial is a violation of state law and can result in criminal penalties under NRS 383.180.2.
19. Prior to the recordation of the final map, the applicant shall: a) identify wildlife corridors; and b) include a wildlife mitigation and maintenance plan reviewed by the Nevada Department of Wildlife (NDOW) and subject to staff approval. Implementation of any mitigation and maintenance measures shall be reflected on final plans.
20. Approval of this request is contingent upon approval of the associated zoning map amendment, Case No. LDC25-00065.

The decision of the Planning Commission may be appealed within ten working 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,

A handwritten signature in black ink, appearing to read 'Mike Railey', with a stylized, cursive script.

Mike Railey, Planning Manager

Development Services Department

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xc: Derek Wilson, 1995 Chimney Rock Trail, Reno, NV 89523

Lauren Morris, Acting City Clerk

Douglas Buck P.E., Development Review Manager

Howard Stockton, Chief Property Appraiser, Washoe County Assessor's Office