

Mission

***TO ASSIST CITIZENS AND BUSINESSES
IN ACHIEVING COMPLIANCE WITH THE
LAWS AND POLICIES ADOPTED BY
RENO CITY COUNCIL, TRUCKEE
MEADOWS REGIONAL PLANNING
COMMISSION AND THE NEVADA
LEGISLATURE IN A CUSTOMER
AND BUSINESS FRIENDLY MANNER
AND IMPROVE NEIGHBORHOODS AND
HOUSING OPPORTUNITIES FOR
DISADVANTAGED RESIDENTS***

Services

- Planning
 - Advance Planning
 - Master Plan
 - Codes and Procedures
 - Current Planning
 - Plan Checking and Case Processing
- Engineering
 - Plan Checking and Case Processing
 - Quality Assurance and Stormwater Permitting

*Services
(continued)*

- Building
 - Codes and Procedures
 - Plan Checking
 - Permitting
 - Inspection
- Code Enforcement
 - Codes and Procedures
 - Inspection
 - Enforcement
- Business License
- Housing & Neighborhood Dev.

Funding

- Planning and Engineering
 - General Fund / Planning Budget
\$1.2 Million (FY 11/12)
- Building
 - Building Enterprise Fund Budget
\$3.7 Million (FY 11/12)
- Code Enforcement
 - General Fund Budget
 - \$1.1 Million (FY 11/12)

CITY OF RENO CODE ENFORCEMENT

The Code Enforcement Division of the City of Reno exists to promote the safety of the community & improve the quality of life for residents & preserve property values by working with the community, neighborhood organizations, & other agencies to preserve & stabilize neighborhoods & ensure existing buildings conform to applicable building & property maintenance codes.

The Code Enforcement staff works closely with all City departments in order to resolve health, safety, & public nuisance problems that may adversely affect the quality of life for citizens of Reno.

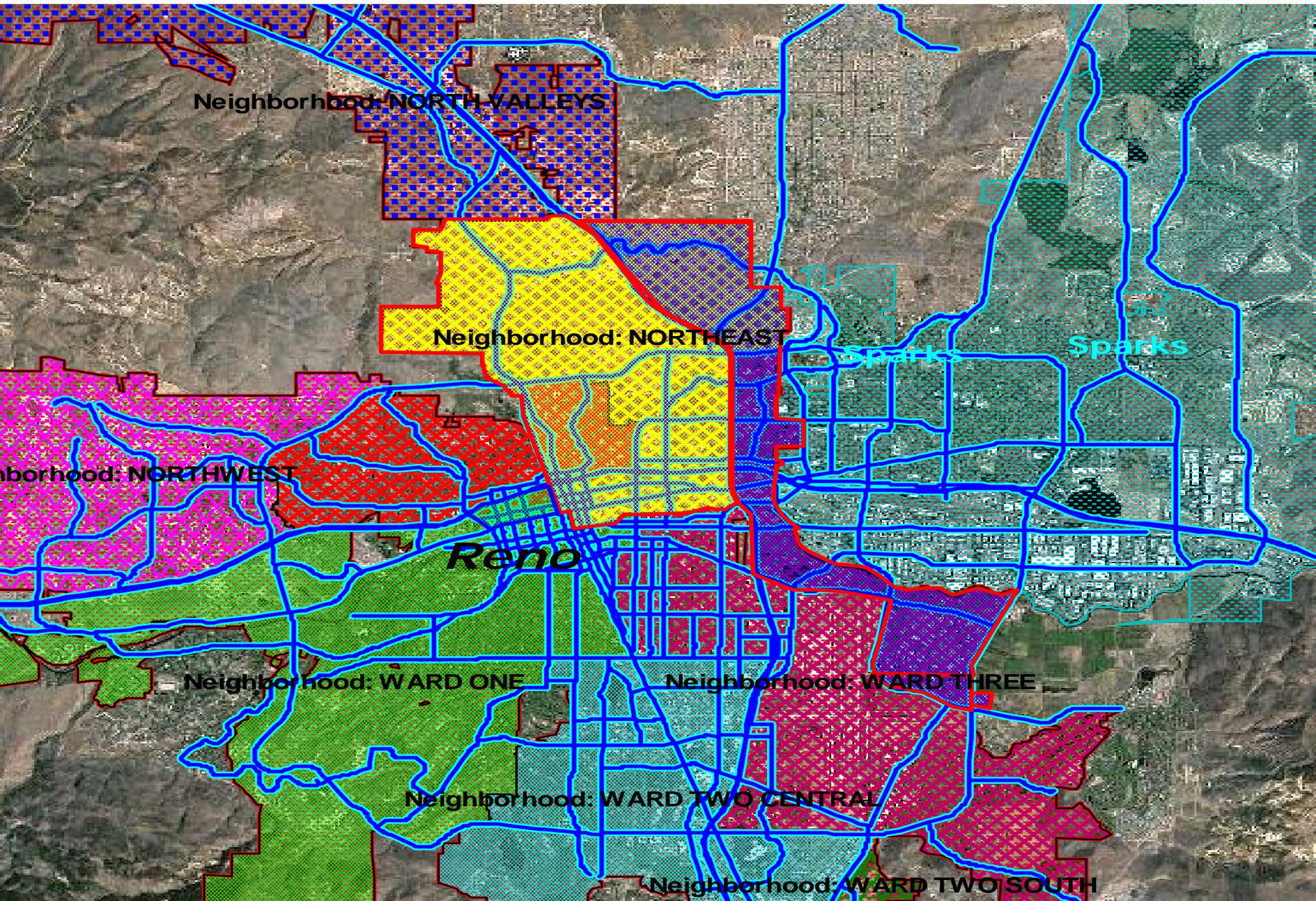
Code Enforcement Officers of the City of Reno exist to promote, maintain & improve the quality of life to our community.

CODE ENFORCEMENT

- Code Enforcement Manager
- Senior Code Enforcement Officer
- 6 Code Enforcement Officers
- Secretary

Complaints? Call 334-INFO





Neighborhood: NORTH VALLEYS

Neighborhood: NORTHEAST

Neighborhood: NORTHWEST

Reno

Sparks

Sparks

Neighborhood: WARD ONE

Neighborhood: WARD THREE

Neighborhood: WARD TWO CENTRAL

Neighborhood: WARD TWO SOUTH

RMC CHAPTER 8.22. NUISANCES aka Nuisance Code

Nuisance or nuisance activity. That which is injurious to health, or injurious, indecent & offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, or is against the interest of public morals, decency, safety, peace & order, including, but not limited to, an attractive nuisance, a nuisance per se, criminal activity, the presence of debris, litter, graffiti, garbage, rubble, abandoned, unregistered or junk vehicles or junk appliances, curfew violations, or any other activity, behavior or conduct defined by the council or Nevada Revised Statutes to constitute a public nuisance. Nuisance or nuisance activity includes unreasonably creating, allowing, or engaging in any activity, conduct or use of property that subjects a person or neighborhood to noise which is likely to disturb the peace of persons of reasonable & ordinary sensibilities. [Reference NRS 268; NRS 268.412; 1997]

Sec. 8.22.090. Unlawful to permit or allow existence of nuisance.

- No owner, occupant, agent, property manager, or anyone having charge or control of any property, building, or premises within the city shall permit or allow the existence of a nuisance or nuisance activity, an attractive nuisance, or nuisance per se as defined in this chapter, upon any property, building, structure or premises owned, occupied or controlled by him. Any person violating any of the provisions of this chapter:
 - (1) Upon conviction, shall be guilty of a misdemeanor & punished as provided in section 1.04.010; or
 - (2) Shall be subject to provisions of Chapter 1.05 of the Code.

Dumpsters

- **Sec. 10.08.070. Receptacles for rubbish or waste matter.**
- It shall be the duty of every responsible person, restaurant, eating house, boardinghouse, apartment house, multiple-dwelling establishment, or other building where rubbish or waste matter will accumulate, to provide a designated container, ... sufficient to hold the rubbish & waste matter which would ordinarily accumulate on such premises in one week's time, All boxes or other bulky articles must be broken up & placed in such receptacles. The district health officer shall be the exclusive judge of the sufficiency of such boxes, barrels or receptacles. All receptacles for the receiving & holding of garbage, rubbish, & waste matter shall be kept in a clean & sanitary condition, by the owner or person using the same, & **garbage receptacles shall be kept tightly covered at all times**, except when garbage is being deposited therein or removed there from. It is unlawful for any person to place ashes in any receptacle other than one constructed entirely of metal.

Sometimes We Can't go by the letter of the law









Sec. 8.22.030. Definitions.

- **Nuisance or nuisance activity.** That which is injurious to health, or injurious, indecent & offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, or is against the interest of public morals, decency, safety, peace & order, including, but not limited to, an attractive nuisance, a nuisance per se, criminal activity, the presence of debris, litter, **graffiti**, garbage, rubble, abandoned, unregistered or junk vehicles or junk appliances, curfew violations, or any other activity, behavior or conduct defined by the council or Nevada Revised Statutes to constitute a public nuisance. Nuisance or nuisance activity includes unreasonably creating, allowing, or engaging in any activity, conduct or use of property that subjects a person or neighborhood to noise which is likely to disturb the peace of persons of reasonable & ordinary sensibilities. [Reference NRS 268; NRS 268.412; 1997]

Sec. 8.22.035. Nuisances per se defined.

- Any of the following conditions are a nuisance per se as constituting conditions which annoy, injure or endanger the safety, health or comfort of any considerable number of persons:
 - (11) Graffiti capable of being viewed by a person using any public area or right-of-way in the city;

Complaints? Call 334-INFO

LIERS
TIONAL

Handwritten signature

AVAILABLE FOR LEASE

Kelly Bland
Mark Keyzers

(775) 823-9666

www.colliersreno.com



East 9th Street (Before)



Are property owners responsible for Graffiti on their property?

Sec. 8.22.090. Unlawful to permit or allow existence of nuisance.

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YES!!!

Sec. 8.22.080. Junk, abandoned, inoperative &/or unregistered vehicles.

(a) Except as stated herein, no person shall keep, for any reason:

- (1) Any junk, inoperative &/or unregistered vehicle or vehicles on any highway, street or other thoroughfare, or upon any public property within the city.
- (2) **More than two junk &/or inoperative vehicles that do not qualify under Section 8.22.080(c)(1) through (4) on any private parcel of property.**
- (3) More than two unregistered vehicles which are on private property.

(c) The provisions of subsection (a) above do not apply to:

- (1) Persons licensed as automobile wreckers or salvage pool operators pursuant to NRS Chapter 487;
- (2) Junk, inoperative or unregistered vehicles on private property of a licensed dealer, manufacturer, distributor or rebuilder of vehicles;
- (3) Junk, inoperative or unregistered vehicles on private property used as a farm, ranch, mine or licensed vehicle repair shop;
- (4) Junk, inoperative or unregistered vehicles on private property, contained within a garage or accessory building so as to prevent viewing of the vehicle from any property line by persons standing at ground level, used by any person engaged in the restoration of one or more vehicles entitled to registration as a horseless carriage, antique old timer, street rod, classic rod or classic vehicle as defined in section 8.22.030, respectively.

Junk or Unregistered Vehicles







Other Laws

- International Property Maintenance Code (2006-2009)
- NRS
- WC Health District
- Zoning Code (Title 18)
- International Building Code

International Property Maintenance Code (Auto Repair)

302.8 Motor vehicles. Except as provided for in Chapter 8.22 of Reno Municipal Code, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, & no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

- **Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed & approved for such purposes. When such structure or enclosed area (i.e. garage) does not exist, such work may be performed behind a solid 6 foot fence not visible from any property line by persons standing at ground level.
- **MAJOR OVERHAUL.** Major overhaul includes but is not limited to, any work that requires the entire vehicle to be jacked up off the ground, engine/transmission rebuilding, bodywork, painting, repairs requiring more than one day, or repairs performed on multiple vehicles not belonging to the residents of the property. Minor routine & periodic maintenance such as an oil change, a tire repair, fluid replacements, shall not constitute major overhaul. Replacement of minor auto parts that exceed the one day maximum may be classified as a major overhaul activity.
- **Section 302.8 of the IPMC**

International Property Maintenance Codes

101.3 Intent. This code shall be construed to secure its expressed intent, to ensure public health, safety & welfare as they are affected by the continued occupancy & maintenance of structures & premises. Existing structures & premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health & safety as required herein. Repairs, alterations, additions to & change of occupancy in existing buildings shall comply with the Existing IBC.

302.5 Rodent harborage. All structures & exterior property shall be kept free from rodent harborage & infestation.

304.14 Insect screens. Every door, window & other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained & capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower & laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided.

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Heads Up.....

Complaints? Questions? Call Reno Direct 334-INFO(4636)

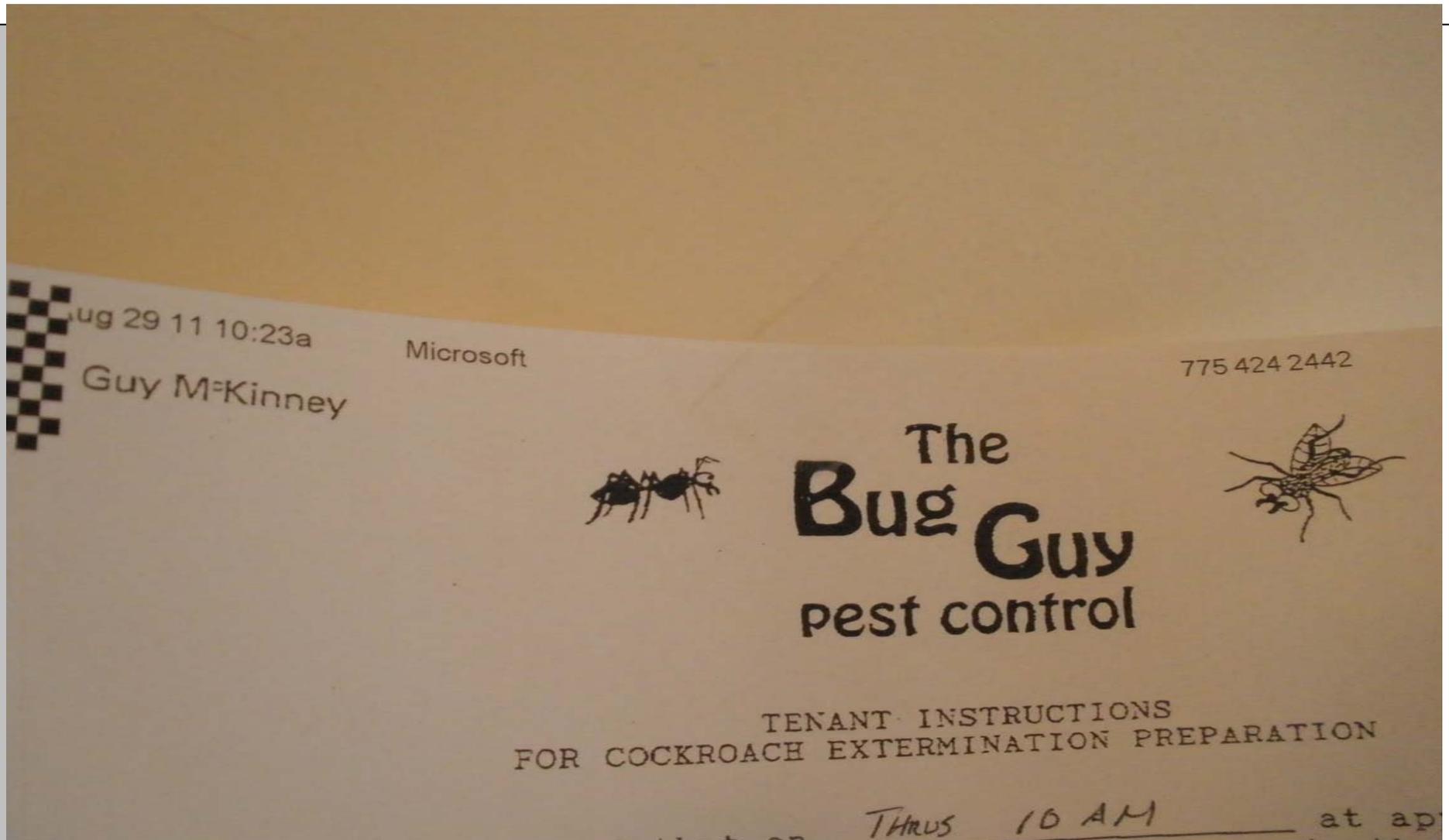


Infestation



Kitchen drawer







Other issues addressed in IPMC



Other issues addressed in IPMC







Sometimes Code doesn't even contact owners



Abandoned/Vandalized next to Talus Apartments



14 Day Notice To Landlord

In an effort to ensure a fair opportunity for landlords to address issues with their rental property prior to action by the City of Reno Code Enforcement, tenants need to complete this form and provide it to the landlord or the landlord's agent as soon as possible.

Tenant Instructions (complete in pen):

Date: _____ Address _____ Tenant _____
(print name)

Please provide a detailed explanation of the problems with this unit:

Do not use this form if you do not have required essential services, such as running water, heat during the winter, or raw sewage issues. For essential service issues, please contact your landlord immediately.

1. _____

2. _____

3. _____

4. _____

5. _____

Tenant represents he/she provided a copy of this notice to: _____
(print name of landlord or agent)

on _____ by _____
(date of delivery) (method of service: hand delivery, certified mail, etc.)

If the above conditions have not been addressed within two weeks of providing this notice to the landlord or the landlord's agent, the tenant may contact the officer who provided this form. At that time, Code Enforcement may proceed with any and all required legal actions, including citations of up to \$500.00 per day or if necessary issuance of criminal misdemeanor citations as provided by the Reno Municipal Code Chapter 1.05.

***Top copy is to be provided by tenant to landlord or landlord's agent.**

***Bottom copy is the tenant's copy and should be provided to Code Officer if issues are not addressed by landlord or landlord's agent. Code Enforcement will not open a case without a completed copy of this form.**

Code Enforcement Officer: _____ Date: _____ Phone: _____

Code Enforcement loves educated & involved apt. owners, home owners, landlords, and managers

WHY??????

.....Because it allows us to focus on the fun stuff.....

Reno Direct 334-4636





1460 OLIVER



FORECLOSED THEN BURNED



THEN DEMOLISHED







ABATEMENT











Before – 241 Linden

2/15/05



Before – 241 Linden

2/15/05



Before – 241 Linden

2/15/05



Before – 245 Linden Graffiti & Rubbish April 2008



Before – 245 Linden

April 2008



Before – 241 Linden Junk Vehicle April 2008



Before – 241 Linden

2008



245 Linden – Graffiti

April 2008



After- 241 Linden, March 2010



After- 245 Linden, March 2010



After- 247 Linden, March 2010



ADMINISTRATIVE PROCESS

- Courtesy Letter
- Notice of Violation
- Administrative Citations
- \$100, \$250, \$500, & \$1000
- Reinspection Fees 1st \$100, \$45 all subsequent
- Notice to Abate

City of Reno

CRIMINAL

- Misdemeanor citations

Social Host Ordinance

- Quick overview
- 2 or more disturbance of the peace calls in 6 months
- Specific to the same unit
- Calls must be valid
- Owner/Landlord provided opportunity to address their tenants.
- Acceptable proofs of intent (Letter to tenants with consequences, notice of eviction, Letter to city with proposed actions; i.e. weekend site visits, etc.)

QUESTIONS?????

PREGUNTAS??

Call Reno Direct

334-INFO(4636)

*Housing &
Neighborhood
Development*

The Housing and Neighborhood Development Division proactively addresses community needs, including neighborhood revitalization, housing development and homeless programs, in an effort to benefit residents of the Truckee Meadows.

Grant Administration & Implementation

- Community Development Block Grant (CDBG)
- HOME Investment Partnership
- Low Income Housing Trust Fund (LIHTF)
- Emergency Solutions Grant (ESG)
- Neighborhood Stabilization Programs
- CDBG-R
- Homelessness Prevention & Re-Housing Program (HPRP)

*Housing &
Neighborhood
Development*

CDBG-National Objectives

- Primarily benefit low and moderate income households (<80% of AMI)
 - Area Benefit
 - Limited Clientele
 - Housing
 - Jobs
- Preventing or eliminating slum or blight (not more than 30% of the grant)
 - Area
 - Spot



*Housing &
Neighborhood
Development*

CDBG Projects

- Low and moderate income
 - Human Services- WCHSC/CAC
 - Public Facilities – Streets, Sewers, Sidewalks, Housing – Rehabilitation & Accessibility
 - Economic Development – West Street Market
- Eliminating slum or blight Area
 - Area - 10 N Virginia Plaza
 - Spot – Oliver & Montello



*Housing &
Neighborhood
Development*

Washoe County HOME Consortium

- Cities of Reno and Sparks and Washoe County for allocating HOME & LIHTF
- Development of affordable rental and ownership housing
 - 52 projects
 - 325 new units & 400 rehabilitated units
- Programs to assist individuals
 - Down Payment Assistance
 - Owner-Occupied Housing Rehabilitation
 - Rental Assistance



*Housing &
Neighborhood
Development*

*Washoe County HOME
Consortium - continued*

- Support other regional efforts
- Priorities
 - Level I:
 - Serve households at or below 40% of AMI
 - Supportive housing for special needs populations
 - Level II:
 - Transit Oriented Corridor
 - Green components
 - Conforms to regional housing plans
 - Mixed-Income/Mixed-Use Projects



Emergency Solutions Grant

- Services for those experiencing or at-risk of homelessness
- Shelter Operations – Men's, Women's and Family Shelters
- Re-Housing Assistance for individuals experiencing homelessness

Neighborhood Stabilization Programs

- 3 programs to address the impact of foreclosure on neighborhoods
- NSP 1 (\$4.67 m) – State Subgrantee
 - 33 houses acquired & rehabilitated
 - 10 first-time homebuyers
- NSP2 (\$22 m) – Consortium, RHA lead
- NSP3 (\$1.9 m) – Multi-family properties



ARRA Programs

- CDBG-R (\$546,939)
 - Shelter Operations
 - Linden-Grove Neighborhood Revitalization
 - Housing energy-efficiency improvements
- HPRP (\$836,301)
 - Establish centralized intake
 - Financial assistance to 837 persons in 327 households, including 398 children
 - Outreach & Engagement services to 1,351 household
 - About 90% for homelessness prevention

*Housing &
Neighborhood
Development*

Community Assistance Center

- Campus of services
- 3 Shelters – Men, Women & Family
- with 310 beds served >1,800 FY11-12
 - 5 lease tenants
 - Resource Center
 - Communication services
 - Day Area
 - 24-Hour Security

– Rotating services, e.g. SNAPs, health department, job search, etc.



Permit Place Organization

- Based on customer service
 - **Most functions providing development services are located in Community Development Department at 450 Sinclair Street**
 - Building
 - Engineering
 - Planning
 - Environmental Health
 - Code Enforcement

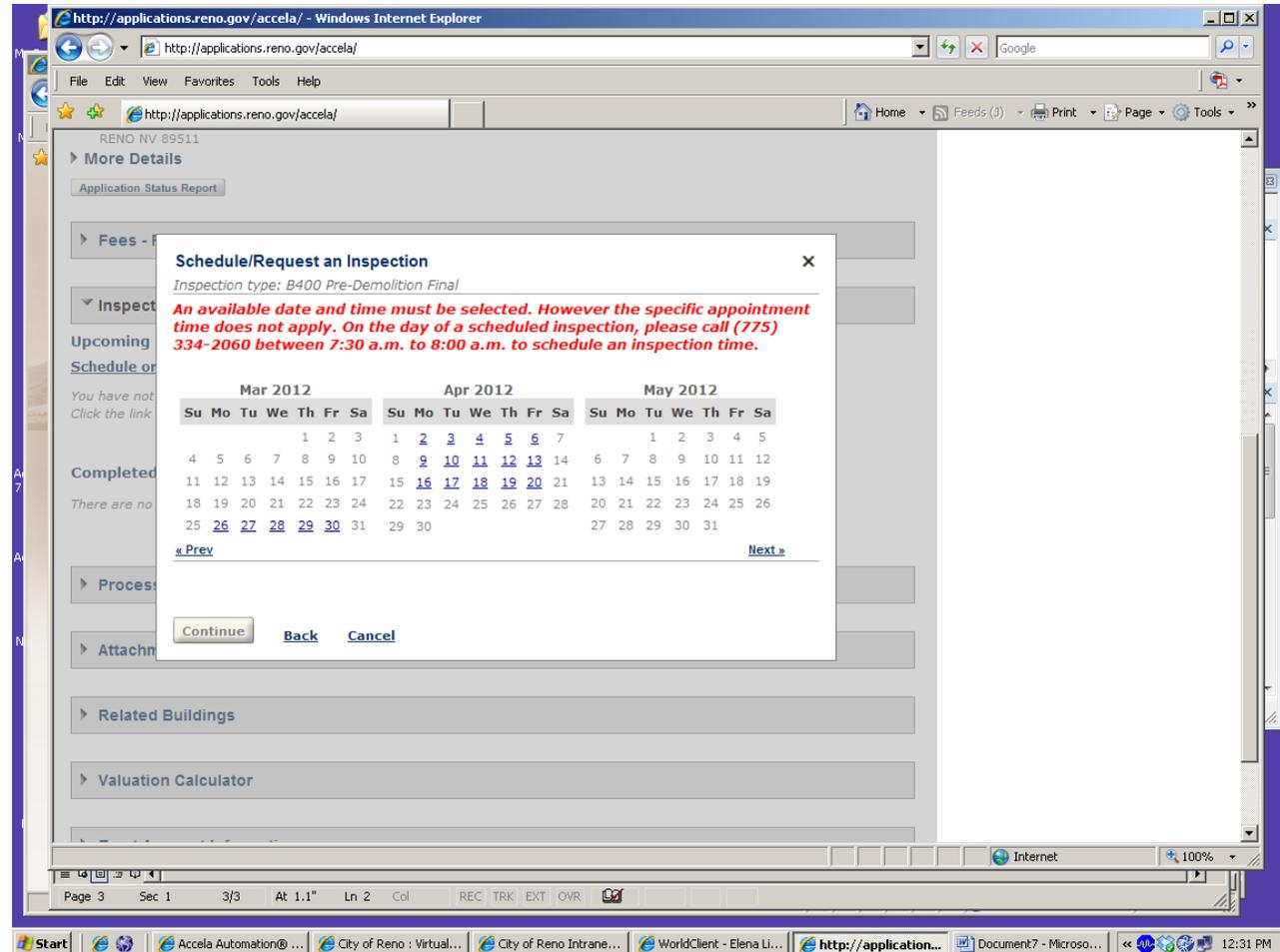
All of CD will be located at One East First Street in the near future. Business License and the Housing & Neighborhood Development Divisions are located at One East First Street already.

*Permit Place
Facilities*



- One location
- Easy access
- Single counter

Permit Place
Technology



- Internet inspection scheduling

Total Permit Activity & Valuation

- Calendar Year 2010 – 5,149 permits / \$242.2 million valuation
- Calendar Year 2011 - 5,570 permits / \$255.1 million valuation
- Projected Calendar Year 2012 – 5,700 permits / \$265 million valuation

*Planning
Functions*

- Regional Planning Coordination
- Annexation
- City Master Plan: Great City Plan
- Reno Municipal Code: Title 18
- Land Use Map Amendments
- Zoning Map Amendments
- Special Use Permits
- Variances
- Subdivisions



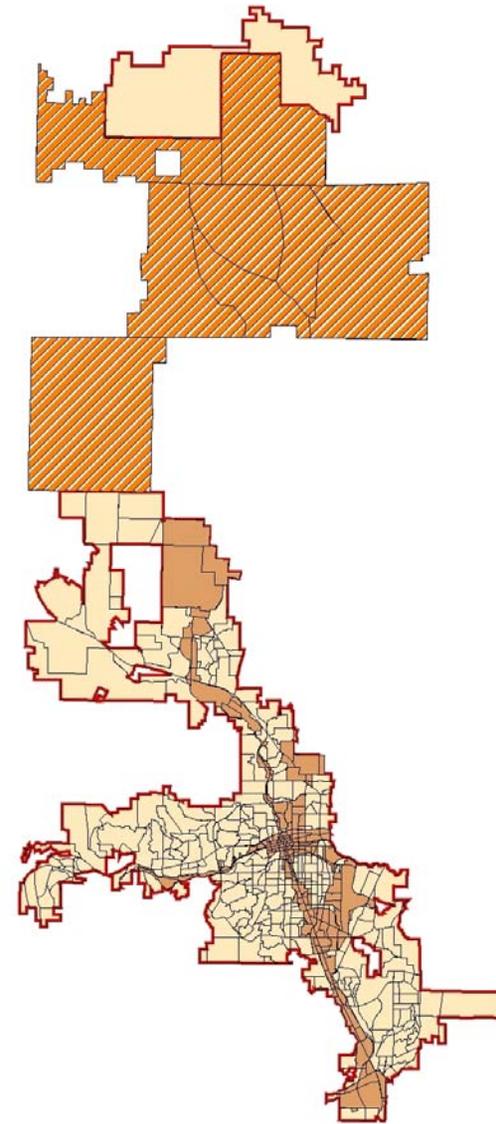
The
great
City Plan

The City of Reno Master Plan

- Citywide Plans
 - Policy Plan
 - Population Plan
 - Conservation Plan
 - Housing Plan
 - Land Use Plan
 - Public Services, Facilities and Infrastructure Plan
 - Open Space and Greenways Plan
 - Historic Resources Plan

Land Use Plan

- 2030 Service Area/Sphere of Influence
- Longer term Future Service Area
- Intensification areas
 - 35% of growth (42K)
- Other growth areas
 - 65% of growth (78K)



*Public Services,
Facilities and
Infrastructure
Plan*

- Water/Wastewater/Flood Management
- Police Protection
- Fire Protection
- Transportation
- Parks & Recreation
- Maintenance Yards

- Concurrency management system
 - Possible future conversion to impact fee for police, fire, parks

	Full Facilities	Impact Fee/Residential Construction Tax (RCT)	Discretionary Improvements
Water	•		
Waste Water	•		
Flood Management	•		
Local Transportation – CD	•		
Regional Transportation – RTC		• (Impact Fee)	
State and Federal Transportation – NDOT			•
Police		• (Proposed Future Impact Fee)	• Police Department
Fire		• (Future Impact Fee)	• Fire Department
Parks and Recreation		• (RCT)	

Factors adding to the price of a house

- Traffic Impact fee: \$4,177.37
 - Park tax: \$1000
 - Sewer hookup: \$5,717
 - Water rights: \$20,000
 - Street/Utilities: \$45,000
- Total: \$75,894.37

Open Space and Greenways Plan

- Open areas
 - Constrained
 - Recreation
- Greenways
 - Pedestrian
 - Bikeways
- Interconnections
 - Open areas & greenways
 - Other jurisdictions



- Regional Center Plans
 - Downtown
 - Convention
 - Medical
 - Reno-Tahoe International Airport
 - University of Nevada
 - Dandini
 - Reno-Stead Airport
 - Redfield
 - Gateway (Proposed)

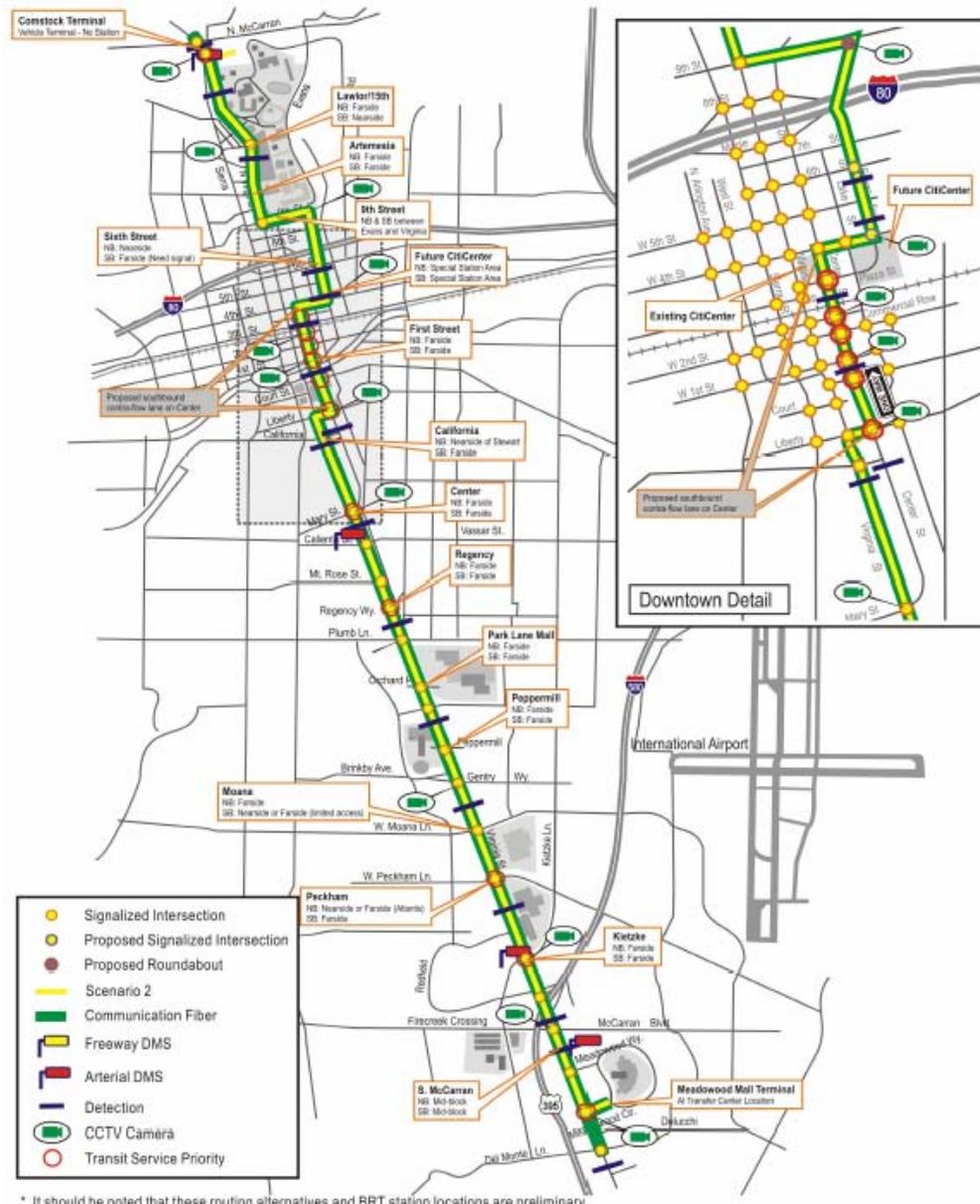
City Master Plan

- Transit Oriented Development (TOD) Corridor Plans
 - South Virginia Street
 - North Virginia Street
 - West Fourth Street
 - East Fourth Street
 - Mill Street

Virginia Crossing
Station Area

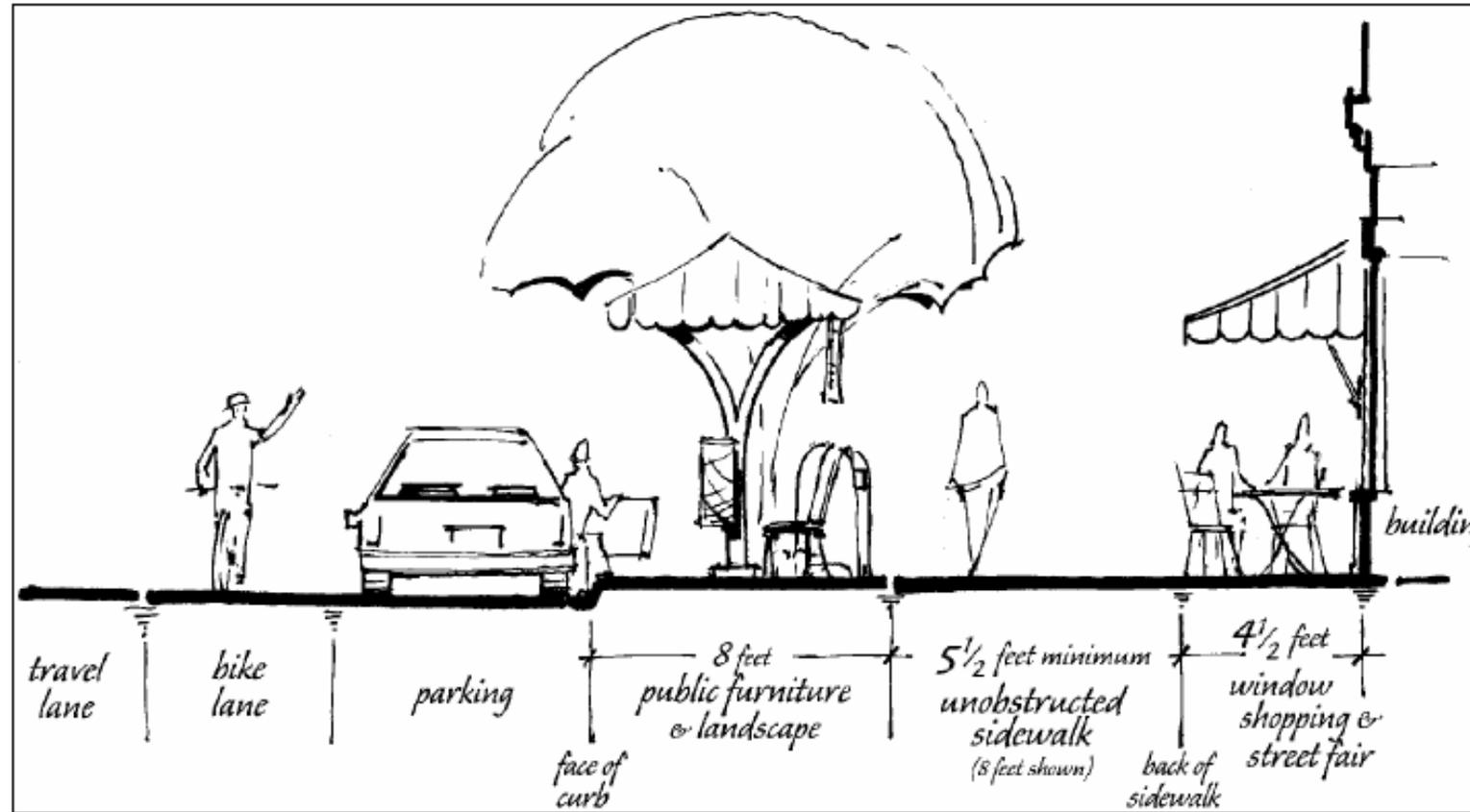


Virginia Street Transit Corridor



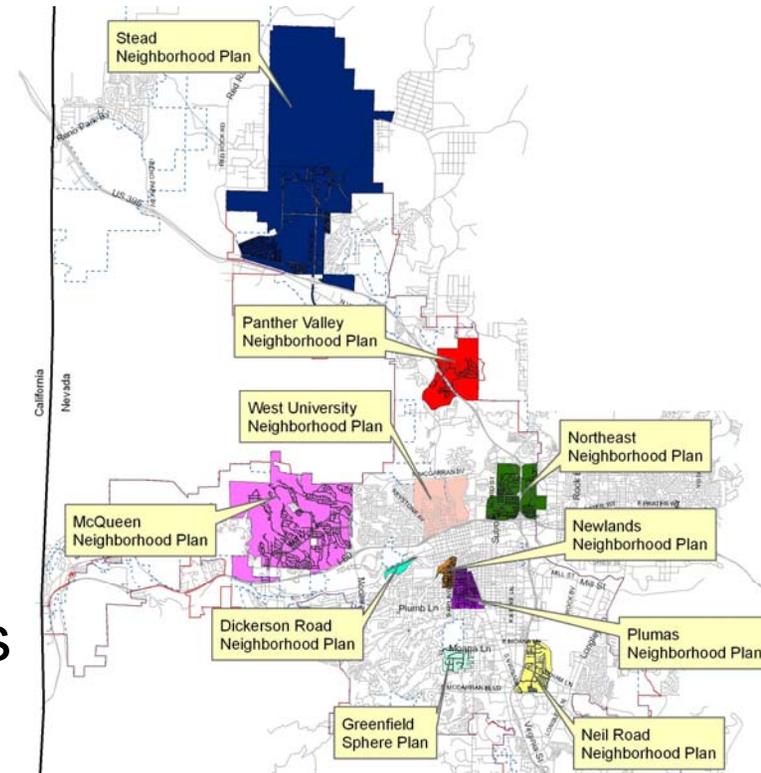
* It should be noted that these routing alternatives and BRT station locations are preliminary.

Transit Corridor
Pedestrian
Standards



• Neighborhood Plans

- Reno-Stead
- McQueen
- West University
- Newlands
- Plumas
- Greenfield
- Wells Avenue
- Country Club Acres
- Southeast



- Infrastructure plans and construction
 - 2009 Calendar Year
 - 316 dwelling units
 - \$141.6 million commercial
 - \$28.8 million infrastructure*
 - 2010 Calendar Year
 - 357 dwelling units
 - \$46.6 million commercial
 - \$20.7 million infrastructure*
 - 2011 Calendar Year
 - 327 dwelling units
 - \$66.7 million commercial
 - \$21.3 million infrastructure*

*Based on \$45,000/dwelling and 10% of commercial valuation

- Mock Planning Commission