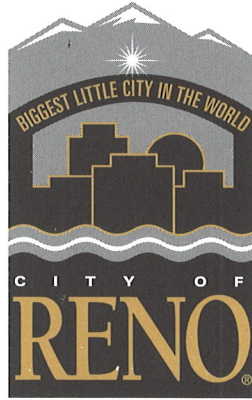


Angela Fuss, AICP
Acting Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2585



September 3, 2020

BP Holdings
Attn Joe Bonifatto
3960 Howard Hughes Pkwy Ste 150
Las Vegas, NV 89169

Subject: LDC21-00003 (Military Road 7-11)
APN No. 552-261-10

Dear Applicant:

At the regular meeting of the Planning Commission on September 2, 2020, the Planning Commission, as set forth in the official record, approved your request for special use permits for: a) construction of a convenience store and gas station on a site that is located adjacent to residentially zoned property; and b) 24 hour operations. The ± 1.73 acre site is located on the southwest corner of the Lemmon Drive and Military Road intersection in the Arterial Commercial (AC) zoning district. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

Your approved request is subject to the following conditions to the satisfaction of Community Development 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 project within 24 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 the issuance of any building permit and/or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant 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. 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.
6. Prior to the issuance of a building permit for the convenience store building, the applicant shall provide plans demonstrating that window and door glass provided on the building do not exceed 25 percent opaqueness as identified by RMC section 18.12.2107(a) (Windows and Doors – Visibility).
7. Prior to approval of a building permit for site improvements, including grading, the applicant shall have plans approved for the disposition of storm waters generated onsite up to and including a 100 year frequency storm, including any necessary easements. Volumetric analysis shall be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event. Final hydrology shall account for both the peak and volume of storm flows generated by the 100-year storm event. Final design shall incorporate measures to ensure that there is no net increase in the regulatory 100-year water surface elevation of Swan Lake and Volumetric Mitigation shall be minimum 1.3:1.
8. Prior to approval of a building permit for site improvements, the applicant shall have plans approved demonstrating improvements recommended in the Traffic Impact Analysis included with the special use permit application have been incorporated into the project and the existing center median on Military Road shall be extended to align with the northwest corner of the site.
9. Prior to approval of a building permit for site improvements, the applicant shall provide an operational plan with turn radius analysis for fuel trucks.

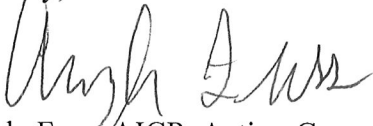
10. Prior to the issuance of a building permit for site improvements, the applicant shall provide plans demonstrating adequate screening and buffering to prevent light glare and light spillover, and adequate privacy protection is provided along the western boundary.

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.

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, Acting Community Development Director
Community Development Department

LDC21-00003 (Military Road 7-11) - KWC.doc

xc: Lemmon Valley Land Company
Attn Greg Peek
9345 Lemmon Dr
Reno, NV 89506

Wood Rodgers
Attn Stacie Huggins
1361 Corporate Blvd
Reno, NV 89502

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