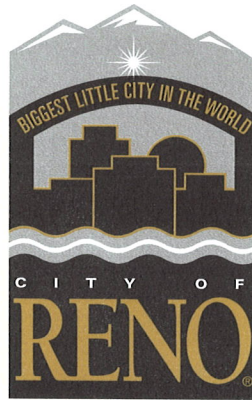


Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



April 21, 2022

FA ACQUISITIONS III, LLC
Attn: Mallory Pracale
3025 E. Sahara Avenue
Las Vegas, NV 89104

Subject: LDC21-00071 (United Nissan of Reno)
APN: 015-304-02 (Ward 3)

Dear Applicant:

At the regular meeting of the Planning Commission on April 20, 2022, the Planning Commission, as set forth in the official record, approved your request for: 1) a conditional use permit to allow: a) an auto dealership use, and b) nonresidential development over one acre within 300 feet of residential zoning; and 2) a major deviation to exceed the 100,000 lumens per acre site lighting standard by less than 50%. The ± 4.25 acre site is located on the east side of Kietzke Lane between East Grove and Linden Streets. The site is zoned General Commercial (GC) and 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 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 apply for a building permit within 18 months or this approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative 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. Flashing/animated signs are prohibited.
6. Project operations shall adhere to RMC 18.04.1408 "Noise" standards.
7. Prior to issuance of any building permit, a sound study from a qualified acoustical consultant shall be provided subject to staff review and approval. Any mitigation measures necessary to achieve compliance with applicable noise standards required in **Conditions No. 6** shall be incorporated into project design and verified prior to issuance of building permits.
8. Outdoor public address or sound systems are prohibited.
9. 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 or State holidays, 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.
10. All bay doors shall remain closed at all times except to enter and exit the building.
11. Site lighting shall be dimmed to base code standards (security level lighting) from 10:00 p.m. to 6:00 a.m. Prior to issuance of any building permit, photometric plans shall be provided demonstrating compliance with this condition.

The decision of the Planning Commission may be appealed within ten business 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

FA ACQUISITIONS III, LLC
RE: LDC21-00071 (United Nissan of Reno)
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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,



Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

LDC21-00071 (United Nissan of Reno) - NJG.doc

xc: Kaempfer Crowell Ltd.
Attn: Severin A Carlson
50 W. Liberty Street, ste 700
Reno, NV 89501

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