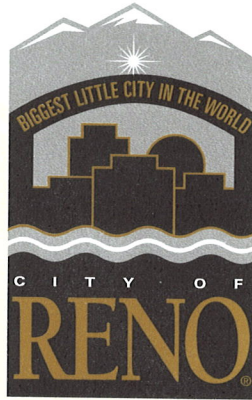


Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 393-1047



May 2, 2024

Rob Cashell
1200 Financial Blvd
Reno, NV 89502

Subject: LDC24-00048 (Lakeside Crossing Chevron)
APN: 024-281-07 (Ward 2)

Dear Applicant:

At the regular meeting of the Planning Commission on May 1, 2024, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to allow an existing convenience store, gas station, and deli to operate between the hours of 11:00 p.m. and 6:00 a.m. The ± 0.84 acre site is located ± 190 feet south of the intersection of West Moana Lane and Lakeside Drive. The site is within the Neighborhood Commercial (NC) zoning district 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 shall prevail. Where not specifically addressed in the application, 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 the issuance of any building permit or business license associated with the request, 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

Rob Cashell

RE: LDC24-00048 (Lakeside Crossing Chevron)

Page 2

construction and operation of the project/business. The approval letter shall be posted or made readily available upon demand by City staff.

5. The rear door to the building shall be locked and closed to the public from 11:00 p.m. to 6:00 a.m.
6. Prior to the issuance of a business license with extended hours of operation, the applicant shall have video surveillance cameras installed that allow cashiers or other employees to monitor interior and exterior activities. These cameras shall always be recording when the business is open to the public. The data collected by the cameras shall be stored for at least 24 hours.
7. A height marker shall be placed at each exit to enable witnesses to a crime to estimate the height of a perpetrator.
8. A detector shall be placed at each entrance of the business open to the public to alert the cashier, other store personnel, and customers of the entrance or exit of any customer or other person.
9. Prior to the issuance of a business license with extended hours of operation, a sign shall be installed in a conspicuous location stating that the premises is under active video surveillance.
10. The total area of opaque objects, including but not limited to items such as signs, displays, coolers, merchandise, and automatic teller machines, which are located on or within three horizontal feet of the window shall not exceed 25% of the area of any window or door glass.

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 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.

Rob Cashell
RE: LDC24-00048 (Lakeside Crossing Chevron)
Page 3

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,



Mike Railey, AICP, Planning Manager
Development Services Department

LDC24-00048 (Lakeside Crossing Chevron) - HT.doc

xc: Longley Partners, LLC.
3650 Lakeside Dr.
Reno, NV 89509

Derek Wilson
1985 Chimney Rock Trail
Reno, NV 89523

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