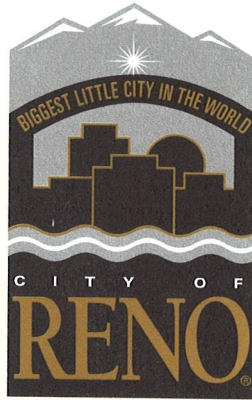


Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



May 20, 2022

Richard Piggott
185 South State Street, Suite 800
Salt Lake City, UT 84111

Subject: LDC22-00063 (Maverik 2nd & Kietzke)
APN: 012-382-14 & 012-382-44 (Ward 3)

Dear Applicant:

At the regular meeting of the Planning Commission on May 18, 2022, the Planning Commission, as set forth in the official record, approved your request for a: 1) a conditional use permit to allow a gas station west of I-580 within ¼ mile of the intersection of East 2nd Street and the freeway on-ramp; and 2) a major deviation for a 50% reduction in the floor area ratio (FAR) requirements. The ±1.77 acre site is located on the northwest corner of Kietzke Lane and East 2nd Street within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Urban Mixed-Use (UMU).

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 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

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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. Prior to the issuance of any building permit for site improvements, the applicant shall provide documentation that the large freestanding advertising display located on APN 012-382-44 near the intersection of East 2nd Street and Kietzke Lane has been removed.
6. Prior to the issuance of any building permit, excluding mass grading, the applicant shall demonstrate that the property lines for the project have been adjusted to meet all applicable development standards of Reno Municipal Code (RMC).
7. Prior to the issuance of any building permit, excluding grading, the applicant will be required to coordinate with NDOT's Permit Office for any required occupancy permit (hydraulic design, drainage facilities, etc.) and provide documentation of NDOT's permit approval to the City of Reno.

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.

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

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xc: RJR Vulcan, LLC
701 South Carson Street, Suite 200
Carson City, NV 89701

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