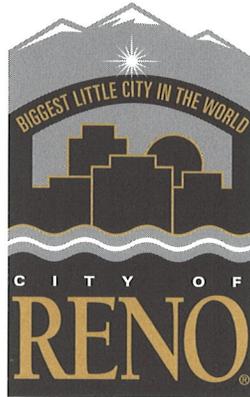


Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



November 1, 2022

AMENDED LETTER

Sierra Real Properties, LLC
6419 Meadow Country Dr.
Reno, NV 89519

Subject: LDC22-00059 (US-395 Exit 76 Gas Station and Warehouse) - **AMENDED LETTER**
APN: 082-082-11 (Ward 4)

Dear Applicant:

At the regular meeting of the Planning Commission on May 4, 2022, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to establish: 1) a Gas Station in the Mixed-Use Suburban (MS) zone, 2) a Drive-Through Facility in the Mixed-Use Suburban (MS) zone, 3) crossing of a major drainage way, and 4) fills greater than 10 feet. The ±10.2 acre site is bordered by US Highway 395 to the north, Stead Boulevard to the east, North Virginia Street to the south, and the Stead Spur railway line to the west. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). This item was continued from the April 20, 2022 Planning Commission meeting. **Following the Planning Commission decision, it was determined that implementation of Condition 5 required modification. The Administrator has determined that said modification of Condition 5 is consistent with the approval criteria in Reno Municipal Code (RMC) Section 18.08.304(e). The project conforms to the findings, as required by RMC Section 18.08.307(f) (Compliance with Plans and Minor Modification to Approved Plans):**

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 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 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 construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. No temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles shall be allowed, **except that parking of commercial motor vehicles by customers of the convenience store and fast food restaurant for up to one hour is allowed.** Prior to the issuance of a building permit for site improvements, the applicant shall have plans approved demonstrating that signs **identifying when and where commercial vehicle parking is permitted** will be installed near the entrance to the development, and at appropriate locations within the site as determined by the administrator.
6. The convenience store/gas station shall not include support facilities for truck drivers as set forth in Section 18.03.304(h)(6).
7. The primary entrance off Stead Blvd shall be designed to meet Regional Transportation Commission's Moderate Access Control criteria and Nevada Department of Transportation (NDOT) access management standards.
8. Prior to issuance of a building permit for site improvements, the applicant shall coordinate with the Regional Transportation Commission regarding future bus stop plans adjacent to the site. The applicant shall construct a bus stop shelter and/or dedicate right-of-way for a future bus stop if required by the Regional Transportation Commission.
9. Prior to issuance of any building permits, a drainage easement shall be dedicated with no permanent structures or facilities located above the drainage easement.
10. Prior to issuance of any building permits, documentation shall be provided to the Department of Development Services that the proposed underground storage tanks are approved by the Nevada Division of Environmental Protection and Washoe County Health District to be in compliance with the Underground Storage Program, particularly the minimum horizontal separation from the major drainageway.
11. Prior to issuance of any building permits for site improvements, the applicant shall provide documentation that they have coordinated with the Public Works and Utility Services Departments regarding connection of on-site sewer laterals/mains with the public sewer extension project on Stead Boulevard, scheduled to be completed in December 2022.

12. Prior to the issuance of a building permit for site improvements, the applicant shall provide documentation of NDOT permit submittals.
13. Prior to the issuance of a building permit for any vertical construction the applicant shall provide documentation of all NDOT permit approvals.
14. Prior to the approval of a building permit for site improvements, the applicant shall provide final landscape plans including a minimum of ten street trees between the fast food restaurant and Stead Boulevard to satisfy requirements of RMC Section 18.04.1003(a)(7). The three additional street trees provided in this area shall not count towards the minimum number of trees for the entire site required by RMC Section 18.04.805(b)(1).

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

Sierra Real Properties, LLC
RE: LDC22-00059 (US-395 Exit 76 Gas Station and Warehouse)
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xc: George J. Brown
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Mikki Huntsman, City Clerk
Michael Mischel, P.E., Engineering Manager
Rigo Lopez, Washoe County Tax Assessor