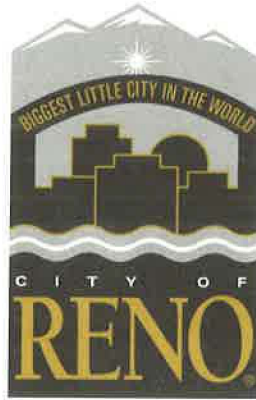


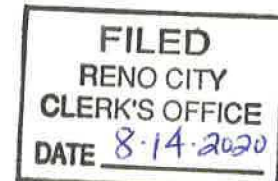
Ashley D. Turney
City Clerk
(775) 334-2030
TurneyA@reno.gov

Mikki Huntsman
Chief Deputy City Clerk
(775) 334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775) 334-2030
Public Records (775) 348-3932

August 14, 2020



SJP Reno Property, LLC c/o Rob Medeiros
2100 Garson Road
Reno, NV 89423

RE: Case No. LDC20-00063 (Verdi Crossing)
APN: 038-870-13

Dear Applicant:


At a regular meeting of the Reno City Council on August 12, 2020, and following a public hearing thereon, the Reno City Council approved your request for special use permits to allow: a) reestablishment of a previously existing non-conforming non-restricted gaming operation within a 7,500 square foot building in the Hotel Casino (HC) zone; b) enlarge or extend a previously existing non-conforming non-restricted gaming operation in the HC zone; and c) grading with fills ten feet or more. The project is located on a ± 7.1 portion of a ± 10.2 acre site generally located southeast of the intersection of Boomtown-Garson Road and Cabela Drive. The site is within the Hotel Casino (HC)/Mortensen-Garson Overlay District zones and has Suburban Mixed Use (SMU)/Mortensen Garson Neighborhood Plan Master Plan land use designations.

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 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, 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. Prior to the issuance of any building permit, the applicant shall demonstrate that the existing special use permit entitlement (LDC13-00049-Boomtown Casino/Travel Plaza Reestablishment) is terminated.
5. Only one animated sign is allowed on site, consistent with the sign program outlined in **Exhibit B**.
6. Nonrestricted gaming operations shall be limited to the $\pm 7,500$ square foot casino building location. The casino shall contain no more than 165 slot machines, 5 table games, and one keno operation. Any increase in the number of these operations or building area shall require an amendment to this special use permit.

Sincerely,


Ashley D. Turney *For*
City Clerk

xc: Community Development
Nathan Gilbert, Community Development
Jeff Mann, Parks, Recreation & Community Services
Louis Cariola, 241 Ridge Street Suite 400 Reno, NV 89501

Verdi Crossing

Conceptual Sign Plan – Locations are estimated, no scale



Digital
Casino Sign



Freestanding /
Monument Signs
-not to exceed 60'



Wall Signs





Manufacture and install typical new D/F monument signs with individual LED lit letters.

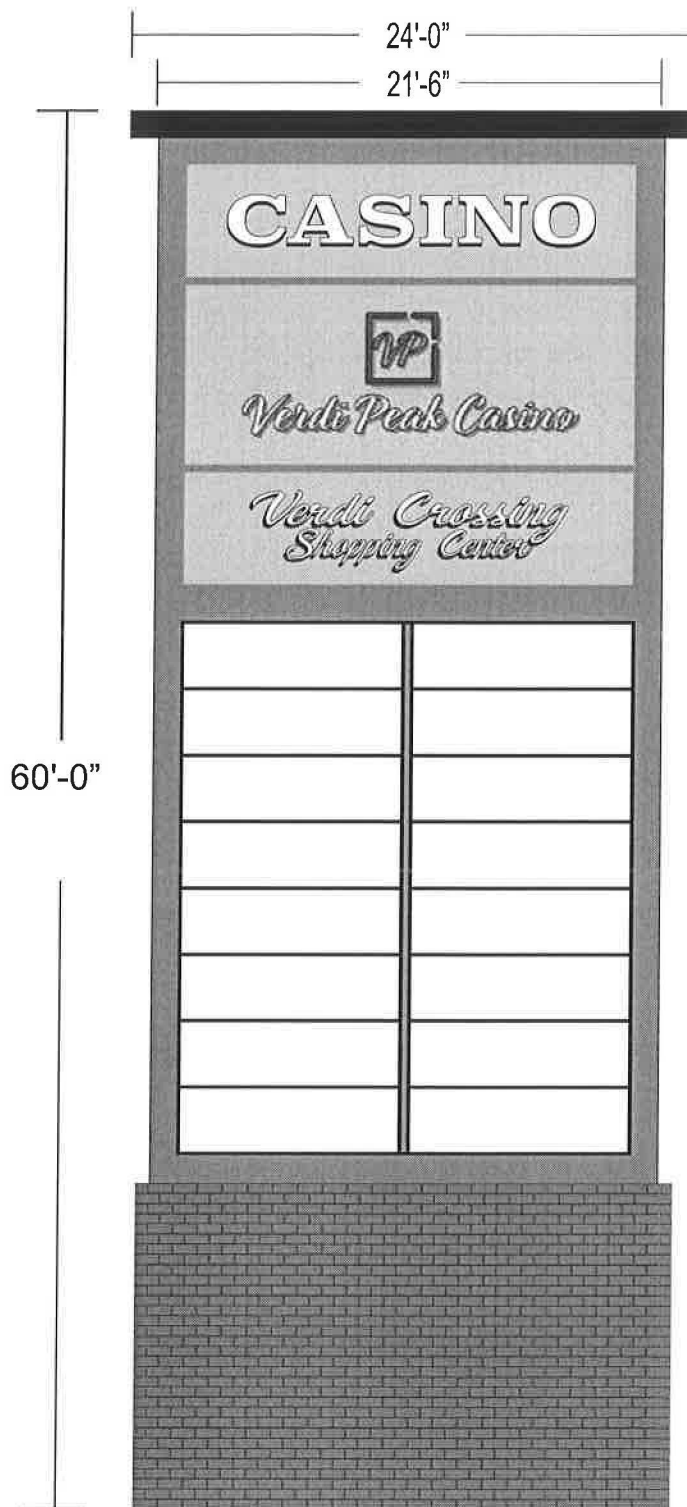
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VERDI PEAK # 2

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	June 24, 2020	T. Poland

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP: 12/20

Custom Sign
 3350 Centennial Park Dr. Ste #3
 Carson City, NV 89706
 Ph. 775-884-1818



Manufacture and install new typical D/F pylon sign with 16 tenant panels per side.

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VERDI PEAK # 1

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	June 24, 2020	T. Poland

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/20

Custom Sign
 3350 Centennial Park Dr. Ste #3
 Carson City, NV. 89706
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