



P.O. Box 1900
Reno, Nevada 89505

December 17, 1998

Kietzke Properties, Inc.
c/o Ken Johnson
1188 California Avenue
Reno, NV 89509

Subject: Case No. 218-99 (Burger King/1155 Kietzke Lane)

Dear Mr. Johnson:

At the regular meeting of the Planning Commission on December 16, 1998, the Planning Commission approved your request for a special use permit to allow the construction of a $\pm 4,107$ square foot building to replace an existing $\pm 3,134$ square foot building adjacent to a major arterial (Kietzke Lane) and residentially zoned property, subject to the following conditions:

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. Prior to the issuance of any permit, the applicant shall have an encroachment permit from N.D.O.T. for any facility encroaching upon State right-of-way and for any drainage disposal on State right-of-way.
3. Prior to the issuance of any certificate of occupancy, the applicant shall install parking control signs and/or paint the curb red on Kietzke Lane adjacent to the site, to the approval of the Community Development Department.
4. Prior to the issuance of a building permit the applicant shall demonstrate that a 21' setback for the base of the building will be provided from Kietzke Lane. Architectural protrusions near the top of the building may encroach into this setback a maximum of two feet.

5. Prior to the issuance of a certificate of occupancy, the applicant shall widen the interior parking lot landscaping islands to 5' (inside dimension) and plant two (2) 6' tall evergreen trees and shrubs in each island.
6. Signage for the project will be limited to the following:
 - a. One monument sign that has no more than 110 square feet of advertising copy;
 - b. Three 13 square foot illuminated building signs per submitted elevations;
 - c. Three menu boards (a preview, an order and passenger order menu boards) not to exceed 75 square feet each;
 - c. One 12.5 foot tall drive-thru sign with clearance warning arm;
 - d. Four directional signs not to exceed eight square feet each (includes non-copy sign portion); and
 - e. One nine square foot "Customer Service" communications post at end of drive-thru.
7. Prior to the issuance of a certificate of occupancy, the applicant shall increase the height of the masonry wall along the northern and western property lines to six feet from grade within the landscaped area. The wall ledge created by the difference in the width of masonry blocks shall also be removed.
8. Prior to the issuance of a certificate of occupancy, the applicant shall increase the size of the trash enclosure to accommodate all site dumpsters. The dumpster enclosure shall be constructed of masonry to match the building and shall include solid view screening gates.
9. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of City Council approval, and continuously maintain the validity of that permit, or this approval shall be null and void.

The decision of the Planning Commission may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the

meeting at which the decision was made. 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. Appeals may be filed by the Mayor, City Council member, applicant or his authorized representative, any property owner within 600' of the exterior boundary of the property involved, or any person who presented written or oral testimony before 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 (10) days.

You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,

for 

Laura M. Tuttle, AICP
Principal Planner
Community Development Department

xc: Don Cook, City Clerk
Bob Gottsacker, Principal Engineer
Rod Haulenbeek, Planning Technician
Shelly Sullivan, Planning Technician
Summit Engineering, Ben Veach, 5405 Mae Anne Avenue, Reno, NV 89523
Bicentennial Restaurant, Inc., c/o Ken Johnson,
1188 California Avenue, Reno, NV 89509