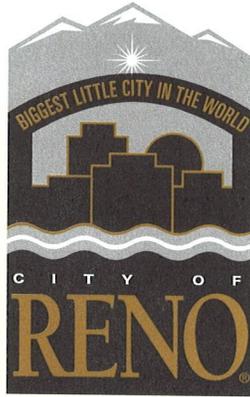


Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 393-1047



October 19, 2023

B33 Airport Square LLC
295 Holcomb Ave., Ste. 200
Reno, NV 89502

Subject: LDC24-00008 (Dotty's)
APN: 015-292-40 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on October 18, 2023, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to allow: 1) a bar, lounge, or tavern use in the General Commercial (GC) zoning district, and 2) business operations between 11:00 p.m. and 6:00 a.m. The use is proposed within suites 1296 I-K of a ±17.24 acre commercial center located on the south side of East Plumb Lane between Harvard Way and Interstate 580. The site is zoned General Commercial (GC) and has a Master Plan 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 in effect at the time the application is submitted shall prevail.
2. The applicant shall apply for a building permit for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit associated with this project, 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. The 24-hour operations CUP shall be restricted to the Dotty's tenant space only as shown in Exhibit B. Should the space be expanded in the future to include additional square footage, an amendment to this CUP is required.

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,



Mike Railey, AICP, Planning Manager
Development Services Department

LDC24-00008 (Dotty's) - JF.doc

xc: Argentum Law
6037 S. Fort Apache Rd., Suite 130
Las Vegas, NV 89148

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