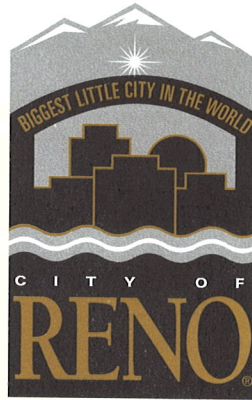


Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 393-1047



October 17, 2024

Tim Milton Construction LLC
For Pando Equity LLC dba Need 2 Speed
716 W 6th St
Reno, NV 89503

Subject: LDC25-00009 (Need 2 Speed)
APN: 026-182-38 (Ward 3)

Dear Applicant:

At the regular meeting of the Planning Commission on October 16, 2024, the Planning Commission, as set forth in the official record, approved your request for a bar, lounge, or tavern with recreation or amusement, outside in an existing commercial center. The ±18.1 acre subject site is located east of US Highway 395 North, approximately ±130 feet south of its intersection with North McCarran Boulevard. The subject site has a zoning designation of General Commercial (GC) and a Master Plan land use 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 owner or developer shall apply for a business license 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, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit or license 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. With the exception of emergency situations, all patron queuing in and out of the business shall be through a single primary entrance.
6. Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses. Security personnel shall be stationed outside of the building to enforce order.
7. The operator shall ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.
8. Prior to the issuance of the amended business license, a security plan shall be submitted and approved by the Zoning Administrator, Code Enforcement Department, and Reno Police Department. At a minimum, the security plan shall address; 1) security staffing and procedures; 2) queuing of patrons; 3) hours of operation; 4) exterior lighting; and 5) procedures to prevent loitering outside of the business. The business proprietor shall continuously maintain and enforce the security plan for the life of the license. At the Administrator's discretion, a new security plan and/or amendments may be 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

Tim Milton Construction LLC
RE: LDC25-00009 (Need 2 Speed)
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xc: M&A GBAEE
c/o TMC LLC
P.O. Box 5357
Beverly Hills, CA 90209

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