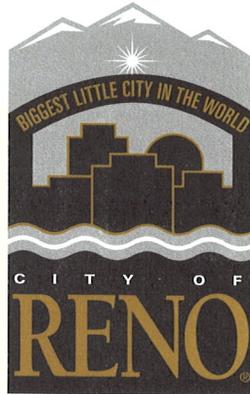


Chris Pingree
Director of Development Services
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 326-6650



June 16, 2022

Fritz Duda Company
Attn: Candice Stangle
985 Damonte Ranch Pkwy., Ste 210
Reno, NV 89521

Subject: LDC22-00072 (Meadow Creek Commercial Center Condition Amendment)
APN No. 142-501-02 (Ward 2)

Dear Applicant:

At the regular meeting of the Planning Commission on June 15, 2022, the Planning Commission, as set forth in the official record, approved your request for an amendment to special use permit LDC18-00013 to allow bars and restaurants with alcohol service in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (WDDP SPD) with underlying Neighborhood Commercial (NC) zoning standards. The subject request is located on a portion of a ±3.87 acre site located approximately ±110 feet north of the intersection at Wedge Parkway and Little Star Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).

Your approved request is subject to the following amended condition and the original conditions of approval for Case No. LDC18-00013 (Mountaingate 78) to the satisfaction of Development Services Department staff:

14. Businesses allowed in the commercial component shall be those allowed in the Neighborhood Commercial (NC) zone with the addition of bars, lounges and taverns, and restaurants with alcohol allowed by right. "Restricted and Non-restricted Gaming Operations" shall not be allowed in the Meadow Creek Commercial Center. Hours of outdoor patio operation shall be limited to the hours of 8:00 a.m. to 10:00 p.m.

The decision of the Planning Commission may be appealed within ten calendar 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. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. Appeals may be filed by any person who is aggrieved by the decision. The City

Fritz Duda Company

RE: LDC22-00072 (Meadow Creek Commercial Center Condition Amendment)

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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 (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,



Chris Pingree, Director of Development Services
Development Services Department

LDC22-00072 (Meadow Creek Commercial Center Cond Amend) - BJO.doc

xc: Melissa J. Lindell
365 Douglas Fir Drive
Reno, NV 89511

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