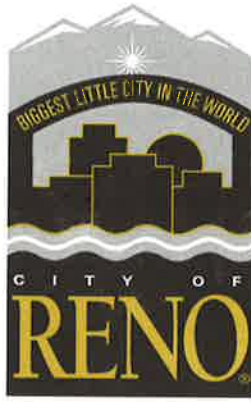


Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



April 29, 2022 – **REVISED LETTER**

Gurpreet Kaur
1801 West 4th Street
Reno, NV 89503

Subject: LDC22-00054 (Grab & Go)
APN: 006-212-07 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on April 6, 2022, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to allow for package alcohol sales accessory to the primary use of a convenience store in the Mixed-Use Urban (MU) zone. The ±1.09 acre site is located on the northwest corner of West 4th Street and Cemetery Road. The subject site has a Master Plan land use designation of Urban Mixed-Use (UMU).

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 business license and any required building permits within 18 months or this approval shall be null and void.
3. Prior to the issuance of a business license and any required building permits, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative 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. Prior to the issuance of a business license, the applicant shall demonstrate compliance with Safe Scape Regulations as outlined in RMC Chapter 5.07.

6. Prior to the issuance of a business license, the applicant shall demonstrate installation of one code compliant accessible (ADA) parking space, and an accessible route to the convenience store.
7. Prior to the issuance of a business license, the applicant shall demonstrate that bicycle parking shall be installed as required by Reno Municipal Code.
8. Prior to the issuance of a business license, the applicant shall demonstrate that a height marker shall be placed at each exit to enable witnesses to a crime to estimate the height of the perpetrator.
9. Prior to the issuance of a business license, the applicant shall demonstrate that a detector shall be placed at each entrance of the business open to the public to alert the sales clerk, other store personnel, and customers of the entrance or exit of any customer or other person.
10. Prior to the issuance of a business license, the applicant shall demonstrate that a video surveillance camera(s) shall be installed that allow sales clerks or other employees to monitor interior and exterior activities. These cameras shall be recording at all times during which the business is open to the public. The data collected by the cameras shall be stored for at least 24 hours.
11. Outdoor storage of merchandise, boxes, and other materials is prohibited.
12. A minimum of twenty percent of the retail floor space shall be dedicated to the sale of fresh or frozen perishable foods.
13. Prior to the issuance of a business license, the applicant shall demonstrate that existing glass coverage on the storefront (including glass doors and windows) and other exterior glass coverage adjacent to and generally parallel to a public street or other public right-of-way shall not be reduced or eliminated.
14. Prior to the issuance of a business license, the applicant shall demonstrate that a total of three parking spaces shall be dedicated for convenience store use. Parking minimums for the motel are also required.
15. Prior to the issuance of a business license, the applicant shall either remove existing unpermitted fencing or obtain an approved building permit.
16. Prior to the issuance of a business license, the applicant shall demonstrate that a designated five foot minimum "NO PARKING" area between the front parking spaces and the sidewalk is installed.
17. Prior to the issuance of a business license, the applicant shall demonstrate that all onsite signage shall be brought into compliance with RMC Chapter 18.05 "Signs."

18. The sale of single-serving products is prohibited. This includes:

- wine in containers of less than 750 milliliters;
- ~~single containers of beer, malt liquor, wine coolers, and similar alcoholic beverages not in original factory packages of four packs or greater;~~ **Beer, malt liquor, wine coolers, and similar alcoholic beverages in containers of less than 20 ounces not in original factory packages of four-packs or greater.**
- distilled spirits in containers of less than 375 milliliters; and
- paper or plastic cups in quantities less than their usual customary packaging.

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,

for

Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

LDC22-00054 (Grab & Go) - Revised - JGLO.doc

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