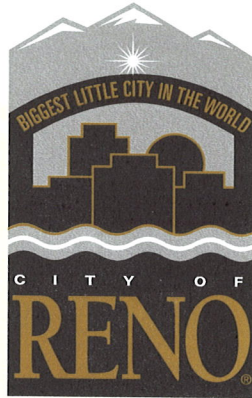


Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



June 16, 2022

Rekha Sharma
8943 Grisom Way
Reno, NV 89506

Subject: LDC22-00071 (2145 Sutro Street Package Alcohol)
APN: 004-202-48 (Ward 3)

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 a conditional use permit to allow for package alcohol sales accessory to the primary use of a general retail store in the Mixed-Use Urban (MU) zoning district. The subject ± 1.601 acre site is located on the southwest corner of the intersection of Wedekind Road and Sutro Street. The subject site has 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 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. This business shall comply with all Safe Scape Regulations in RMC Section 5.07.123 (b)-(i), as amended, excluding RMC Section 5.07.123 (c)(2) which prohibits the sale or distribution of certain quantities of package alcohol and disposable cups. Sale or distribution of certain

Rekha Sharma
RE: LDC22-00071 (2145 Sutro Street Package Alcohol)
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quantities of package alcohol and/or disposable cups shall not be restricted solely on the basis of this condition of approval.

6. Prior to issuance of a business license for the sale of package alcohol, the applicant shall demonstrate that 10% of the retail floor space is dedicated to the sale of fresh or frozen perishable foods as required by RMC Section 18.03.405 (m)(1)(d).

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,



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

LDC22-00071 (2145 Sutro Street Package Alcohol) - JW.doc

xc: Teddy C. Carlson
C/O NCS
1475 Terminal Way, Ste. A
Reno, NV 89502

Armolak Misson
8943 Grisom Way
Reno, NV 89506

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