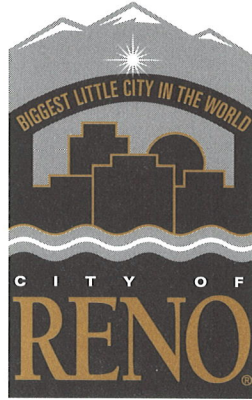


Arlo Stockham, AICP
Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



July 5, 2019

Josh Callen
5200 Summit Ridge Dr, #2223
Reno, NV 89523

Subject: LDC19-00061 (Reno Coffee Company at Wells and Vassar)
APN No. 013-371-01

Dear Applicant:

At the regular meeting of the Planning Commission on July 3, 2019, the Planning Commission, as set forth in the official record, approved your request for a special use permit to establish a bar in conjunction with a coffee shop located within the Community Commercial/Wells Avenue Neighborhood Plan/Wells Avenue Mixed Use (CC/WANP/WAMU) zone. The $\pm 1,122$ square foot site is located within a greater ± 0.184 acre site at the southeast corner of the intersection of Vassar Street and South Wells Avenue (1300 South Wells Avenue). The project 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 Community Development 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 all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this 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 provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.

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

Josh Callen

RE: LDC19-00061 (Reno Coffee Company at Wells and Vassar)

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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 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,



Arlo Stockham, AICP, Community Development Director
Community Development Department

LDC19-00061 (Reno Coffee Company at Wells and Vassar) - AML.doc

xc: Craig Duhs
3830 Ray St
San Diego, CA 92104

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