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September 27, 2013

FILED THIS DATE  
9 / 27 / 13  
BY: bbb  
CITY CLERK

CFA  
ATTN: Angela Fuss  
1150 Corporate Boulevard  
Reno, NV 89502

RE: Case No. LDC14-00005 (Primm Gaming) – Special Use Permit

Dear Applicant:

At a regular meeting held September 25, 2013, the Reno City Council upheld the recommendation of the Planning Commission and approved the request for a Special Use Permit (SUP) to re-establish a non-conforming gaming use without hotel rooms, subject to the following conditions. The ±8,146 square foot site is located at 237 and 241 North Virginia Street in the MU/DRRC/ENT (Mixed Use/Downtown Reno Regional Center/Entertainment District) zone. The site has a Special Planning Area/Downtown Reno Regional Center/Entertainment District Master Plan land use designation.

**CONDITIONS OF APPROVAL:**

All conditions shall be met to the satisfaction of Community Development Department staff unless otherwise noted.

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.

Angela Fuss

Case No. LDC14-00005 (Primm Gaming) – Special Use Permit

September 27, 2013

Page 2

2. The applicant shall apply for all building permits or obtain a business license, as applicable, for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits and/or license, or this approval shall be null and void.
3. Prior to issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office to the building permit or business license application.
4. The applicant, developer, builder, property or business owner, 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 readily available upon demand by City staff.
5. Prior to issuance of a building permit or business license, whichever occurs first, the applicant shall be required to provide suitable documentation that a lease has been obtained by the applicant for at least eight (8) off-site parking spaces. Said agreement shall contain provisions to notify the City at least thirty (30) days prior to its termination. Should the agreement be terminated, an alternative means for providing the eight (8) off-site parking spaces shall be provided to the satisfaction of staff.

Sincerely,

  
Lynnette R. Jones  
City Clerk

LRJ:bbb

xc: Community Development  
Jeff Mann, Parks, Recreation & Community Services  
Vern Kloos, Community Development  
Sierra & Virginia Property, LLC c/o DRW Holdings, LLC