



**PLANNING
DIVISION**

MASTER APPLICATION

OFFICIAL USE ONLY

OFFICIAL USE ONLY

RECEIVED

CASE NUMBER

PROJECT NAME

In-N-Out Burger Reno, NV

PROJECT DESCRIPTION

Development of a new, single-story In-N-Out Burger restaurant with drive-through service and outdoor patio seating (and associated site improvements to include new parking lot and interior landscaping) at the SWC of Plumb Lane & Kietzke Lane, Reno, NV.

Site Plan Review-Required for all new construction and residential site plan adjacency.

Conditional Use Permit-Required for operating hours between 11pm and 6am and lighting beyond 11pm.



The project description should be concise in describing the reason for the application including the specific application triggers, other applications submitted concurrent with this application, and a general description of the proposed use, site improvement, or project.

PRE-APPLICATION MEETING DATE

07-22-2024

PROJECT ADDRESS

880 East Plumb Lane Reno, NV 89502

ASSESSOR PARCEL NUMBERS

015-193-01, 02, 15, 16, and 28

MASTER PLAN

UMU (Urban Mixed Use) & SMU (Suburban Mixed Use)

ZONING

GC (General Commercial)

SITE SIZE

2.51

ACRES

PROPERTY OWNER

NAME

Sandpiper Plumb Lane, LLC attn P. Carter Rise

APPLICANT

NAME

In-N-Out Burgers attn Peter Kulmaticki

AGENT AND CONTACT *

NAME

In-N-Out Burgers attn Peter Kulmaticki

MAILING ADDRESS

7200 Glen Forest Drive, Suite 200

Richmond, VA 23226

MAILING ADDRESS

13502 Hamburger Lane

Baldwin Park, CA 91706

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COMPLETENESS REVIEW

OFFICIAL USE ONLY

* The person listed as contact will be contacted to attend staff/applicant meetings, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report and decision letter.



Application Type

Select each application type being applied for below. A supplemental application checklist will be required to be submitted for each application type selected. The supplemental application type checklist can be found by clicking on the name of the application below. Additional information on the city's Master Plan, zoning code, planned unit development and specific plan district handbooks, and the Public Works Design Manual can all be found by clicking on each respective titles.

ANNEXATION AND MASTER PLAN

- ☐ ANNEXATION OR DETACHMENT
- ☐ MASTER PLAN AMENDMENT

ZONING AMENDMENTS

- ☐ REZONING (ZONING MAP AMENDMENT)
- ☐ REZONING TO PLANNED UNIT DEVELOPMENT (PUD)
- ☐ REZONING TO SPECIFIC PLAN DISTRICT (SPD)
- ☐ MINOR PUD AMENDMENT

LAND USE AND DEVELOPMENT

- ☐ MAJOR SITE PLAN REVIEW
- ☒ SITE PLAN REVIEW
- ☒ CONDITIONAL USE PERMIT
- ☐ MINOR CONDITIONAL USE PERMIT

FLEXIBILITY AND RELIEF

- ☐ MINOR DEVIATION
- ☐ MAJOR DEVIATION
- ☐ VARIANCE
- ☐ ALTERNATIVE EQUIVALENT COMPLIANCE
- ☐ DEVELOPMENT AGREEMENT

SUBDIVISION

- ☐ TENTATIVE MAP
- ☐ PARCEL MAP
- ☐ BOUNDARY LINE ADJUSTMENT
- ☐ REVERSION TO ACREAGE
- ☐ STREET OR ALLEY ABANDONMENT
- ☐ UTILITY EASEMENT ABANDONMENT

HISTORIC PRESERVATION

- ☐ DESIGNATION OF AN HISTORIC RESOURCE OR DISTRICT
- ☐ CERTIFICATE OF APPROPRIATENESS
- ☐ DEMOLITION CERTIFICATE

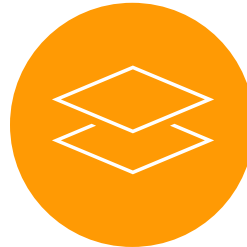
ADMINISTRATIVE DETERMINATION

- ☐ MINOR MODIFICATION
- ☐ RESTORATION AFTER DAMAGE
- ☐ SIDEWALK WAIVER
- ☐ UNDERGROUND UTILITY WAIVER
- ☐ ADMINISTRATIVE INTERPRETATION
- ☐ OUTDOOR DINING PERMIT
- ☐ PARKLET PERMIT

- ☐ TIME EXTENSION



MASTER PLAN



ZONING CODE



**ADOPTED PUD AND
SPD HANDBOOKS**



**PUBLIC WORKS
DESIGN MANUAL**