



*Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381*

February 4, 2010

Mike Wood
6185 Axis Drive
Sparks, NV 89436

Subject: LDC10-00019 (Divine Lounge)
APN No. 011-440-02

Dear Applicant:

At the regular meeting of the Planning Commission on February 3, 2010, the Planning Commission approved your request for a special use permit to locate a night club in an existing building in the Truckee River District of the Downtown Reno Regional Center Plan. The ±2,898 square foot site is located at 95 North Sierra Street, Suite 101 and more generally located at the southwest corner of West First Street and North Sierra Street in the MU/DRRC (Mixed Use/Downtown Reno Regional Center Overlay) zoning districts.

Your approved request is subject to the following conditions:

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 building permit is applied for, shall prevail.
2. Prior to the approval and issuance of the next business license for the night club, the applicant shall provide a plan to the Community Development Department that adequately demonstrates that the outdoor patio will not be used by the public after 11:00 p.m. to closing time for the operation in order to mitigate noise occurrences for the neighboring residential units. This includes the prohibition of ques/lines on the patio and the serving or consumption of alcohol on the patio, and the adjacent sidewalk. The plan shall include signage and other acceptable means satisfactory to the City of Reno Community Development staff.
3. Prior to the approval and issuance of the next business license for the night club, the applicant shall demonstrate that the operation is maintaining the originally approved fire and life safety alternatives within this tenant space which include: (1) to refurbish and/or replace the existing photoluminescence egress marking material to the satisfaction of the Reno Fire Department; (2) to not permit smoking within the night club tenant space, and (3) to repair and/or restore the existing 1-hour fire barrier wall separating this tenant space from the adjacent tenant space in accordance with Section 703 of the International Fire Code.

4. Prior to the approval and issuance of the next business license, the applicant shall post their hours of operation on the building. The operation shall close each day at 4:00 am, and not reopen until 8:00 a.m., seven days a week.
5. Prior to the approval and issuance of the next business license, it shall be demonstrated satisfactorily to the Community Development Department and the Reno Police Department that all amplified sound will be contained completely within the building.
6. There shall be security staffing during all hours the operation is open for business in order to maintain orderly conduct and compliance with the conditions of approval contained in this report (LDC10-00019/Divine Lounge) and in accordance with the City of Reno Municipal Code.

The decision of the Planning Commission may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the meeting at which the decision was made. 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. Appeals may be filed by any person who is aggrieved by the decision. 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.

You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,



Claudia C. Hanson, AICP, Planning Manager
Community Development Department

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xc: DT Developers
4950 Aberfeldy Road
Reno, NV 89519

Rubicon Design Group
Attn: Derek Wilson
3983 S McCarran Blvd #445
Reno, NV 89502

Lynnette Jones, City Clerk
William Gall, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor