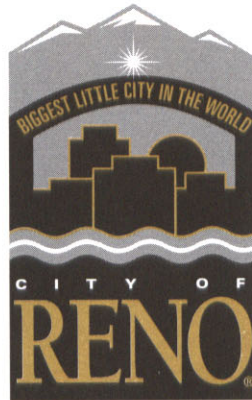


Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



December 16, 2016

Ryan Goldhammer
580 Monroe St
Reno, NV 89509

Subject: LDC17-00030 (Pignic Pub & Patio)
APN No. 011-155-10, 011-155-12

Dear Applicant:

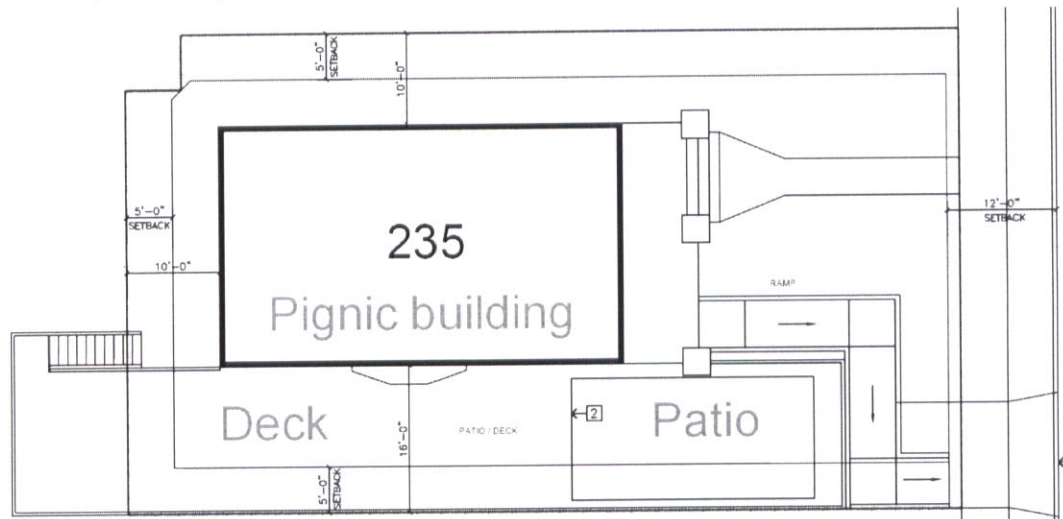
At the regular meeting of the Planning Commission on December 15, 2016, the Planning Commission, as set forth in the official record, approved your request for a special use permit to establish a nightclub with hours of operation between 11:00 p.m. and 6:00 a.m. The ±12,937 square foot site is comprised of two parcels located between Flint Street and Arlington Avenue (235 Flint Street and 238 South Arlington Avenue), ±200 feet south of Court Street and ±100 feet north of Ridge Street within the Mixed Use/Downtown Reno Regional Center (MU/DRRC) zone. The site has a Master Plan Land Use designation of Special Planning Area/Downtown Reno Regional Center (DRRC)/California Avenue District.

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. 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.
4. Within 18 months from the date of final approval and prior to the approval of any Business License or Building Permits, the applicant shall apply for a Boundary Line Adjustment or Reversion to Acreage to rectify the deck encroachment.

5. The applicant shall apply for and maintain a Cabaret License and operate within the allowances and limitations of that license and this special use permit at all times. Failure to operate within applicable license and entitlement standards will constitute noncompliance with this approval.
6. Hours of operation shall be limited to no later than 12:00 a.m. on weeknights (Sunday-Thursday) and 3:00 a.m. on weekends (Friday and Saturday).
7. Outdoor operations, including acoustic music, shall be limited to no later than 10:00 p.m., seven days a week.
8. Outdoor amplified music shall be prohibited at all times.
9. On-site security shall observe the following protocols:
 - A. Applicant/owner shall provide a copy of formal Pignic policy standards and specific security training to Community Development Department staff.
 - B. All security shall be uniformed.
 - C. There shall be a minimum of one security guard per 50 customers in the establishment.
 - D. There shall be a minimum of one security guard per 25 persons in any queuing line(s).
 - E. Any queue line(s) shall be on private property.
 - F. Identifying information of patrons removed from the premises shall be retained on a "barred list" database.
 - G. Mandatory use of ID scanners.
 - H. Employee files with picture ID and contact information shall be maintained on site.
 - I. Applicant shall maintain an incident log on premises that can be viewed by law enforcement.
10. All indoor use shall conform to the occupancy load figures stated on the tenant improvement building permit BLD14-04331.
11. Prior to the approval of any permits, the occupancy load shall be calculated for the deck area where proposed events are to be held. Appropriate signage and lighting for egress shall be required.
12. All trees on site shall be trimmed a minimum of six feet from the ground. Shrubs shall be no taller than three feet.
13. Applicant shall install fencing on the site perimeter to clearly define the property, and prevent access by minors and patrons ejected from the property.
14. Prior to the issuance of a business license for the Cabaret the applicant shall provide documentation that all signs on the subject property (011-155-10) have been permitted, and shall submit a sign permit application for any signs without permits.

15. The deck shall be closed and cordoned off at 10:00 p.m., seven days a week. The patio and entry area may remain open during business hours.



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 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,

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

Ryan Goldhammer
RE: LDC17-00030 (Pignic Pub & Patio)
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xc: Decamilla Family Trust
231 Flint St
Reno, NV 89501

Ashley Turney, City Clerk
William J. Gall, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor