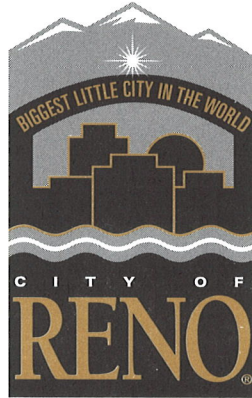


*Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381*



March 8, 2018

Trelawny Bruce
2001 K St
Sacramento, CA 95811

Subject: LDC18-00048 (Splash Bar and Nightclub)
APN No. 012-191-40

Dear Applicant:

At the regular meeting of the Planning Commission on March 7, 2018, the Planning Commission, as set forth in the official record, approved your request for special use permits to: 1) establish bar and night club uses; and 2) allow the uses to operate between the hours of 11:00 p.m. to 6:00 a.m. The ±13,750 square foot site is located on the east side of Kietzke Lane, ±180 feet south of its intersection with Lewis Street in the Arterial Commercial (AC) zone. The site has a Master Plan Land Use designation of Urban Residential/Commercial.

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 and a business license 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 or business license associated with this request, the applicant shall attach a copy of the final approval letter.
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.

Trelawny Bruce
RE: LDC18-00048 (Splash Bar and Nightclub)
Page 2

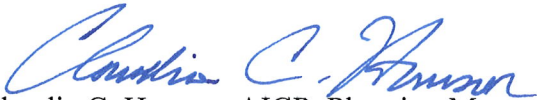
5. Speakers and amplified sound shall not be allowed on the exterior portion of the building.

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

LDC18-00048 (Splash Bar and Nightclub) - KWC.doc

xc: Clark Properties
305 W. Moana Ln
Reno, NV 89509

Brian Aranda
3497 Niblick Dr
Sparks, NV 89431

Ashley Turney, City Clerk
Janelle K. Thomas, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor