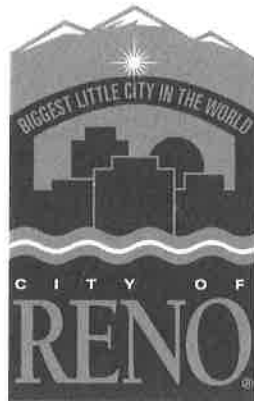


*Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381*



May 5, 2016

Record Street Brewing Co.
c/o Jessie Corletto, President
5325 Louie Ln, Ste 2
Reno, NV 89511

Subject: LDC16-00060 (Record Street Brewing Co.)
APN No. 007-313-21

Dear Applicant:

At the regular meeting of the Planning Commission on May 4, 2016, the Planning Commission approved your request for a special use permit to allow: (1) a nightclub; and (2) an architecturally integrated wall sign. The ±14,000 square foot site is located on the southwest corner of East 4th Street and Record Street within the Mixed Use/Downtown Reno Regional Center/Wells Avenue District (MU/DRRC/WELLS) zone. The site has a Master Plan Land Use designation of Special Planning Area/Downtown Reno Regional Center/Wells Avenue District.

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 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. Prior to the approval of any building permit and/or a business license, the applicant shall attach a copy of the final approval letter.

5. Nightclub activities shall not begin before 11:00 a.m. and shall conclude by 2:00 a.m. and are allowed seven days a week.
6. Noise associated with the nightclub shall not exceed 65 decibels at the exterior of the building.
7. Prior to the issuance of a building permit, the applicant shall submit plans that demonstrate the trash enclosure is incorporated into the building in a manner that it will not be visible from East 4th Street.
8. Prior to the issuance of a building permit or business license for the nightclub, a reciprocal parking agreement for the required 16 parking spaces associated with this use shall be recorded and submitted to the City of Reno Community Development Department. Terms of the parking agreement shall be established for the life of the special use permit. Any change to the terms or location for off-site parking associated with this condition shall be submitted to City staff at least 30 days prior to the effective date of the change and recorded.
9. Prior to the issuance of a building permit, plans shall be approved for the off-site parking lot located at 401 East 4th Street. Plans shall include parking lot lighting, striping and landscaping. Said improvements shall be verified by staff as completed prior to issuance of a certificate of occupancy or business license, as applicable.
10. Prior to the issuance of a building permit, plans shall be approved to include a minimum 100 square feet of landscape area within the outdoor patio area. A street tree shall be installed on Record Street to the approval of the Urban Forester.
11. Prior to the issuance of a building permit, plans shall be approved that include an open view fence plan to enclose the outdoor patio area.
12. The historic "Alpine" sign may be re-installed on the building without alteration. The applicant shall comply with sign standards contained in Reno Municipal Code including letter height and allowable sign area.
13. Prior to the issuance of a building permit or business license, the applicant shall provide a security plan that: a) provides a queuing plan for nightclub events; b) includes a detailed plan that will monitor business access to ensure loitering does not occur; and c) to install interior and exterior surveillance and site lighting to the approval of the Community Development and Police Departments. The operator shall be responsible to continuously maintain and enforce this plan for the life of this Special Use Permit.

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14. Prior to the issuance of a building permit, the applicant shall provide plans to remove and replace any unused driveways on Record Street with curb, gutter, sidewalk and street trees consistent with the Public Works Design Manual and Reno Municipal Code (RMC), Title 18. Plans shall include driveways to serve the trash enclosure and delivery door. The proposed driveways shall include appropriate "no parking" signs.
15. Prior to the issuance of a building permit, the applicant shall have plans for all public improvements approved by the Community Development Department and shall obtain associated encroachment and excavation permits.
16. Prior to the issuance of a building permit, the applicant shall demonstrate accessible and ADA compliant pedestrian routes from adjacent public right-of-way to the on-site buildings.

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

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xc: Daniel G Kruger et al
19255 W Ridge Dr
Penn Valley, CA 95946

Patrick E Ogle, Esq.
5325 Louie Ln, Ste 2
Reno, NV 89511

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