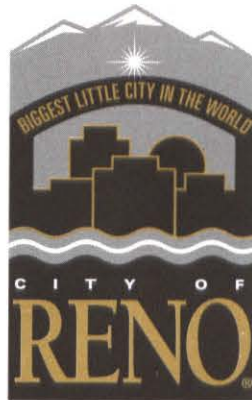


Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



December 16, 2016

Ryan Goldhammer
580 Monroe St
Reno, NV 89509

Subject: LDC17-00029 (Trocadero Room)
APN No. 011-031-09, 011-031-10

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 within an existing $\pm 4,274$ square foot tenant space which is located within the El Cortez Hotel. The subject site falls across two parcels totaling $\pm 19,428$ square feet located on the northeast corner of Arlington Avenue and West 2nd Street (241 West 2nd Street) in the Mixed Use/Downtown Reno Regional Center/Entertainment/Historic Landmark (MU/DRRC/ENT/HL) zone. The site has a Master Plan land use designation of Special Planning Area/Downtown Reno Regional Center/Entertainment 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. Prior to the issuance of any building and/or a business license, the applicant shall attach a copy of the final approval letter.

5. All construction hours shall be limited to between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction activities may occur on Sundays or Federal holidays.
6. Hours of operation for the nightclub shall be as follows:

Days of the Week	Live Entertainment
Monday - Tuesday	4:00 PM to 12:00 AM (midnight)
Wednesday - Thursday	4:00 PM to 2:00 AM (the following morning)
Friday - Saturday	4:00 PM to 3:00 AM (the following morning)
Sunday	No live entertainment

7. The applicant shall ensure the interior noise level does not exceed 100 decibels.
8. The applicant shall ensure that the exterior doors (rear emergency exit door and the main entry door) are not propped open and do not allow noise to consistently escape. Doors shall have an automatic closing mechanism installed prior to the issuance of a business license.
9. Prior to the issuance of a business license, the applicant shall have the following sound mitigation measures installed:
 - Sound dampening panels applied to various interior walls and ceilings;
 - 11.5 inches of blown in sound control non-decay/corrosion fiberglass loose-fill insulation in the open attic space from the entry to where restrooms begin towards the south end of the building;
 - 3.5 inches of sound attenuation fiberglass insulation applied to the wall on the east side of the space within the open attic space where the blow insulation ends;
 - A 12 foot height attic space which will provide additional barrier for sound dampening as it then hits the thick roof of the outer building; and
 - A double door entry or vestibule to prevent sound from traveling outside of the building due to entry/exiting the building during live entertainment.
10. Should noise become a consistent issue or a nuisance, the applicant shall be required to submit additional mitigation measures or changes in operations to eliminate nuisances.
11. Prior to the issuance of a business license, the applicant shall have a window tint installed so that no interior light glare can escape from the tenant space. All required signs shall be visible.
12. Prior to the issuance of a business license the applicant shall demonstrate a minimum of 20 parking spaces are provided within 1,000 feet of the subject site. The applicant shall provide the lease with the parking lot owner with the submittal of the business license.

Said lease for parking spaces shall remain in effect for the duration of the business operations.

13. Prior to the issuance of a business license for a night club, the applicant shall have security cameras installed per Exhibit B contained in the Planning Commission staff report. Cameras shall be High Definition (HD), infrared enabled, vandal resistant and installed according to the approved plans. Cameras must be continuously maintained and operational on the inside and outside of the establishment during business hours. Signs shall be clearly placed indicating that the area is under video surveillance.
14. Prior to issuance of a business license, the applicant shall place a sign on the interior of the front window and on the rear door of the establishment containing the operations manager's phone number in order to notify the operator directly of any concerns (e.g. noise, loitering, etc.). The sign on the interior of the window shall be visible from the exterior. The sign mounted on the rear exit door shall be well-lit to be visible to those in the alley. Signs shall also be mounted near the doors on the interior of the business containing language to urge patrons to leave the establishment and neighborhood in a quiet, peaceful and orderly fashion; and to not litter, loiter, or block the public right-of-way. The operations manager's phone number shall be listed on all business websites with a statement similar to that which will be placed on the signs.
15. During operations of the night club the applicant shall ensure a minimum for three security guards are on the exterior of the business; one security guard shall operate each entry door and one security guard shall oversee the queue. On the interior of the business, the applicant shall ensure one security guard is provided per 50 guests. Security staff should be uniformed and identifiable. Security staff shall use identification scanners for each patron that enters the establishment. Should security concerns arise, the applicant shall work with the Community Development Department to revise security measures.
16. Security staff shall take groups of not more than 15 persons from the queue in the alley to the front door. Security staff shall ensure that the sidewalk is kept clear for pedestrians. At no time shall the sidewalk in front of the establishment be blocked or used for queuing.
17. Prior to the issuance of any building permit or business license, the applicant shall have a permanent pedestrian access easement or other acceptable document recorded for the space behind the building allowing ingress and egress from the subject property across the adjacent property to the east.
18. Stanchions for queuing shall be set up a minimum of two hours prior to an event. One security staff per entrance shall be placed a minimum of two hours before each event and a third security member shall oversee the queue once the line exceeds ten persons.
19. Prior to the issuance of a business license, the applicant shall obtain an occupancy permit for the queuing area within the alley from the City of Reno.

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20. All security cameras shall be placed in a manner that will not damage the historic character of the building, particularly the terracotta material.
21. No persons under 21 years of age shall be allowed within the venue.

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: El Cortez Reno Holdings, LLC
216 N. Arlington Ave
Reno, NV 89501

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