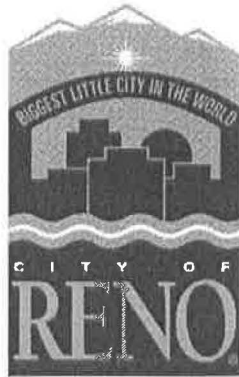


Claudia C. Hanson, AICP  
Planning and Housing Manager  
Community Development Department  
P. O. Box 1900  
Reno, NV 89505  
(775) 334-2381



February 5, 2015

Patty Wilhelm-Williams  
17115 Garnet Drive  
Reno, NV 89508

Subject: LDC15-00048 (Scurti's Billiards, Bar and Grill)  
APN No. 020-211-16

Dear Applicant:

At the regular meeting of the Planning Commission on February 4, 2015, the Planning Commission approved your request for a special use permit to allow: 1) a bar and restaurant with alcohol service to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours); and 2) a nightclub use in an existing ±1,913 square foot suite in the Moana East commercial center. The ±1.23 acre site is located on the north side of East Moana Lane, ±200 feet west from its intersection with Kietzke Lane in the Arterial Commercial (AC) zoning district and Urban Residential/Commercial Master Plan land use designation.

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 and/or modified business licenses 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 issuance of a revised business license, the applicant shall have a business operations and onsite security plan approved which includes how employees will deal with boisterous conduct and monitor the parking lot to ensure that outside loitering does not occur. The establishment proprietor shall be responsible to continuously maintain and enforce this plan for the life of the special use permit.

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RE: LDC15-00048 (Scurti's Billiards, Bar and Grill)  
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5. The proprietor and/or employees shall not dispose of trash outside the building between the hours of 9:00 p.m. and 8:00 a.m. seven days a week.
6. Operational noise levels, including intermittent noise, shall not exceed 45 decibels from the north parcel line and 65 decibels at the exterior of the building. The rear door shall remain closed at all times between the hours of 9:00 p.m. and 8:00 a.m. The front door shall only be open as needed to provide access to and from the business.
7. Nightclub activities within the building shall be restricted to karaoke only and may operate until 2:30 a.m. No other live, recorded, or dancing nightclub/cabaret activities shall be allowed other than what is played through the karaoke or house juke box sound system.
8. Security cameras shall be continuously maintained, operational and sufficient to provide surveillance on the inside and immediate front exterior of the establishment during business hours.
9. Food service must be continuously available during all hours of operation.
10. Commercial copy on windows shall not exceed 25 percent. Neon signs on interior of window typical of a pub use shall be exempt from this condition.

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.

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 and Housing Manager  
Community Development Department

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xc: Tamara Eccles Barengo  
3845 Caughlin Parkway  
Reno, NV 89519

Beverly Beaty-Benadom, Acting City Clerk  
William J. Gall, P.E., Senior Civil Engineer  
Gary Warren, Washoe County Tax Assessor