



City Clerk's Office
1 E First Street
2nd Floor
Reno, NV 89501
775-334-2030
CityClerk@reno.gov

For Office Use: Date Stamp

RECEIVED

FEB 26 2025

CITY CLERK

City of Reno
Notice of Appeal Form

EXHIBIT A

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

An incomplete form will be returned to you, and may result in a delay in scheduling your appeal.

In addition, all appeals must be filed within the applicable period of limitations. For example, an appeal of a Planning Commission decision must be submitted to the City Clerk's Office within ten business days after the date of filing of notice of the decision with the City Clerk. (The City Clerk's Office maintains a list of common periods of limitations available upon request.)

Untimely appeals will be rejected by the City Clerk, and any appeal fees paid will be returned.

1. Type of Appeal (please select only one)

RMC: Title 18 Code

☒ Planning Commission Decision

☐ Hearing Examiner Decision

☐ Minor Deviation

☐ Minor Conditional Use Permit

☐ Site Plan Review

☐ Administrative Interpretation

RMC: Administrative Code

☐ Code Enforcement Citation

☐ Business License

☐ Building Permit

☐ Sign Permit

☐ Other:

2. Appellant Information:

Appellant Name: Fady Mehanna

Authorized Representative: Fady Mehanna

Address: 9395 Hummer ct

Telephone No.: 775-229-1285

Email Address: fady_mehanna@hotmail.com

3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)

LDC25-000257 (214 W Commercial Row Live Entertainment)
APN: 001-031-03 (Ward 1)

The Planning Commission has approved live entertainment hours for the nightclub/bar from Thursday to Saturday, allowing operation from 10:00 AM to 3:00 AM, as stated in the attached letter dated February 20, 2025. The applicant is now appealing to extend these hours by an additional two hours, changing the operation time to 10:00 AM to 5:00 AM. Currently, the establishment operates from 10:00 PM to 2:30 AM, totaling 13.5 hours per week. The applicant argues that investing \$350,000 in this project is not feasible given the limited operational period, as it will not generate sufficient sales to cover essential expenses such as rent, payroll, utilities, property tax, insurance, and loan repayments.

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

Please See the attachment.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

please see the attachment

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)

please see the attachment.

7. Relief or action sought. (Attach additional sheets, as necessary.)

please see the attachment

Appellant or Authorized Representative

Signature (Print Name):

Fady Mehanna

☒ By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: 4/9/25

Hearing Time: 6:00 am.

Hearing Location: City Council

☐ Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: JM

City Of Reno
Notice of Appeal Form- Attachment
(LDC25-00027 214 W Commercial Row Entertainment)

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable.

Requested Operating Hours: 10:00 p.m. to 5:00 a.m.

We are committed to providing a vibrant and world-class entertainment experience in Reno. Our vision is to create a premier nightlife destination that attracts both residents and tourists, enhancing the cultural and economic fabric of our community.

operating from 10:00 pm to 3:00 am (only 15 hours/week) will have a big impact on the project as follows:

1. **Economic Viability:** To ensure the financial sustainability of our business, we must operate from 10:00 a.m. to 5:00 a.m. These extended 2 hours will enable us to generate **sufficient revenue to cover expenses** such as payroll, utilities, and rent. The operation during this time frame is essential to meet our financial projections and commitments.
2. **Significant Investment:** We are going to **invest \$350,000** in this project, which includes state-of-the-art sound and lighting systems, interior design, and amenities to ensure a top-notch experience for our patrons. Limiting our operating hours to 3:00 a.m. poses a significant risk to the return on this substantial investment.
3. **Exclusive Entertainment:** Our club opens at 10:00 p.m. and we are known for bringing in renowned DJs from all around the world. The extended hours will provide ample time for performances, ensuring that our guests have an unforgettable experience. This will also position Reno as a competitive nightlife destination on the global stage.
4. **Community Contribution:** Beyond just entertainment, we aim to contribute positively to the local economy by creating **18 job opportunities** and driving tourism. Extended operating hours will help us maximize our impact and provide our employees with a steady income stream.
5. **Fair Competition:** Other clubs, which are equidistant from the Montage building, in the same area are permitted to operate until 5:00 a.m. Our business needs **to be treated equally and not be at a disadvantage**. If we are restricted to closing at 3:00 a.m., we risk losing our clientele to other establishments that can stay open later. Ensuring fair competition in operating hours is crucial for the success and longevity of our business. Notable Nightclubs in downtown Reno that operate past 5:00 a.m. include:

- Tonic Lounge,

- 5 stars Nightclub
- West Second Street
- The Library
- Axe Club
- Aura Ultra Lounge and Novi Nightclub

6. 24-Hour City: Downtown Reno is known for its 24-hour lifestyle, with casinos, bars, and nightclubs operating past 5:00 a.m. **It would be inconsistent and unfair for our establishment** to be the only one restricted to earlier hours. This would not only impact on our business negatively but also disrupt the cohesive entertainment experience that Reno is famous for.

7. Entertainment Schedule: People in Reno typically go out at around 11:00 p.m., and our world-renowned DJs, who cost us thousands of dollars, start performing at 1:30 a.m. Stopping live entertainment at 2:30 am (last call before 3:00 a.m.) would not provide enough time for these high-profile performances to be enjoyed fully by our patrons, thus undermining the essence of our entertainment offering.

8. Safety Measures: We are committed to ensuring the safety and well-being of our patrons and the surrounding community. To maintain a safe environment during our extended hours of operation, we will implement strict security measures, including trained staff and surveillance.

We believe that allowing us to operate until 5:00 a.m. will not only benefit our business but also contribute to the economic growth and cultural vibrancy of Downtown. We kindly request your support in approving our application for extended live entertainment hours.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

We did a lot of work to control music noise and comply with code enforcement requirements.

1. Soundproofing and Noise Control: We have fully complied with the city's requirements to minimize noise impact on the neighborhood. We invested \$16,000 in insulating the interior walls and installing double entrance doors Figure 1, \$26,000 in building and insulating the roof Figure 2, and \$5,200 in conducting a sound study by a certified engineer Figure 3. According to the acoustic study, noise is effectively contained within the premises Figures 4 and 5. It will make no difference if we stop the DJ at 3:00 a.m. and play background music, as the noise level will remain contained based on our measurements. We already **invested \$48K** for noise control.

2. Compliance with Code Enforcement: We are committed to maintaining a clean, safe, and orderly environment. We comply with code enforcement requirements by:

- Regularly cleaning around the building.
- Lighting up the building sides.
- Controlling the crowd at the entrance.
- Increasing security presence.
- Installing surveillance cameras around the building.
- Training security staff on safety measures.
- Coordinating with the Reno Police Department.

we believe that allowing us to operate until 5:00 a.m. will not only benefit our business but also contribute to the economic growth and cultural vibrancy of Reno. We kindly request your support in approving our application for extended live entertainment hours.



Figure 1: Sound walls and double entrance door (Cost \$16,000)



Figure 2: Sealing the roof with 2" Expanded Foam (Cost \$26,000)



Figure 3: Sound Study by a certified Engineer from the Institute of Noise Control Engineering- **INCE** (Cost \$5,200)

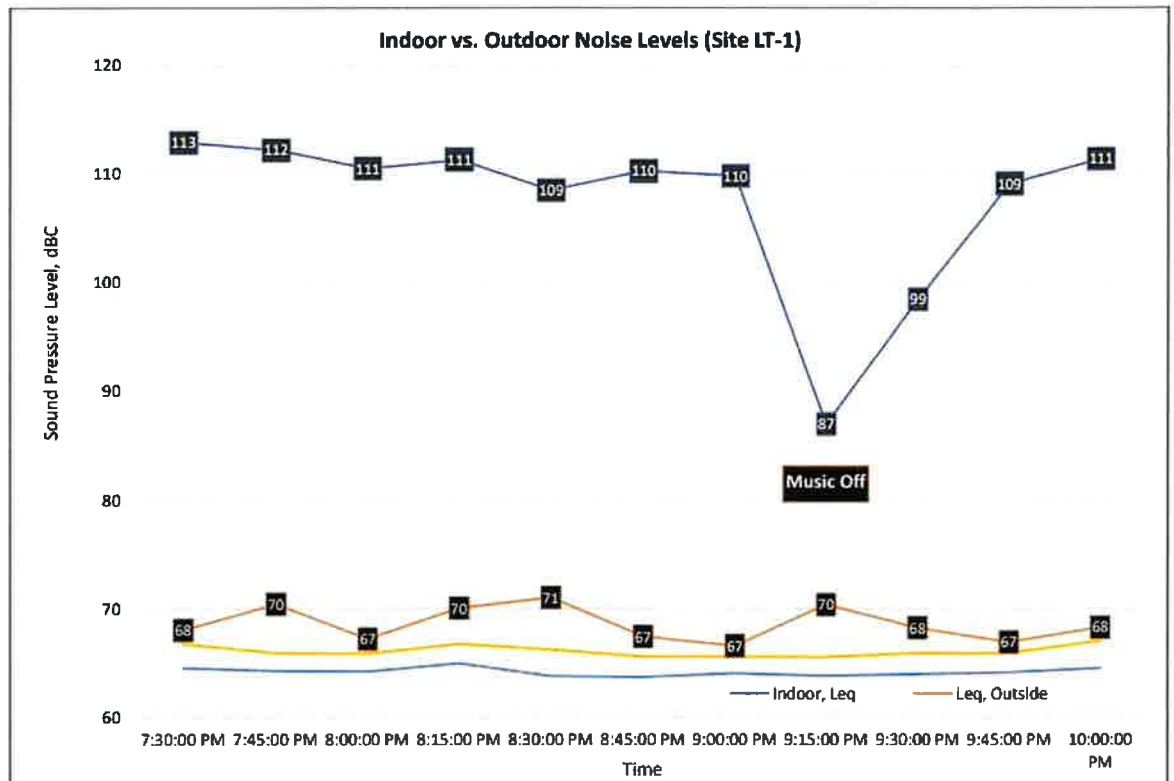


FIGURE 3A: SUMMARY OF NOISE MEASUREMENT DATA (LT-1, dBC)

Figure 4: Acoustical Study showing the music noise level by the Montage building perimeter is 68-70 dBC

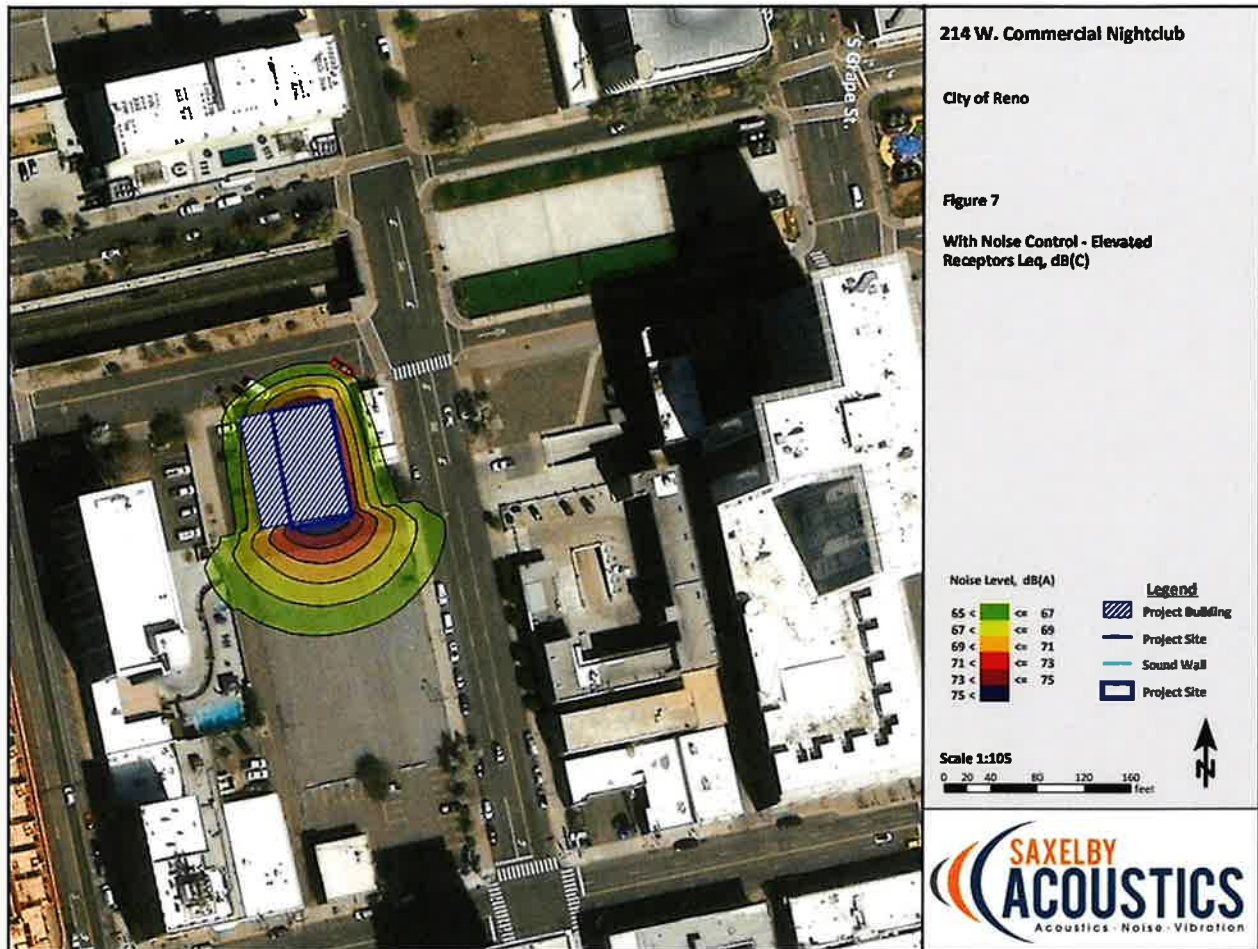


Figure 5: Acoustical Study showing the music noise level by the Montage building perimeter is 65-67 dBC at any time during the night

6. Please identify and attach all documentation/evidence that you would like to consider supporting your appeal. (Attach additional sheets, as necessary.)

we will be implementing further improvements based on the sound engineer's recommendations as shown below in Figure 7:

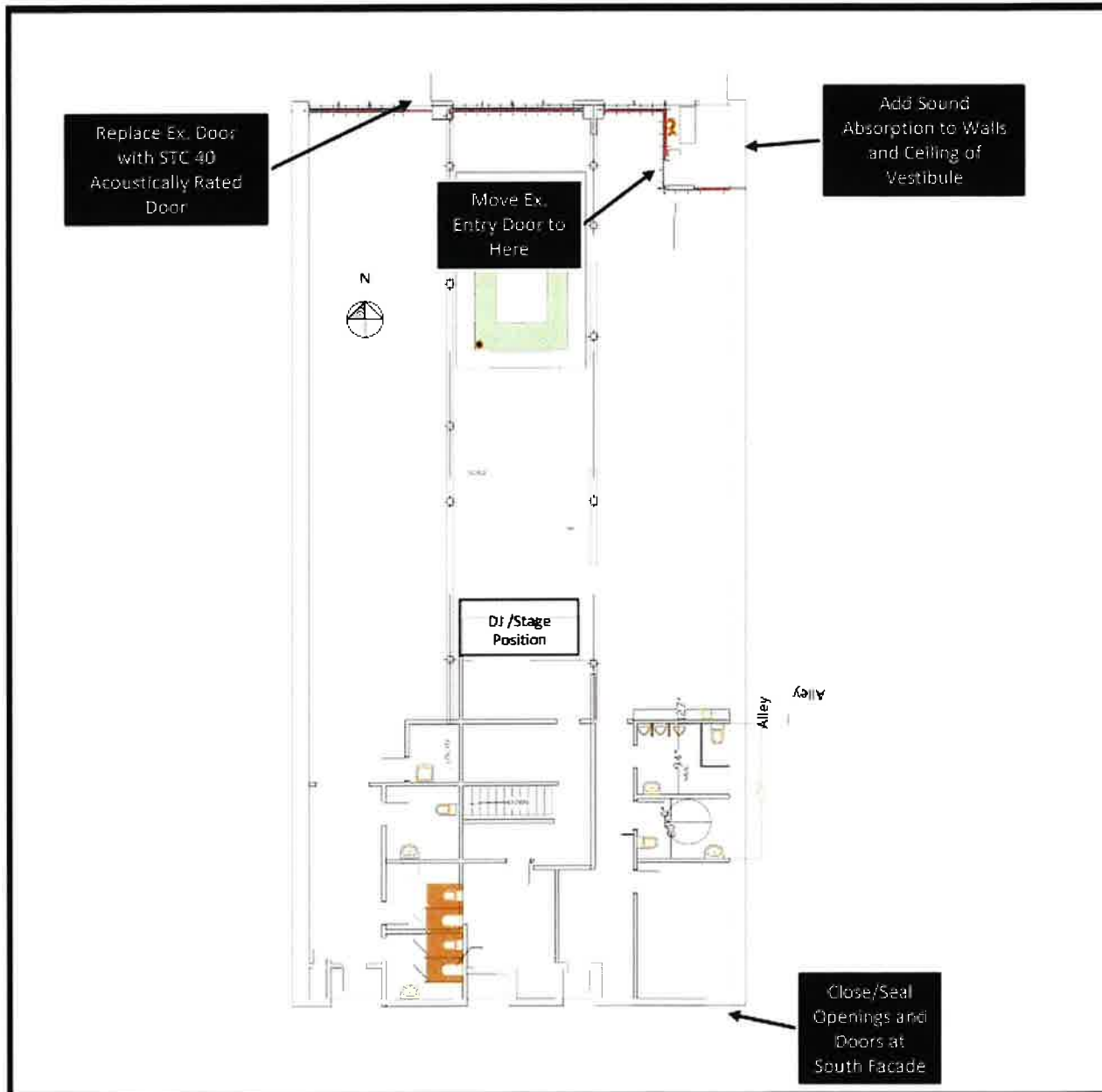


Figure 7: Building Improvements for Sound Control

- 1- The Entry Vestibule will have the interior door relocated to the west wall to create an acoustically baffled entry
- 2- The entry Vestibule will be lined with 2" fiberglass board
- 3- Install an acoustically rated (STC 40) door in place of the existing emergency exit door on the North building façade
- 4- Seal all doors on the south side with perimeter gaskets. Any Ventilation on the south side of the building will be closed or sealed airtight to prevent sound leakage from the building.
- 5- Install security Lighting on the three sides of the building (North, East, and South sides) to consistently illuminate these areas to improve patron safety. Figure 8
- 6- Install surveillance cameras for security control
- 7- Increase Security personnel and perform training classes regularly.
- 8- Always manage the patron on the sidewalk and keep a clear area for walking pedestrians. Security personnel will be stationed outside of the building to enforce the order. (Figure 9).



Figure 8: Lighting on the three sides of the building



Figure 9: Lighting on the Front side of the building and crown control using Crown control Fences.

7. Relief or action sought. (Attach additional sheets, as necessary.

Relief and Action Sought

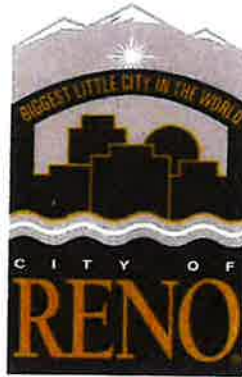
In light of the significant investments made, compliance with city requirements, and the need for fair competition, we respectfully seek the following relief and action:

1. Approval for Extended Operating Hours: We request approval to operate from 10:00 a.m. to 5:00 a.m. to ensure the **financial viability of our business** and allow sufficient time for high-profile entertainment performances.
2. Fair Treatment and Competition: We seek to be treated equally to other nightclubs in downtown Reno that operate past 5:00 a.m. Our business must compete on a level playing field and not be **disadvantaged by earlier closing hours**.
3. Acknowledgment of Soundproofing Efforts: We request acknowledgment of our efforts and investments in soundproofing and noise control, including adjustments based on the sound engineer's recommendations. This demonstrates our **commitment to minimizing the impact of noise on the neighborhood**.
4. Continuation of Compliance and Safety Measures: We commit to ongoing compliance with code enforcement requirements, including maintaining a clean and safe environment, enhanced security measures, and coordination with the Reno Police Department.

Granting us the extra two hours of operation will enable us to bring a beautiful new club to Reno, creating 18 jobs and providing vibrant music for the future music generation. The building at 214 West Commercial Row has been vacant for two years, and without our business, it may remain vacant for the next 10 years. We believe in avoiding vacant buildings in downtown Reno to maintain a lively and thriving community.

By granting this relief, the city of Reno will support the growth and success of a business that contributes positively to the local economy, culture, and community life. We appreciate your consideration and look forward to a favorable outcome.

Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 393-1047



FILED THIS DATE
2 20 2025
BY: JG
CITY CLERK

February 20, 2025

Fady Mehanna
9395 Hummer Ct
Reno, NV 89521

Subject: LDC25-00027 (214 West Commercial Row Live Entertainment)
APN: 011-031-03 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on February 19, 2025, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m. The ± 0.11 acre site is located on the south side of West Commercial Row, ± 87 feet west of its intersection with West Street (214 West Commercial Row). The site is within the Mixed-Use Downtown – Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU).

Your approved request is subject to the following conditions to the satisfaction of Development Services 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 owner or developer shall apply for all building permits and acquire a cabaret business license for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit or license addresses each of the approved conditions of approval.

4. The applicant, developer, builder, property owner, or business proprietor, 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 made readily available upon demand by City staff.

5. Hours of operation for accessory live entertainment shall be as follows:

Days of the Week	Live Entertainment
Sunday – Wednesday	10:00 a.m. to 11:00 p.m.
Thursday – Saturday	10:00 a.m. to 3:00 a.m.

6. Prior to the issuance of a cabaret license, the entry vestibule shall have the interior door relocated to the west wall to create an acoustically baffled entry.
7. Prior to the issuance of a cabaret license, the entry vestibule shall be lined with 2” fiberglass board.
8. Prior to the issuance of a cabaret license, an acoustically rated (STC 40 or higher) door shall be installed in place of the existing emergency exit door on the north building façade
9. Prior to the issuance of a cabaret license, all south facing doors shall be sealed with perimeter gaskets. Any ventilation openings on the south side of the building shall be closed or sealed airtight to prevent sound leakage from the building
10. Future noise compliance issues, after implementation of these conditions, shall constitute grounds for the Administrator to require additional noise mitigation. If any such additional noise mitigation is not successful in addressing noise compliance issues, this shall be considered cause for revocation of this permit.
11. Operational noise levels shall not exceed 80 decibels (dBC) as measured from the exterior of the building.
12. Prior to the issuance of a cabaret license, a security plan shall be submitted and approved by the Zoning Administrator, Code Enforcement Department, and Reno Police Department. At a minimum, the security plan shall address; 1) security staffing and procedures; 2) queuing of patrons; 3) hours of operation; 4) exterior lighting; and 5) procedures to prevent loitering outside of the business. The business proprietor shall continuously maintain and enforce the security plan for the life of the license. At the Administrator’s discretion, a new security plan and/or amendments may be required.

Fady Mehanna

RE: LDC25-00027 (214 West Commercial Row Live Entertainment)

Page 3

13. Except for emergency situations, all patron queuing in and out of the business shall be through a single primary entrance.
14. Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses. Security personnel shall be stationed outside of the building to enforce order.
15. The operator shall ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.
16. Prior to the issuance of a cabaret license, security lighting shall be added to the north, east, and south sides of the exterior building that is adequate to consistently illuminate these areas to the satisfaction of the Administrator.

The decision of the Planning Commission may be appealed within ten working 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. 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 working (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,

A handwritten signature in blue ink, appearing to read 'Mike Railey', with a stylized flourish at the end.

Mike Railey, AICP, Planning Manager
Development Services Department

Fady Mehanna

RE: LDC25-00027 (214 West Commercial Row Live Entertainment)

Page 4

xc: Yaya Jackoby
200 Court Street
Reno, NV 89502

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Engineering Manager
Steve Clement, Washoe County Tax Assessor

PAYMENT DATE

02/26/2025

COLLECTION STATION

7933 - Front Desk 2

RECEIVED FROM

Appeal Fee

DESCRIPTION

Case #LDC25

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.

2025-00003526

RECEIPT NO.

2025-00196403

CASHIER

Cudworth, Heather

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$103.00	\$103.00
<div> <div>PAID</div> <div>FEB 26 2025</div> <div>CITY OF RENO</div> </div> <div> <div>Total Cash</div><div>\$0.00</div> <div>Total Check</div><div>\$0.00</div> <div>Total Charge</div><div>\$103.00</div> <div>Total Wire</div><div>\$0.00</div> <div>Total Other</div><div>\$0.00</div> <div>Total Remitted</div><div>\$103.00</div> <div>Change</div><div>\$0.00</div> <div>Total Received</div><div>\$103.00</div> </div>		
Total Amount:		\$103.00
Customer Copy		



City Clerk's Office
1 E First Street
2nd Floor
Reno, NV 89501
775-334-2030
CityClerk@reno.gov



PAID
MAR 05 2025
CITY OF RENO

City of Reno Notice of Appeal Form

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

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1. Type of Appeal (please select only one)

RMC: Title 18 Code

- ☒ Planning Commission Decision
- ☐ Hearing Examiner Decision
- ☐ Minor Deviation
- ☐ Minor Conditional Use Permit
- ☐ Site Plan Review
- ☐ Administrative Interpretation

RMC: Administrative Code

- ☐ Code Enforcement Citation
- ☐ Business License
- ☐ Building Permit
- ☐ Sign Permit
- ☐ Other:

LDC25-00027

2. Appellant Information:

Appellant Name: The Montage North LLC

Authorized Representative: Mary E. Babiasz

Address: PO Box 100, Reno, NV 89504

Telephone No.: 775-843-1600

Email Address: mary.babiasz@gungho.com

PAYMENT DATE
03/05/2025
COLLECTION STATION
7933 - Front Desk 2
RECEIVED FROM
The Montage North LLC Mary
E Babiasz
DESCRIPTION
Case No LDC25-00027

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2025-00003602
RECEIPT NO.
2025-00200536
CASHIER
Cudworth, Heather

PAYMENT CODE	RECEIPT DESCRIPTION	SACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$103.00	\$103.00
<div>Total Cash Total Check Total Charge Total Wire Total Other Total Remitter Change Total Receiver</div>		
PAID MAR 05 2025 CITY OF RENO		
Total A		\$103.00

Customer Copy

Printed by: Cudworth, Heather

Page 1 of 1

03/05/2025 02:50:31 PM

3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)

LDC25-00027 (214 W. Commercial Row Live Entertainment)

APN: 011-031-03

Ward 1

Planning Commission February 19, 2025 decision to approve a Conditional Use Permit for Live Indoor Entertainment as an Accessory Use with operational hours through to 3:00 a.m. and specified Conditions 1-16.

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

Refer to Exhibit 1.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

Refer to Exhibit 2.

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)


Refer to Exhibit 3.

7. Relief or action sought. (Attach additional sheets, as necessary.)

Refer to Exhibit 4.

Appellant or Authorized Representative

Signature (Print Name):

Mary E. Babiasz 

☒ By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: 4/9/25

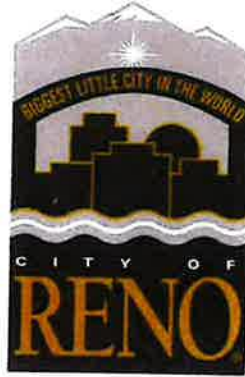
Hearing Time: 6:00 pm

Hearing Location: City Council

☐ Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: 

Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 393-1047



FILED THIS DATE
20 20 2025
BY: JH
CITY CLERK

February 20, 2025

Fady Mehanna
9395 Hummer Ct
Reno, NV 89521

Subject: LDC25-00027 (214 West Commercial Row Live Entertainment)
APN: 011-031-03 (Ward 1)

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Fady Mehanna

RE: LDC25-00027 (214 West Commercial Row Live Entertainment)

Page 3

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Mike Railey, AICP, Planning Manager
Development Services Department

Fady Mehanna

RE: LDC25-00027 (214 West Commercial Row Live Entertainment)

Page 4

xc: Yaya Jackoby
200 Court Street
Reno, NV 89502

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Engineering Manager
Steve Clement, Washoe County Tax Assessor

EXHIBIT 1

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

The Montage North LLC is the property owner of APN 011-032-32 (0 West St.) located on the Northeast corner of Commercial Row and West Street. This property is a 0.287 acre (12,500 SF) vacant parcel zoned MD-ED and is fully developable. It is not a part of The Montage Owners Association. Refer to Exhibit A.

This property was purchased on July 8, 2024 in the same transaction as the three vacant commercial shell properties APNs 011-544-21, 011-544-23, and 011-544-24 situated within The Montage Owners Association. These three parcels together comprise approximately 15,000 SF and are also zoned MD-ED. The prior Owner purchased the properties in December 2015 from the developer and they have remained vacant shells since.

The July 2024 date of purchase was well after the Applicant's closure of his prior business and the one-year period for him to renew his Special Use Permit LCD09-00053 (Red Martini) that was issued specifically to him as the Lessee in 2009. 214 W. Commercial Row was therefore vacant and any continued nuisances resulting from that specific use of that property ceased to exist.

It is my position that approval of a Conditional Use Permit permitting live indoor entertainment through to the hours of 3:00 a.m. with a noise level maximum of 80 decibels (dBC) hinders the future development of the surrounding properties, specifically my vacant parcel APN 011-032-32, as prohibited in Section 18.01.403(c)(1)(a). Should I forego my own development intentions and attempt to sell, the existence of this new CUP limits the availability of interested buyers in mixed-use zoning as the economic feasibility of owner-occupied residential use is negatively impacted. The consequence is a drastic decrease in the market value of this property as well as the three immediately adjacent to it.

Exhibit B contains preliminary exterior renderings of the future development of this parcel as envisioned by my husband, John Wade, and architect Todd Copenhaver. The design is intended to seamlessly flow to the ground floor adjacent commercial units at The Montage. It is currently limited to six floors so not to obstruct existing views afforded to Owners at The Montage. Development is intended to be a combination of parking, retail, office, and residential uses.

Waiting an 18-month period to determine if the Applicant intends to act upon an approved Conditional Use Permit is not a financially viable option for me, as I currently have significant monthly assessments with The Montage Owners Association regardless of the status of the use of the three units and have lost opportunity costs with other investments that could benefit from the equity held in these four properties. My development decision of the three parcels within The Montage is contingent upon my ability to develop the vacant parcel, as the current value of that single vacant parcel as stated within a recent appraisal is 2/3rds of the combined total of all four. If the vacant lot proves to be cost prohibitive to develop, I will walk away from all four properties.

EXHIBIT 2

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

The Application as submitted (Exhibit C) is flawed and should have either been returned to the Applicant for correction or denied based upon Section 18.01.504(b)(1)(d).

- The Property Owner is stated, under penalty of perjury, as Yaya Jackoby. Title for 214 W. Commercial Row is currently held by SNJ Management LLC (Series 214). The Managers for this entity are currently listed as John Iliescu and Sonnia Illiescu. Refer to attached Grant Deed, Assessor Property Data, and SilverFlume Entity Information (Exhibits D, E, and F). Nowhere within the Application documents made available to the public is the attached required documentation to the Owner Affidavit (Page 3 of the Application) demonstrating Mr. Jackoby as an authorized agent (e.g., Power of Attorney or LLC Operating Agreement). My understanding based upon advertising materials is that he represents the Owner as its Leasing Agent.
- The Applicant has failed to disclose an active Complaint (CV24-01547 – Exhibit G) filed by the Owner of 214 W. Commercial Row in the Second Judicial District Court against both Fady Inc, and Fady E. Mehana individually. As of the date of submission of this Appeal, Mr. Mehanna has not yet filed his Answer. Therefore, reference to this Complaint is being submitted only so that the Applicant may present a response to Council should he choose. The Complaint alleges, amongst other items, that Fady Inc, and Mr. Mehanna as a personal guarantor, “has breached its Commercial Lease (the Contract) with Plaintiff (the Owner) by failing to maintain the roof during the terms of the Commercial Lease and by not properly maintaining the Property. Plaintiff was forced to re-roof the Property in November, 2021, during the term of Defendants’ (Fady, Inc.) Commercial Lease, expending the sum of approximately TWENTY-SIX THOUSAND DOLLARS (\$26,000.00).” It is additionally alleged that “Defendants failed to pay the rent for December, 2022, failed to pay the property taxes and sewage charges, and abandoned significant personal property in the Property.”

The Applicant stated during his presentation as well as within documents contained in his Appeal, that he has “... invested... \$26,000 in building and insulating the roof.” In reviewing filed building permits on the property, although a permit was filed associated with “construct non-bearing insulated sound wall on exterior wall” (BLD17-03837), no permit for roof repair and/or replacement was filed (Exhibit H). It is unclear if the 2” expanded foam referenced in Figure 2 in the Appeal documents (Exhibit I) is the same \$26,000 installation the Owner has alleged as not received reimbursed of.

- The CUP Application is for Live Indoor Entertainment as an Accessory Use. A Bar is listed as the Primary Use. Based upon the Applicant’s own statements during his presentation and discussions with Commissioners during the February 19th, 2025 Planning Commission Meeting, as well as within the contents of his Appeal, it is apparent the Primary Use of this

property continues to be what previously was categorized as Night Club. The “draw” for patrons to the establishment is the DJ performance. Night Club as a Primary Use no longer exists within Title 18, except as it is retained for grandfathered nonconformities. With non-renewal of the Applicant’s prior SUP after one year, this Use has been forfeited.

- The CUP Application contains a required acoustical study (Exhibit J), for which the Applicant contracted with Saxelby Acoustics LLC. I was very surprised to read a report that contains photos of sound equipment being placed on my property with references to specific readings that are the basis of what have been considered in Staff’s Report without any advance notification or request to me as the Owner of the property for access. I do not currently have No Trespassing signs posted on the property due to ongoing negotiations with The Montage Owners Association related to their terminated pedestrian egress easement, however, it would have been a respectful gesture for the Applicant and his contractor to inquire prior to performing business on my property.

Development Services Staff’s statement that the sound study would be considered void should the 80 decibel sound meter not be met after completion of noted required installations is extremely troublesome given the Applicant would have incurred considerable expense and now be in breach of his Lease Agreement unless a prior specific contingency had been included for this should additional required installations be determined to be cost prohibitive. This is definitely not a risk I personally would want to make, especially after a stated \$350,000 investment in furniture, fixtures, and equipment. And not something the City should have to make accommodations for in an effort to appease the Applicant to the detriment of affected Owners of both commercial and residential properties in close proximity.

Similarly of concern to my own future development intentions, a sound study based upon the East property line of my property with considerations only up to three stories does not accurately reflect sounds levels that would be present at only 130 feet away and up to six stories on the West side.

The Report submitted by Development Services’ Staff is flawed.

- Section 18.01.401 Purpose states:

“The purpose of this article is to regulate and limit the development and continued existence of uses, structures, lots, signs, and site features that were lawfully established prior to the effective date of this Title, but that no longer conform to the requirements of this Title. All such situations are collectively referred to in this Title as “nonconformities.” It is the intent of this article to permit nonconformities to continue until they are removed or abandoned, but not to encourage their survival. It is further the intent of this article that nonconformities shall not be enlarged, expanded, or extended, except as specifically provided in this article. In addition, the presence of nonconformities may not be used as justification for adding other lots, buildings, uses, signs, or site improvements prohibited elsewhere in the same zoning district.”

This Section specifically states the intent is “not to encourage their (nonconformities) survival” and that “the presence of nonconformities may not be used as justification for adding other... uses ... prohibited elsewhere in the same zoning district.”

Recommendations were submitted in Staff’s Report (Exhibit K) to the Planning Commission, and additionally restated during their presentation to and subsequent discussions with the Commission, based upon conformity to similar non-encouraged nonconformities. These same recommendations were the basis for which the Commission made their decision to approve the Application in their stated efforts to ensure alignment with most businesses in the area.

- Mis-statements were made regarding operating times for comparable live indoor entertainment locations within proximity being 3:00 a.m.. The most recent approved CUP LDC24-00029 for Reno Experiences LLC (dba Reno Axe) in April 2024 lists hours to 3:00 a.m. Thursday through Saturday for a basement location with a maximum occupancy of only 49 persons. MUP23-00003 for Arlington Saloon approved in September 2022 lists hours to 2:00 a.m. Friday and Saturday. MUP23-00002 for DHC Ventures LLC (dba Playfield 76) approved in August 2022 lists hours to 2:00 a.m. Friday and Saturday. The listed Background for Playfield 76’s location states they did not obtain a cabaret license for live entertainment and therefore the “Notes under their business license state Customer downgraded from prior owner’s cabaret license R100066Q. New applicants must cease cabaret activity effective February 1, 2019.” (Exhibits L, M, and N.) The Application being appealed has a stated capacity of 300 persons in a +/-5,000 SF building.
- Apparent in these prior permit approvals is that the conditions as set forth in the Application’s approval have not been inconsistent, and therefore the Applicant’s statements in his Appeal (Exhibit I) that “our business needs to be treated equally and not be at a disadvantage” and that “it would be unfair for our establishment to be the only one restricted to earlier hours” are not accurate. If anything, Staff in their recommendations was being overly generous.
- Similarly, Staff’s recommendation to permit operational noise levels not to exceed 80 decibels (dBC) as measured from the exterior of the building, far exceeds the 65 decibels permitted in the same three Applications noted above (dBA/C noted for the Reno Axe, no reference to A or C in either Arlington Saloon or Playfield 76, as well as the revised Decision Letter dated August 22, 2023 for LCD15-00015 (Exhibit O) issued to Eden Nightclub in their now modified continuation of what was a previously grandfathered permit held by Singer Social Club which also does not reference A or C). The difference between 65 and 80 decibels is commonly stated as being a multiple of ten. It is also a common statement that sound at 85 decibels can potentially damage your hearing with exposure for extended periods of time. I have serious concern with Staff’s statement that “To ensure consistency with the results of the sound study, **Condition No. 11** limits operation noise levels to 80 dBC as measured from the exterior of the building.”
- Staff should have requested submission of the Applicant’s Lease Agreement (redacted for privacy contents) as a pre-condition so that its Terms (e.g., Duration, Tenant Responsibilities, Exercisable Options) are known by all parties to the Application process as

these could greatly affect the recommendations being presented and the ensuing decision-making by the Commission and Council.

The discussion and consideration made by the Planning Commission leading to their decision to approve this Applicant's CUP are flawed.

- The Commission relied on the flawed Report and statements made by Staff, specifically those based upon the presence of existing nonconformities in the proximate area to be used as justification for adding uses elsewhere in the same zoning district. They additionally took it upon face value that 3:00 a.m. was aligned with most businesses in the area providing live indoor entertainment. There was no consideration of what type of live entertainment these businesses offered, or the operating hours requested within their individual Applications. DJ trivia, karaoke, and one guy on his guitar are not comparable to live DJ performances of EDM.
- In the Commissions' discussions, what became troublesome was their interpretation of the definition of live entertainment. The consideration was that DJ MacBook was comparable sound output to that which would occur from a live DJ. Portions of the definitions as contained in Section 18.03.405(k)(3) which state "dancing in conjunction with amplified music (or any type of music), is considered live entertainment" and "having a dance floor that allows customers to dance constitutes as a secondary use to the primary commercial use (i.e. bar or restaurant) and is therefore considered live entertainment" became conflicted, and the additional noise generated from these specific activities not considered. If you take this last statement on face value, and I both appreciate and understand Title 18 has >300 identified corrections that need to be made, the existence of a dance floor, it being used or not, is considered live entertainment. An additional definition was offered by the Planning Manager, the origin of which was not clear.

Section 18.09.302 further defines what live entertainment does not include as "background music not intended to draw spectators or amplified music played through an establishment's sound system." Arguably, DJ MacBook would be a continuation of the draw of patrons to the establishment. It would be impractical to believe that the business would self-regulate and not permit dancing after 3:00 a.m., and therefore should not be the basis for consideration of approval to 5:00 a.m.. The Commission specifically acknowledged this being "gray."

- The submission by Code Enforcement, upon request by Staff, of fifty-five (55) different Complaints during the period from 2008 to 2022 seems to have been dismissed as a result of a reference to NRS 241.033 (Exhibit P). As has the submission by the Reno Police Department, also upon request by Staff (Exhibit Q).

Based upon the above, Council needs to reverse the February 19, 2025 decision of the Planning Commission to approve the Conditional Use Permit Application LDC25-00027 under any Conditions.

EXHIBIT 3

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)

- A. GIS Map of Subject Property 214 W. Commercial Row in Relation to O West St. (Exhibit A)
- B. Architect Renderings (3) of Proposed Development for O West St. (Exhibit B)
- C. Master Application LCD25-00027 (Exhibit C)
- D. Washoe County Recorder DOC # 4847146 Grant Deed (Exhibit D)
- E. Washoe County Assessor Property Data (Exhibit E)
- F. SilverFlume Entity Information (Exhibit F)
- G. Complaint CV24-01547 Filed 7/10/24 in The Second Judicial District Court of the State of Nevada In and For The County of Washoe (Exhibit G)
- H. Accela Building Permit Download for 214 W. Commercial Row (Exhibit H)
- I. City of Reno Notice of Appeal Form Stamped February 26, 2025 Filed by Applicant with Exhibits (Exhibit I)
- J. Saxelby Acoustics Environmental Noise Assessment Dated February 7, 2025 (Exhibit J)
- K. Planning Commission Staff Report February 19, 2025 (Exhibit K)
- L. April 8, 2024 City Clerk Decision Letter for LDC24-00029 Reno Axe (Exhibit L)
- M. September 23, 2022 Development Services Department Decision Letter for MUP23-00003 Arlington Saloon (Exhibit M)
- N. August 12, 2022 Development Services Department Decision Letter for MUP23-00002 Playfield 76 (Exhibit N)
- O. August 22, 2023 Development Services Department Revised Decision Letter for LDC15-00015 Eden Nightclub (Exhibit O)
- P. December 21, 2024 Email From Community Action Officer Colleen Reed to Carter Williams and Zach Cheer (Exhibit P)
- Q. December 18, 2024 Email From Zach Cheer to Collee Reed and Carter Williams (Exhibit E to Planning Commission Staff Report Dated February 19, 2025) (Exhibit Q)
- R. Development Services Department Memorandum to Applicant Dated January 8, 2025 and January 13, 2025 Applicant Response (Exhibit R)

EXHIBIT 4

7. Relief or action sought.

I am requesting:

- 1) Immediate reversal by Council of the Planning Commission's February 19, 2025 decision to approve the Conditional Use Permit Application under any Conditions;
- 2) Immediate revocation by Council of Development Services' February 20, 2025 Decision Letter to Applicant; and
- 3) Denial by Council of any future Conditional Use Permit Application(s) submitted by the same or related parties to Applicant for subject property as stated in Section 18.08.307(h) with no extensions granted.

Should Council not reverse the Commission's approval, I am requesting the following modifications to stated Conditions within the February 20, 2025 Decision Letter (Exhibit I) be made as well as additional Conditions be included:

- 1) Condition 2: Decrease the time period for submission of application for all building permits and acquisition of a cabaret business license for the entire project from eighteen (18) months to six (6) months of the date of approval as permissible in Section 18.08.605(7)(a)(1)(b). Eighteen months will unduly harm my decision-making to either develop or sell my property(ies). Should Applicant not be able to perform within this six (6) month period, the CUP will be permanently revoked.
- 2) Condition 11: Decrease the operational noise level from a not to exceed 80 decibels (dBC) to 65 decibels (dBC), as measured from the exterior of the building. 65 decibels (both A and C) is the current decibel level stated in conditions within the most recent Conditional Use and Minor Conditional Use Permit approvals for live indoor entertainment as an accessory use (LDC24-00029 for Reno Experiences LLC aka Reno Axe, MUP23-00003 for Arlington Saloon, Revision to LCD15-00015 for Eden Nightclub). (Exhibits L, M, N, and O.)
- 3) Condition 14: Monitoring requirements to additionally include all items stated in Section 18.08.605(e)(6)(a) and (b) to ensure any and all items that may be materially detrimental to the public health, safety, or welfare are first the responsibility of the Applicant with escalation to Code Enforcement and/or the Reno Police Department as contained within the final approved Security Plan. Additionally, "adjacent businesses" to be changed to "adjacent properties" to account for roadways and vacant properties. The Applicant has stated twenty (20) parking spaces are being made available to him within the adjacent parcel APN 011-031-05, and as their use is included within his Lease terms, it is also his responsibility to maintain these areas.
- 4) Condition 16: Addition of operational security lighting on the leased parking areas within APN 011-031-05.

- 5) New Condition 17: APN 011-031-05, the location of the twenty (20) leased parking spaces, needs to be improved to include all code requirements associated with Open Parking Lot use.
- 6) New Conditions 18 - 22: As contained within Planning Commission Staff Report dated February 19, 2025 (Exhibit K), inclusion of all CPTED Recommendations as contained in the December 18, 2024 email from Zach Cheer to Colleen Reed and Carter Williams (Exhibit Q), not just 1. Exterior Lighting Installation needs to occur.

As Commercial Row is a one-way road, loading and unloading to/from vehicles, as well as waiting ride-share vehicles, will temporarily obstruct the only travel lane. Should this condition not be permissible by the City Public Works Department, immediate rescission of the CUP should occur.

Prior to the issuance of a cabaret license:

Condition 18: Removal of the “awning” above the front door.

Condition 19: Increase the territorial reinforcement perception of the structure by painting the northern elevation windows (covered on the interior by façade walls).

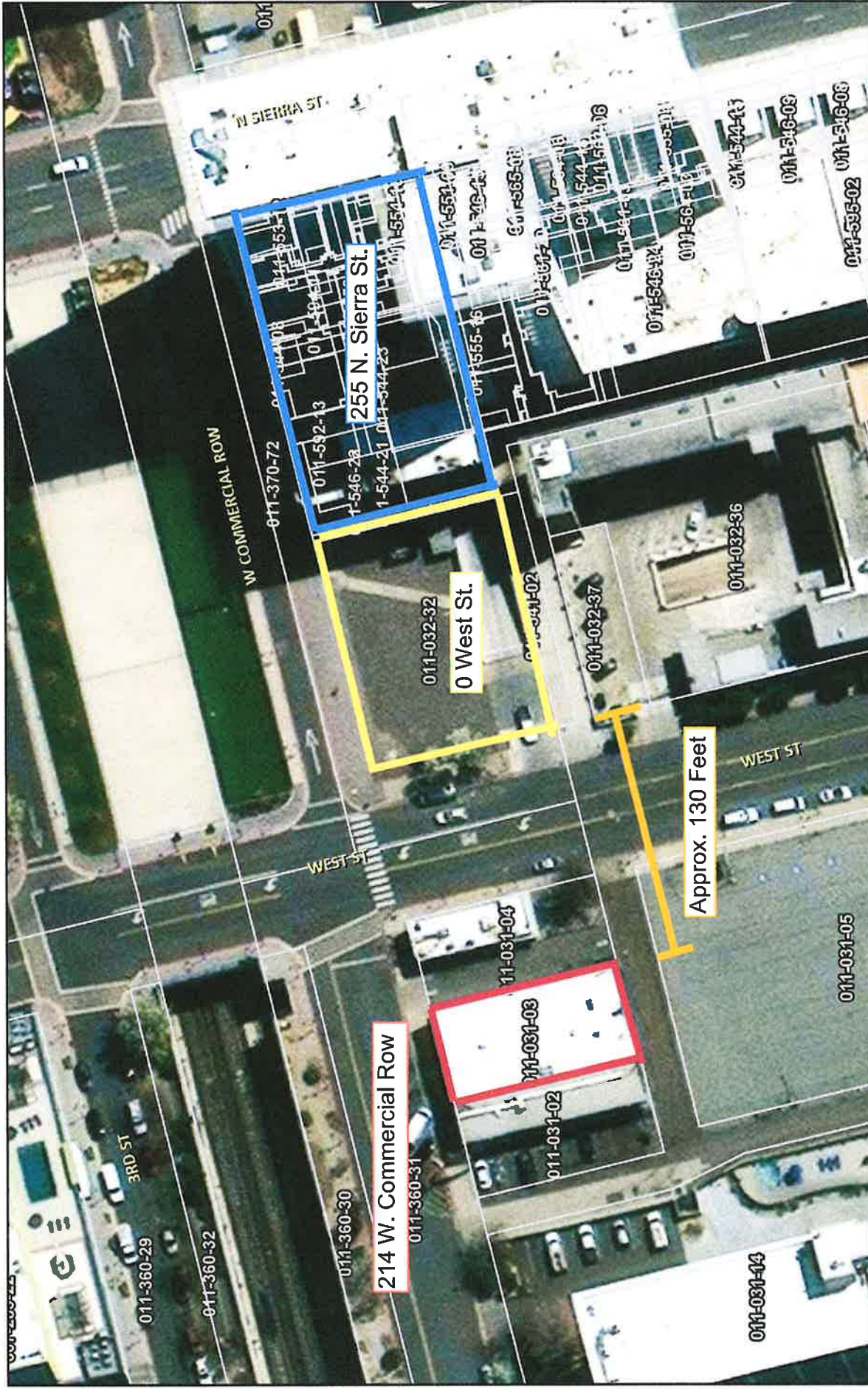
Condition 20: Secure the alcove abutting the alley with a gate. Maintain all required egress in compliance with Fire Code. Post all alcoves and doorways abutting the public right of way with “No Sitting/Lying” signs in compliance with RMC 8.12.012.

Condition 21: Removal of the non-metered “nose-in” parking in front of the property and installation of additional 24/7 Loading Zone spaces for use by ride-share and pick-up/drop-off vehicles for the venue.

Condition 22: Installation of a dumpster enclosure

Under no circumstance should the Appeal submitted by the Applicant for an extension of hours for live indoor entertainment to his original modified Application request of 5:00 a.m. be considered, as the Purpose to regulate and limit any Nonconformities as stated in 18.01.401 will therefore be rendered ineffective.

214 W. Commercial - GIS



March 4, 2025

Red = 214 W. Commercial Row (CUP Subject Property)

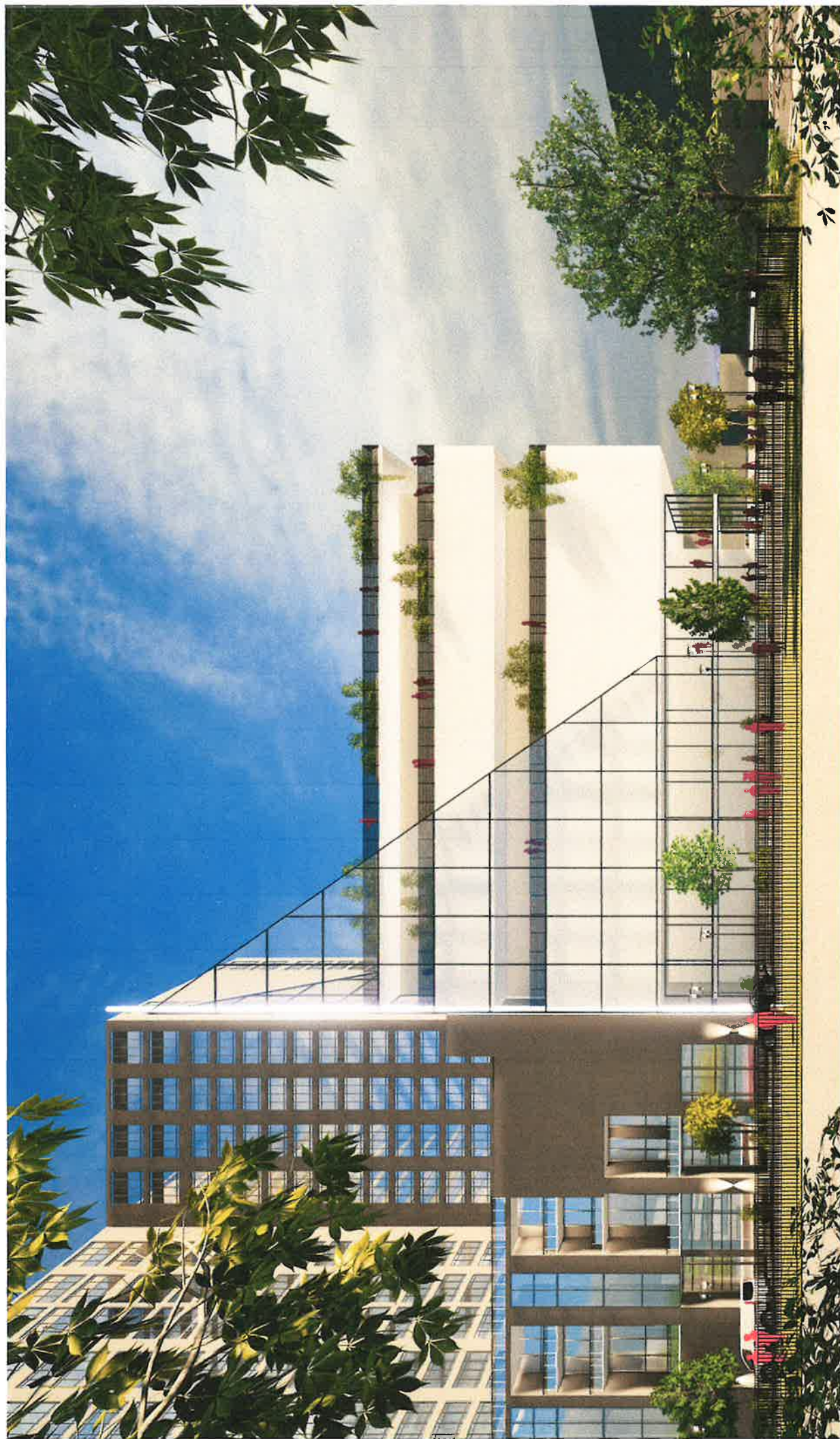
Yellow = 0 West St. (The Montage North - Appeal Property)

Blue = 255 N. Sierra St. (The Montage North - Adjacent Property)



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
This information for illustrative purposes only. Not be used for boundary

EXHIBIT B









**PLANNING
DIVISION**

EXHIBIT C

MASTER APPLICATION

OFFICIAL USE ONLY

OFFICIAL USE ONLY

RECEIVED

CASE NUMBER

PROJECT NAME

214 W commercial Building / Bar and Live Entertainment

PROJECT DESCRIPTION

opening a bar that includes live Entertainments.

operating hours pass 11:00 pm.

The project description should be concise in describing the reason for the application including the specific application triggers, other applications submitted concurrent with this application, and a general description of the proposed use, site improvement, or project.

PRE-APPLICATION MEETING DATE

01/15/2025

PROJECT ADDRESS

214 W Commercial Row, Reno-89501

ASSESSOR PARCEL NUMBERS

011-031-03

MASTER PLAN

ZONING

SITE SIZE

MD-ED

0.11

ACRES

PROPERTY OWNER

NAME

Yaya Jackoby

APPLICANT

NAME

FADY MEHANNA

AGENT AND CONTACT *

NAME

fady mehanna

MAILING ADDRESS

200 Ct Street

Reno, NV-89502

MAILING ADDRESS

9395 Hummer ct

Reno, NV-89521

MAILING ADDRESS

9395 Hummer ct

Reno, NV-89521

PHONE

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COMPLETENESS REVIEW

OFFICIAL USE ONLY

* The person listed as contact will be contacted to attend staff/applicant meetings, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report and decision letter.



Application Type

Select each application type being applied for below. A supplemental application checklist will be required to be submitted for each application type selected. The supplemental application type checklist can be found by clicking on the name of the application below. Additional information on the city's Master Plan, zoning code, planned unit development and specific plan district handbooks, and the Public Works Design Manual can all be found by clicking on each respective titles.

ANNEXATION AND MASTER PLAN

- ☐ ANNEXATION OR DETACHMENT
- ☐ MASTER PLAN AMENDMENT

ZONING AMENDMENTS

- ☐ REZONING (ZONING MAP AMENDMENT)
- ☐ REZONING TO PLANNED UNIT DEVELOPMENT (PUD)
- ☐ REZONING TO SPECIFIC PLAN DISTRICT (SPD)
- ☐ MINOR PUD AMENDMENT

LAND USE AND DEVELOPMENT

- ☐ MAJOR SITE PLAN REVIEW
- ☐ SITE PLAN REVIEW
- ☒ CONDITIONAL USE PERMIT
- ☐ MINOR CONDITIONAL USE PERMIT

FLEXIBILITY AND RELIEF

- ☐ MINOR DEVIATION
- ☐ MAJOR DEVIATION
- ☐ VARIANCE
- ☐ ALTERNATIVE EQUIVALENT COMPLIANCE
- ☐ DEVELOPMENT AGREEMENT

SUBDIVISION

- ☐ TENTATIVE MAP
- ☐ PARCEL MAP
- ☐ BOUNDARY LINE ADJUSTMENT
- ☐ REVERSION TO ACREAGE
- ☐ STREET OR ALLEY ABANDONMENT
- ☐ UTILITY EASEMENT ABANDONMENT

HISTORIC PRESERVATION

- ☐ DESIGNATION OF AN HISTORIC RESOURCE OR DISTRICT
- ☐ CERTIFICATE OF APPROPRIATENESS
- ☐ DEMOLITION CERTIFICATE

ADMINISTRATIVE DETERMINATION

- ☐ MINOR MODIFICATION
- ☐ RESTORATION AFTER DAMAGE
- ☐ SIDEWALK WAIVER
- ☐ UNDERGROUND UTILITY WAIVER
- ☐ ADMINISTRATIVE INTERPRETATION
- ☐ OUTDOOR DINING PERMIT
- ☐ PARKLET PERMIT
- ☐ TIME EXTENSION



MASTER PLAN



ZONING CODE



ADOPTED PUD AND
SPD HANDBOOKS



PUBLIC WORKS
DESIGN MANUAL

Item A.2: Owner Affidavit

I am the owner/authorized agent, as demonstrated on the attached documentation, of the property involved in this petition and I authorize YaYa Jackoby (name of applicant) to request development-related applications on my property. This authorization is inclusive of Assessor Parcel Number(s) 011-031-03. I declare under penalty of perjury that the foregoing is true and correct for the development application case number _____ (to be filled in by City of Reno staff).

Executed on 11/25/2024 in Reno, NV
(date) (City) (State)

Signature

Printed Name

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 25 day of NOV, 2024, YaYa Jackoby (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.



Notary Public

Attachments:

1. Secretary of State documentation, authorization letter, or corporate charter than demonstrates authority to sign for corporate or trust entity.
2. Notary supplement for states and counties differing from that listed above.

Item A.2: Applicant Affidavit

I am the applicant and/or consultant/firm involved in this petition and the foregoing statements and answers herein contained and the information herewith submitted for a Conditional Use Permit (application type) are in all respects complete, true, and correct to the best of my knowledge and belief. I declare under penalty of perjury that the foregoing is complete, true and correct for the development application case number _____ (to be filled in by City of Reno staff).

Executed on 11/22/2024, in Reno, NV
(date) (City) (State)

Company: FADY Inc.
Name: FADY MEHANNIA
Title: President
Signed: _____

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 22nd day of November, 2024, Fady Elias Mehanna- (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the applicant and/or consultant/firm involved in this petition who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.



Nas
Notary Public

Attachments:

1. Secretary of State documentation, authorization letter, or corporate charter than demonstrates authority to sign for corporate or trust entity.
2. Notary supplement for states and counties differing from that listed above.





Application Summary



WHAT IS A CONDITIONAL USE PERMIT?

This process examines proposed uses and activities on a property to ensure their compatibility within an area and to mitigate potential impacts. An example of a project that may require a conditional use permit is a live entertainment venue which may need additional review by the Planning Commission based on potential traffic, noise, and safety concerns. Projects requiring a conditional use permit are generally expected to be more intense than those requiring a minor conditional use permit. Conditional use permits require a public hearing by the Planning Commission, while minor conditional use permits are reviewed administratively. Both application types require notice to nearby property owners.



[CLICK HERE FOR APPLICATION FEES](#)

APPLICATION CHECKLIST

Applicants must provide all forms, documents, information, and materials listed in the checklist below in digital format. The submission packets must be in the same order as the checklist. Review materials and check the boxes within the column on the left-hand side of the page to confirm submission.

WHAT IS THE PROCESS AND HOW LONG WILL IT TAKE?

Applications are accepted on the second and fourth Monday of each month. A review for completeness will be conducted within three days of the application submittal. Incomplete applications will be returned to the applicant and not scheduled for a hearing. Once the application has been deemed complete, it will follow the process and estimated timeline in [RMC 18.08.605](#). Additional review time should be anticipated for projects of regional significance.

* refer to the project of regional significance checklist to determine if a hearing before the Regional Planning Commission is required.



TYPICALLY REVIEWED WITHIN 65 DAYS



ACCEPTED ON THE 2ND AND 4TH MONDAY

<input type="checkbox"/>	A.1	Master Application
<input checked="" type="checkbox"/>	A.2	Owner's Affidavit and Applicant's Affidavit
<input checked="" type="checkbox"/>	A.3	Application Forms
<input checked="" type="checkbox"/>	B.1	Project Narrative – submit a written description of the request that includes why a conditional use permit is being submitted, project details, historical background, and existing uses and improvements on site
<input type="checkbox"/>	B.2	Findings Analysis (see RMC 18.08.605(e) and RMC 18.08.304(e) for legal findings)
<input checked="" type="checkbox"/>	B.3	Vicinity Map – 8.5" x 11" map showing surrounding parcels including the subject site
<input checked="" type="checkbox"/>	B.4	Photographs of the existing building and site
<input checked="" type="checkbox"/>	B.5	Floor Plan - a conceptual floor plan may be required to demonstrate how a proposed use will operate

<input type="checkbox"/>	B.6	Site Plan (see site plan submittal guide) – all project applications should include a basic site plan showing property lines, parking and parking calculations, building footprint, and proposed tenant space. A more detailed plan is only required if site improvements are proposed or are necessary to mitigate the impacts of a proposed use.
<input type="checkbox"/>	B.7	Preliminary Utility Plan (see utility plan submittal guide) – only required if utility improvements are proposed or necessary to support the proposed use. If adequate services exist, describe them within the project narrative.
<input type="checkbox"/>	B.8	Preliminary Grading & Drainage Plan (see grading plan submittal guide) – only required if site improvements are proposed or are necessary to mitigate impacts of the proposed use
<input type="checkbox"/>	B.9	Preliminary Landscape Plan (see landscape plan submittal guide) – may be necessary if landscaping is proposed or required to mitigate impacts of a proposed use. Must be submitted in color.
<input type="checkbox"/>	B.10	Preliminary Lighting Plan & Photometric Analysis – may be necessary if new lighting is proposed or operations require lighting to be on beyond 11:00 p.m.
<input type="checkbox"/>	B.11	Acoustical Study – May be required for uses that could have noise impacts
<input type="checkbox"/>	B.12	Preliminary Sewer Report (see Public Works Design Manual) – only required if utility improvements are proposed or necessary to support the proposed use. If adequate services exist, describe them within the project narrative.
<input type="checkbox"/>	B.13	Traffic Study – if required by additional use regulations, development standards, or in the thresholds outlined in RMC 18.04.601(c)
<input type="checkbox"/>	B.14	Project of Regional Significance Checklist

SUBMITTAL GUIDELINES

<input type="checkbox"/>	If submitting in-person, submit one USB drive with all completed forms, materials, reports, and supplemental information
<input type="checkbox"/>	If submitting online, create an account on the permitting portal at OneNV.us and submit through the online form
<input type="checkbox"/>	Payment of application fees is required within three days of the application being accepted

CONDITIONAL USE PERMIT FINDINGS ANALYSIS

Findings and approval criteria are the legal justification for a body's decision on an application. A complete analysis of these findings and criteria is required from the applicant at the time of application submittal. Detailed explanation of each finding can be found within [RMC 18.08.605\(e\)](#) and [RMC 18.08.304\(e\)](#).

Provide a written response addressing how the proposed request is in conformance with the following findings.

ALL CONDITIONAL USE PERMIT APPLICATIONS SHALL MEET THE FOLLOWING FINDINGS.

- 1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located.
- 2) The proposed land use and project design is compatible with surrounding development.
- 3) The proposed land use and project design is consistent with applicable development standards.
- 4) Public services and facilities are available to serve the project, or will be provided with development.
- 5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.
- 6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include: Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and any hazard to persons and property.

IN ADDITION TO THESE FINDINGS, ALL DEVELOPMENT APPLICATIONS SHALL MEET THE FOLLOWING APPROVAL CRITERIA.

- 1) The project is consistent with the Reno Master Plan
- 2) The project is in compliance with Title 18 of the Reno Municipal Code.
- 3) The project mitigates any anticipated traffic impacts.
- 4) The project provides for a safe environment.
- 5) If the project involves phases, it proposes a rational phasing plan.

Item A.3: Application Forms

The applicant or duly authorized agent of the applicant requests that the City of Reno approve a conditional use permit.

PROJECT ANALYSIS

1.	Land Use	List the uses triggering this application below: <u>Bar including Indoor live entertainment passing 11:00 pm</u>
2.	Acoustical Analysis	Does this include noise levels that exceed the ambient noise levels of the surrounding area or include noise impacts after 9 pm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> A sound study is required with this application prepared by a licensed acoustical engineer
3.	Water and Sewer Service	Is the subject site served by an on-site septic system for sewage or an on-site well for water service? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, this application requires payment of Northern Nevada Public Health fees and will be subject to their review
4.	Wetlands	Is the project located within or adjacent to a wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5.	Federal Emergency Management Agency	Is the project located within a FEMA flood zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6.	Combination Application	Is this application submitted in combination with a site plan review, major site plan review, minor conditional use permit, or any other application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

PROJECT DETAILS

Project Features	Number of Units or Resident Beds	ZERO
	Number of Buildings	1
	Building Height	20 FT
	Number of Stories	1
	Parking Spaces Provided	NA
	Accessible Spaces Provided	26- Street Parking (6) and (20) parking spaces behind the building
	Bicycle Spaces Provided	6

Hours of Operation	Monday		Friday	10:00 PM-4:00 AM
	Tuesday		Saturday	10:00 PM-4:00 AM
	Wednesday	9:00 pm-2:00 am	Sunday	
	Thursday	10:00 PM - 4:00 AM		

Adjacent Properties	Northern Land Use & Zoning	MD-ED- (Mixed-Used Downtown- Entertainment District)
	Eastern Land Use & Zoning	MD-ED
	Southern Land Use & Zoning	MD-ED
	Western Land Use & Zoning	MD-ED

PROVIDE A SUMMARY OF PROPOSED OPERATIONS INCLUDING THE NUMBER OF EMPLOYEES, TYPICAL BUSINESS OPERATIONS, EQUIPMENT USED, ETC.

Bar with Indoor Live Entertainment.
 Operation hours Wednesday, Thursday, Friday, and Saturday from 10:00pm - 4:00 AM
 Number of Employees 15-18

DESCRIBE HOW THIS PROJECT COULD IMPACT PUBLIC SAFETY AND SERVICES AND DESCRIBE HOW THESE IMPACTS ARE PLANNED TO BE MITIGATED.

- The space includes Sound-Walls installed on the three sides of the building.
- The roof already filled out with soundproof material
- Entrance/Exit Doors will stay closed during the operation hours
- Establishing a queuing plan to control and organize overflow into the public right-of-way
- Double doors at entrance to control the music sound
- Acoustical study performed by a professional sound engineering company

Fady Inc.
Fady Mehanna
9395 Hummer ct, Reno, NV
775-229-1285, fady_mehanna@hotmail.com



11/21/2024

City of Reno
Planning Division
Project Narrative, Conditional Use Permit

Dear City of Reno,

We are requesting the re-opening of the Bar located at 214 W commercial Row, Reno, NV-89501. The site previously was operated under the Bar business Industry.

The site will be used "AS IS" and no improvements or any type of modifications will be made to the building.

The operation will include indoor Live Entertainment on the days of Thursday, Friday, and Saturday from 10:00 pm - 4:00 am.

No food service will be included in the new operation.

Sincerely,

Fady Mehanna, MS, PE, PMP



EXHIBIT D

DOC # 4847146

08/31/2018 02:27:31 PM
Requested By
MAUPIN COX & LEGOY
Washoe County Recorder
Lawrence R. Burtress - Recorder
Fee: \$41.00 RPTT: \$0.00
Page 1 of 2

APN: 011-031-03

Recorded at the request of
Maupin, Cox & LeGoy
4785 Caughlin Parkway
Reno, Nevada 89519

After recordation, return Grant
Deed and mail future property
tax statements to Grantee at:

John Iliescu, Manager
SNJ Management, LLC
(Series 214)
200 Court Street
Reno, Nevada 89501

GRANT DEED

John Iliescu, MD, as Trustee of the John Iliescu Profit Sharing Plan dated January 31, 1986, hereby grants, bargains, and sells to SNJ Management, LLC (Series 214), a Nevada series limited-liability company, all of his right, title and interest, in the real property located in Reno, Washoe County, Nevada, particularly described as follows:

Lot 13 in Block M of original Town (now city) of Reno, according to the Official Map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 27, 1871.

Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.

2. Encumbrances, liens, covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated this 23 day of 5 (May) 2018.

John Iliescu Profit Sharing Plan
dated January 31, 1986

By: John Iliescu
John Iliescu, MD, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This Grant Deed was acknowledged before me on May 23, 2018,
by John Iliescu.

Sue A. Mann
Notary Public

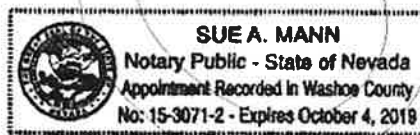


EXHIBIT E

WASHOE COUNTY ASSESSOR PROPERTY DATA

3/4/2025

Owner Information

APN	011-031-03	Card 1 of 1
Situs 1	214 W COMMERCIAL ROW RENO NV 89501	Bld # 1
Owner 1	SNJ MANAGEMENT LLC SERIES 214	
Mail Address	200 COURT ST RENO NV 89501	

Parcel Information

Keyline Desc	RENO TOWNSITE LT 13 BLK M		
Subdivision	RENO TOWNSITE		
	Section	Township	Range
		19	19
Record of Survey Map : Parcel Map# : Sub Map# 276			
Special Property Code			
2025 Tax District	1001	Prior APN	
2024 Tax District	1001	Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied
PERMITS			

Building Information

XFOB SUBAREA

Bld #1 Situs	214 W COMMERCIAL ROW	Property Name	
Quality	C15 Commercial 1.5 (Fair)	Building Type	Retail Store
Stories	1	2nd Occupancy	BASEMENT UNFINISHED - COMMERCIAL
Year Built	1931	WAY	1931
Bedrooms	0	Square Feet	5000
Full Baths	0	Finished Bsmt	0
Half Baths	0	Unfin Bsmt	5000
Fixtures	0	Basement Type	UNFINISHED - COMMERCIAL
Fireplaces	0	Gar Conv Sq Feet	0
Heat Type	PACKAGE UNIT	Total Garage Area	0
2nd Heat Type		Garage Type	
Exterior Walls	BRICK, SOLID	Detached Garage	0
2nd Ext Walls		Basement Gar Door	0
Roof Cover		Sub Floor	
% Complete	100	Frame	MASONRY BRNG
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier		Units/Parcel	1

Land Information

LAND DETAILS

Land Use	400	DOR Code	400	Sewer	Municipal	Neighborhood	AOBQ	AO Neighborhood Map
Size	5,009 SqFt	Size	0.115 Acres	Street	Paved	Zoning Code	MD-ED	
CAGC	-	Water	Muni					

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
ILIESCU MD PRIFIT SHARING	SNJ MANAGEMENT LLC SERIES 214	4847146	DEED	08-31-2018	400	0	3BGG	

PLAN, JOHN										
BB' S HOLDING COMPANY LLC,	ILIESCU MD PRIFIT SHARING PLAN, JOHN	3530841	DEED	05-10-2007	400	560,000	1G			
MACK FAMILY LIMITED PTSP,	BB' S HOLDING COMPANY LLC	2972424	QC	12-23-2003	400	230,595	3BGG			
	MACK FAMILY LIMITED PTSP	1826987		08-24-1994	400	0				

Valuation Information ▲ The 2025/2026 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2025/26 NR	122,500	0	231,433	0		353,933	42,875	81,001	123,877	0
2025/26 VN	122,500	0	231,433	0		353,933	42,875	81,001	123,877	0
2024/25 FV	117,500	0	231,458	0	299,536	348,958	41,125	81,010	122,135	0



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 03-03-2025

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov

EXHIBIT F

Entity Information

Entity Information

Entity Name:

SNJ MANAGEMENT, LLC

Entity Number:

LLC1444-2004

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

01/28/2004

NV Business ID:

NV20041017018

Termination Date:

1/28/2504

Annual Report Due Date:

1/31/2026

Compliance Hold:**Series LLC:**

☐ **Restricted LLC:**

Registered AGENT INFORMATION

Name of Individual or Legal Entity:

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Represented Entity

NV Business ID:

Office or Position:

Manager

Jurisdiction:

Street Address:

200 Court St, Reno, NV, 89501, USA

Mailing Address:

OFFICER INFORMATION

☐ View Historical Data

Title	Name	Address	Last Updated	Status
Manager	John Iliescu	200 Court Street, Reno, NV, 89501, USA	02/20/2023	Active
Manager	Sonnia Iliescu	200 Court Street, Reno, NV, 89501, USA	02/20/2023	Active
Manager	JOHN ILIESCU	200 COURT STREET, RENO, NV, 89501, USA	01/31/2019	Active
Manager	SONNIA ILIESCU	200 COURT STREET, RENO, NV, 89501, USA	01/31/2019	Active

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)

EXHIBIT G

FILED
Electronically
CV24-01547
2024-07-10 11:01:17 AM
Alicia L. Lerud
Clerk of the Court
Transaction # 10440723 : csulezic

CODE: \$1425
JOHN J. GEZELIN, ESQ.
Nevada Bar No. 81
GEZELIN & ASSOCIATES
1071 Haskell Street
Reno, NV 89509
Telephone (775) 337-9597
Email: john@gezelinlaw.com
Attorney for Plaintiff

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

SNJ MANAGEMENT, LLC, a Nevada
limited liability company, Successor-In-
Interest to THE JOHN ILIESCU PROFIT
SHARING PLAN,

CASE NO.:

DEPT. NO.:

Plaintiff,

COMPLAINT

vs.

FADY INC., a Nevada corporation, dba
RED MARTINI; FADY E. MEHANNA, an
individual; WHITE COMPANY; BLACK
COMPANY; ABC CORPORATIONS I-V;
and DOES I-V,

Defendants.

COMES NOW Plaintiff, SNJ MANAGEMENT, LLC, a Nevada limited liability
company, Successor-In-Interest to THE JOHN ILIESCU PROFIT SHARING PLAN (hereinafter
"Plaintiff" or "SNJ"), by and through its undersigned counsel, JOHN J. GEZELIN, ESQ., of
GEZELIN & ASSOCIATES, and hereby avers and alleges against Defendants FADY INC., a
Nevada corporation, dba RED MARTINI; FADY E. MEHANNA, an individual; WHITE
COMPANY; BLACK COMPANY; ABC CORPORATIONS I-V; and DOES I-V, as follows:

PARTIES

1. At all times relevant hereto Plaintiff, SNJ MANAGEMENT, LLC, a Nevada
limited liability company, Successor-In-Interest to THE JOHN ILIESCU PROFIT SHARING
PLAN, was and is a Nevada limited liability company doing business in Reno, Washoe
County, Nevada.

2. Defendant FADY INC., dba RED MARTINI, is a Nevada corporation doing business in Reno, Washoe County, Nevada.

3. Defendant FADY E. MEHANNA is an individual and is a resident of Reno, Washoe County, Nevada.

4. The true names or capacities, whether an individual, corporate association or otherwise of Defendants BLACK COMPANY, WHITE COMPANY, ABC CORPORATIONS I-V, and DOES I-V, are unknown to Plaintiff, who therefore sues said Defendants by such fictitious names. Plaintiff is informed and believes and therefore alleges that each of the Defendants designated as BLACK COMPANY, WHITE COMPANY, ABC CORPORATION I-V, and DOES I-V, are responsible in some manner for the events and happenings referred to and caused damages proximately to Plaintiff as herein alleged and Plaintiff will ask leave of this Court to amend the Complaint to insert the true names and capacities of BLACK COMPANY, WHITE COMPANY, ABC CORPORATIONS I-V, and DOES I-V, when the same have been ascertained and to join such Defendants in this action.

JURISDICTION

5. This Court has jurisdiction over this matter pursuant to Nevada Constitution Article XI, Section 6, as this Court has original jurisdiction in all cases not assigned to Justice Court.

GENERAL ALLEGATIONS

6. Plaintiff is the owner of that certain real property located at 214 West Commercial Row, Reno, Nevada 89501, APN: 011-031-03 (the "Property"). The Property consists of a commercial building approximately 5,000 +/- square feet that is zoned for a bar/lounge business in downtown Reno.

7. On December 24, 2007, Plaintiff entered into a Commercial Lease with Defendants FADY INC., dba RED MARTINI, a Nevada corporation, and FADY E. MEHANNA, individually, as Guarantor of the Commercial Lease, (hereinafter "Defendants") for the Property. The initial term of the Commercial Lease was one (1)

1 year with a three (3) year option to renew. Through a series of subsequent renewals, the
2 Commercial Lease was renewed through December 31, 2022.

3 8. The Commercial Lease is a "triple net lease". In addition to the base rental
4 payments, Defendants are obligated to pay insurance, real property taxes, utilities, tax
5 assessments and all expenses. Further, the Lease provides that Defendants are
6 responsible for maintenance and repairs of the Property, including maintenance and repair
7 of the roof.

8 9. From December, 2007 through December, 2022, Defendants were in the
9 sole and exclusive possession of the Property, a period of fifteen (15) years.

10 10. On October 29, 2021, Defendant FADY E. MEHANNA sent an email to
11 D&D Roofing stating that "The roof is leaking so bad (sic) especially around the AC
12 units. . .I ask that you send an estimator or foreman to have a look and see how we can
13 insulate the roof to stop the leaking." D&D Roofing replied on November 30, 2021,
14 stating that "D&D Roofing strongly recommends that the owner re-roof the building, the
15 existing roof is beyond effective repair." In spite of the advice from D & D Roofing,
16 Defendants did nothing to repair or replace the roof. Because of the inaction of
17 Defendants and in an effort to mitigate further damage to the Property, Plaintiff replaced
18 the roof in November, 2021 at a cost of \$26,000 to Plaintiff.

19 11. Defendants failed to pay the rent for December, 2022, failed to pay the
20 property taxes and sewage charges, and abandoned significant personal property in the
21 Property. Though being offered the opportunity to retrieve the personal property items
22 from the Property after abandoning the Property, the Defendants refused to remove the
23 personal property items. Pursuant to the terms of the Lease, those items were
24 subsequently removed by Plaintiff.

25 **FIRST CLAIM FOR RELIEF**

26 **(BREACH OF CONTRACT)**

27 12. Plaintiff incorporates herein each and every one of the allegations in
28 paragraphs 1 through 11 above.

1 13. By virtue of the allegations set forth above, Defendant FADY INC., has
2 breached its Commercial Lease with Plaintiff by failing to maintain the roof during the
3 term of the Commercial Lease and by not properly maintaining the Property. Plaintiff
4 was forced to re-roof the Property in November, 2021, during the term of Defendants
5 Commercial Lease, expending the sum of approximately TWENTY-SIX THOUSAND
6 DOLLARS (\$26,000.00). Under Section 9 of the Commercial Lease, Defendants owe
7 such amount, plus interest, to Plaintiff.

8 14. By virtue of the allegations set forth above, Defendants have breached their
9 Commercial Lease with Plaintiff by not paying rent, real property taxes and utility charges
10 due under Section 6 of the Commercial Lease, plus interest. Plaintiff has been damaged
11 in an amount to be proved at trial, all in excess of FIFTEEN THOUSAND DOLLARS
12 (\$15,000.00), exclusive of interest, costs, and attorneys' fees.

13 **SECOND CLAIM FOR RELIEF**

14 **(WASTE)**

15 15. Plaintiff incorporates herein each and every one of the allegations in
16 paragraphs 1 through 14 above.

17 16. Section 15.1 of the Commercial Lease, Surrender of the Property, requires
18 that the Lessee surrender the premises "... in as good condition as reasonable, use and
19 wear hereof will permit damage by the elements accepted, and if said premises and every
20 part thereof are not surrendered in good condition Lessee shall be responsible for all
21 expenses incurred by Lessor to replace the premises in good condition." At the
22 termination of the Lease, Defendants left garbage, trash and debris throughout the
23 Property. Further, there was significant damage to the walls of the restrooms, basement
24 and bar area of the Property.

25 17. By virtue of the allegations set forth above, Defendants have breached the
26 Commercial Lease and Plaintiff has been damaged in an amount to be proved at trial all
27 in excess of FIFTEEN THOUSAND DOLLARS (\$15,000.00), exclusive of interest,
28 costs, and attorneys' fees.

1 **THIRD CLAIM FOR RELIEF**

2 **(ATTORNEYS' FEES)**

3 18. Plaintiff incorporates herein each and every one of the allegations in
4 paragraphs 1 through 17 above.

5 19. Section 22 of the Commercial Lease, Attorneys' Fees, states that "If either
6 party brings an action or proceeding to enforce, protect, or establish any right or remedy
7 under the terms of this LEASE, the prevailing party shall be entitled to recover reasonable
8 attorneys' fees and court costs." As a result of Defendants breach of the Commercial
9 Lease, Plaintiff has been required to retain the services of counsel and is entitled to
10 repayment of attorneys' fees and costs in an amount to be proved at trial..

11 **FOURTH CLAIM FOR RELIEF**

12 **(BREACH OF COVENANT OF GOOD FAITH AND FAIR DEALING)**

13 20. Plaintiff incorporates herein each and every one of the allegations in
14 paragraphs 1 through 19 above.

15 21. Defendants breached their implied covenant of good faith and fair dealing
16 as Defendants failed to make payments due under the Commercial Lease and properly
17 maintain the Property.

18 22. Plaintiff was denied its justifiable expectation that Defendants would make
19 payments and maintain the Property as required by the Commercial Lease.

20 23. As a result of Defendants breach of the implied covenant of good faith and
21 fair dealing, Plaintiff has suffered damages in excess of FIFTEEN THOUSAND
22 DOLLARS (\$15,000.00).

23 **FIFTH CLAIM FOR RELIEF**

24 **(GUARANTEE AND INDEMNITY)**

25 24. Plaintiff incorporates herein each and every one of the allegations in
26 paragraphs 1 through 23 above.

27 25. Defendant FADY E. MEHANNA personally guaranteed the Commercial
28 Lease and all payments and obligations thereunder.

1 VERIFICATION

2 STATE OF NEVADA }
3 COUNTY OF WASHOE } ss.

4 I, SONNIA ILIESCU, under penalty of perjury and being first duly sworn deposes
5 and says,

6 That I am the Manager of SNJ MANAGEMENT, LLC, a Nevada limited liability
7 company, Successor-In-Interest to THE JOHN ILIESCU PROFIT SHARING PLAN,
8 Plaintiff in the above-entitled action. That I have read the foregoing Complaint and know
9 of its contents thereof and that the same is true of my own knowledge, save and except as
10 to those matters therein stated upon information and belief, and as to those matters I
11 believe them to be true.

12 DATED this 3rd day of July, 2024.

13 SNJ MANAGEMENT, LLC, a Nevada
14 limited liability company, Successor-In-
15 Interest to THE JOHN ILIESCU
16 PROFIT SHARING PLAN

17 *Sonia Iliescu*
18 SONNIA ILIESCU, Manager

19 Subscribed and sworn to before me
20 this 3rd day of July, 2024.

21 *John J. Gezelin*
22 NOTARY PUBLIC



EXHIBIT H

7 Record results matching your search results

Click any of the results below to view more details.

Showing 1-7 of 7 | [Download results](#)

Date	Record Number	Record Type	Project Name	Address	Status	Action	Agency	Description	Expiration Date	Short Notes
04/14/2017	BLD17-06812	Building/Commercial/Remodel & Addition/NA	MULTIPLE SET (3)	214 W COMMERCIAL ROW RENO NV 89501	Expired		RENO	REMODEL. ADD (TWO) WATER CLOSETS WITH PARTITIONS AND ONE SINK.		1 UP NIGHTCLUB
12/02/2016	BLD17-03837	Building/Commercial/Remodel & Addition/NA	MULTIPLE SET (3)	214 W COMMERCIAL ROW RENO NV 89501	Closed		RENO	REMODEL. CONSTRUCT NON-BEARING INSULATED SOUND WALL ON EXTERIOR WALL, CLEAN UP MISC ELECTRICAL ENF16-C02509		1 UP NIGHTCLUB
03/16/2016	SGN16-06574	Building/Sign/NA/NA	2 set	214 W COMMERCIAL ROW RENO NV 89501	Closed		RENO	SIGN. TO INSTALL (2) FRAMES WITH GREEN LEDS HALO-ILLUM.		1 UP
12/23/2015	SGN16-04757	Building/Sign/NA/NA		214 W COMMERCIAL ROW RENO NV 89501	Cancelled		RENO	SIGN. REMOVE (1) SIGN THAT IS PERPENDICULAR TO STREET. - NORTH ELEVATION. INSTALL (1) NEW SIGN ON EAST ELEVATION AND INSTALL (1) NEW SIGN ON NORTH.		FADY INC DBA 1VP
01/23/2013	BLD13-03269	Building/Commercial/Electrical/NA		214 W COMMERCIAL ROW RENO NV 89501	Closed		RENO	ELECTRICAL OUTLETS, ADD 3 DOUBLE GANG TO PINBALL MACHINES		1 UP
10/16/2008	BLD09-01699	Building/Commercial/Electrical/NA		214 W COMMERCIAL ROW RENO NV 89501	Closed		RENO	ELECTRICAL UPGRADE. INSTALL EMERGENCY LIGHTS;		

HANDRAILS FOR
BASEMENT STAIRS
& LANDING

FIRE ALARM
SYSTEM. INSTALL
FIRE DETECTION
AND NOTIFICATION
SYSTEM

RENO

214 W COMMERCIAL Closed
ROW RENO NV 89501

Building/Fire/Alarm/NA

03/31/2008BLD08-05792

EXHIBIT I



City Clerk's Office
1 E First Street
2nd Floor
Reno, NV 89501
775-334-2030
CityClerk@reno.gov

For Office Use: Date Stamp

RECEIVED

FEB 26 2025

CITY CLERK

[Signature]

City of Reno Notice of Appeal Form

Please complete this form to appeal a decision made by a City official, a hearing examiner, or the Planning Commission.

To be considered complete, the appeal must: (1) be in writing; (2) provide information addressing all of the items below; (3) be accompanied by the required appeal fee adopted by the City Council; and, (4) submitted to the City Clerk's Office or emailed to cityclerk@reno.gov.

An incomplete form will be returned to you, and may result in a delay in scheduling your appeal.

In addition, all appeals must be filed within the applicable period of limitations. For example, an appeal of a Planning Commission decision must be submitted to the City Clerk's Office within ten business days after the date of filing of notice of the decision with the City Clerk. (The City Clerk's Office maintains a list of common periods of limitations available upon request.)

Untimely appeals will be rejected by the City Clerk, and any appeal fees paid will be returned.

1. Type of Appeal (please select only one)

RMC: Title 18 Code

☒ Planning Commission Decision

☐ Hearing Examiner Decision

☐ Minor Deviation

☐ Minor Conditional Use Permit

☐ Site Plan Review

☐ Administrative Interpretation

RMC: Administrative Code

☐ Code Enforcement Citation

☐ Business License

☐ Building Permit

☐ Sign Permit

☐ Other:

2. Appellant Information:

Appellant Name: Fady Mehanna

Authorized Representative: Fady Mehanna

Address: 9395 Hummer ct

Telephone No.: 775-229-1285

Email Address: fady_mehanna@hotmail.com

3. Brief description of the action, decision, or order being appealed. (Please reference the project name, address, case number, citation number, or permit number, as applicable. Attach additional sheets, as necessary.)

LDC25-000257 (214 W Commercial Row Live Entertainment)
APN: 001-031-03 (Ward 1)

The Planning Commission has approved live entertainment hours for the nightclub/bar from Thursday to Saturday, allowing operation from 10:00 AM to 3:00 AM, as stated in the attached letter dated February 20, 2025. The applicant is now appealing to extend these hours by an additional two hours, changing the operation time to 10:00 AM to 5:00 AM. Currently, the establishment operates from 10:00 PM to 2:30 AM, totaling 13.5 hours per week. The applicant argues that investing \$350,000 in this project is not feasible given the limited operational period, as it will not generate sufficient sales to cover essential expenses such as rent, payroll, utilities, property tax, insurance, and loan repayments.

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable. (Attach additional sheets, as necessary.)

Please See the attachment.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

please see the attachment

6. Please identify and attach all documentation/evidence that you would like considered supporting your appeal. (Attach additional sheets, as necessary.)

please see the attachment.

7. Relief or action sought. (Attach additional sheets, as necessary.)

please see the attachment

Appellant or Authorized Representative

Signature (Print Name):

Fady Mehanna

☒ By checking this box, I agree information is complete and I have authority to sign this form.

For Office Use:

Hearing Date: 4/9/25

Hearing Time: 6:00 pm.

Hearing Location: City Council

☐ Via Zoom (Link emailed to information indicated above at least 5 business days prior to hearing)

Received by: [Signature]

City Of Reno
Notice of Appeal Form- Attachment
(LDC25-00027 214 W Commercial Row Entertainment)

4. Describe in detail how the action, decision, or order being appealed impacts you or your property, as applicable.

Requested Operating Hours: 10:00 p.m. to 5:00 a.m.

We are committed to providing a vibrant and world-class entertainment experience in Reno. Our vision is to create a premier nightlife destination that attracts both residents and tourists, enhancing the cultural and economic fabric of our community.

operating from 10:00 pm to 3:00 am (only 15 hours/week) will have a big impact on the project as follows:

1. Economic Viability: To ensure the financial sustainability of our business, we must operate from 10:00 a.m. to 5:00 a.m. These extended 2 hours will enable us to generate **sufficient revenue to cover expenses** such as payroll, utilities, and rent. The operation during this time frame is essential to meet our financial projections and commitments.
2. Significant Investment: We are going to **invest \$350,000** in this project, which includes state-of-the-art sound and lighting systems, interior design, and amenities to ensure a top-notch experience for our patrons. Limiting our operating hours to 3:00 a.m. poses a significant risk to the return on this substantial investment.
3. Exclusive Entertainment: Our club opens at 10:00 p.m. and we are known for bringing in renowned DJs from all around the world. The extended hours will provide ample time for performances, ensuring that our guests have an unforgettable experience. This will also position Reno as a competitive nightlife destination on the global stage.
4. Community Contribution: Beyond just entertainment, we aim to contribute positively to the local economy by creating **18 job opportunities** and driving tourism. Extended operating hours will help us maximize our impact and provide our employees with a steady income stream.
5. Fair Competition: Other clubs, which are equidistant from the Montage building, in the same area are permitted to operate until 5:00 a.m. Our business needs **to be treated equally and not be at a disadvantage**. If we are restricted to closing at 3:00 a.m., we risk losing our clientele to other establishments that can stay open later. Ensuring fair competition in operating hours is crucial for the success and longevity of our business. Notable Nightclubs in downtown Reno that operate past 5:00 a.m. include:

- Tonic Lounge,

- 5 stars Nightclub
- West Second Street
- The Library
- Axe Club
- Aura Ultra Lounge and Novi Nightclub

6. 24-Hour City: Downtown Reno is known for its 24-hour lifestyle, with casinos, bars, and nightclubs operating past 5:00 a.m. **It would be inconsistent and unfair for our establishment** to be the only one restricted to earlier hours. This would not only impact on our business negatively but also disrupt the cohesive entertainment experience that Reno is famous for.

7. Entertainment Schedule: People in Reno typically go out at around 11:00 p.m., and our world-renowned DJs, who cost us thousands of dollars, start performing at 1:30 a.m. Stopping live entertainment at 2:30 am (last call before 3:00 a.m.) would not provide enough time for these high-profile performances to be enjoyed fully by our patrons, thus undermining the essence of our entertainment offering.

8. Safety Measures: We are committed to ensuring the safety and well-being of our patrons and the surrounding community. To maintain a safe environment during our extended hours of operation, we will implement strict security measures, including trained staff and surveillance.

We believe that allowing us to operate until 5:00 a.m. will not only benefit our business but also contribute to the economic growth and cultural vibrancy of Downtown. We kindly request your support in approving our application for extended live entertainment hours.

5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

We did a lot of work to control music noise and comply with code enforcement requirements.

1. Soundproofing and Noise Control: We have fully complied with the city's requirements to minimize noise impact on the neighborhood. We invested \$16,000 in insulating the interior walls and installing double entrance doors Figure 1, \$26,000 in building and insulating the roof Figure 2, and \$5,200 in conducting a sound study by a certified engineer Figure 3. According to the acoustic study, noise is effectively contained within the premises Figures 4 and 5. It will make no difference if we stop the DJ at 3:00 a.m. and play background music, as the noise level will remain contained based on our measurements. We already **invested \$48K** for noise control.

2. Compliance with Code Enforcement: We are committed to maintaining a clean, safe, and orderly environment. We comply with code enforcement requirements by:

- Regularly cleaning around the building.
- Lighting up the building sides.
- Controlling the crowd at the entrance.
- Increasing security presence.
- Installing surveillance cameras around the building.
- Training security staff on safety measures.
- Coordinating with the Reno Police Department.

we believe that allowing us to operate until 5:00 a.m. will not only benefit our business but also contribute to the economic growth and cultural vibrancy of Reno. We kindly request your support in approving our application for extended live entertainment hours.



Figure 1: Sound walls and double entrance door (Cost \$16,000)



Figure 2: Sealing the roof with 2" Expanded Foam (Cost \$26,000)



Figure 3: Sound Study by a certified Engineer from the Institute of Noise Control Engineering- **INCE** (Cost \$5,200)

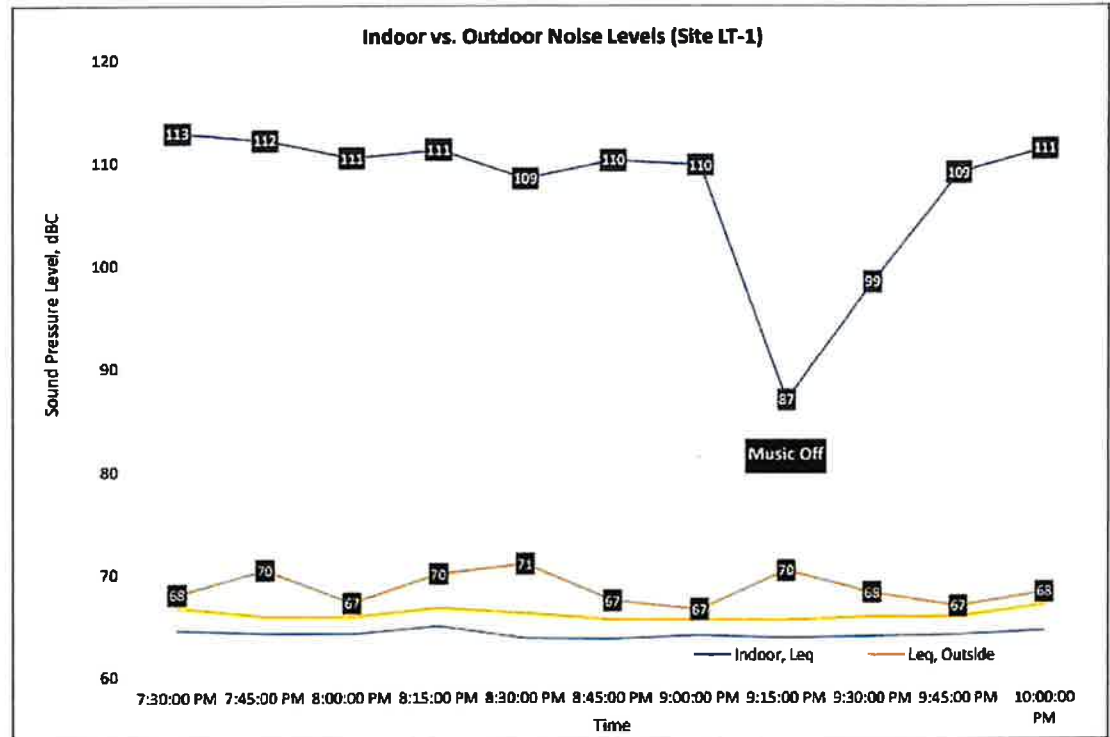


FIGURE 3A: SUMMARY OF NOISE MEASUREMENT DATA (LT-1, dBC)

Figure 4: Acoustical Study showing the music noise level by the Montage building perimeter is 68-70 dBC

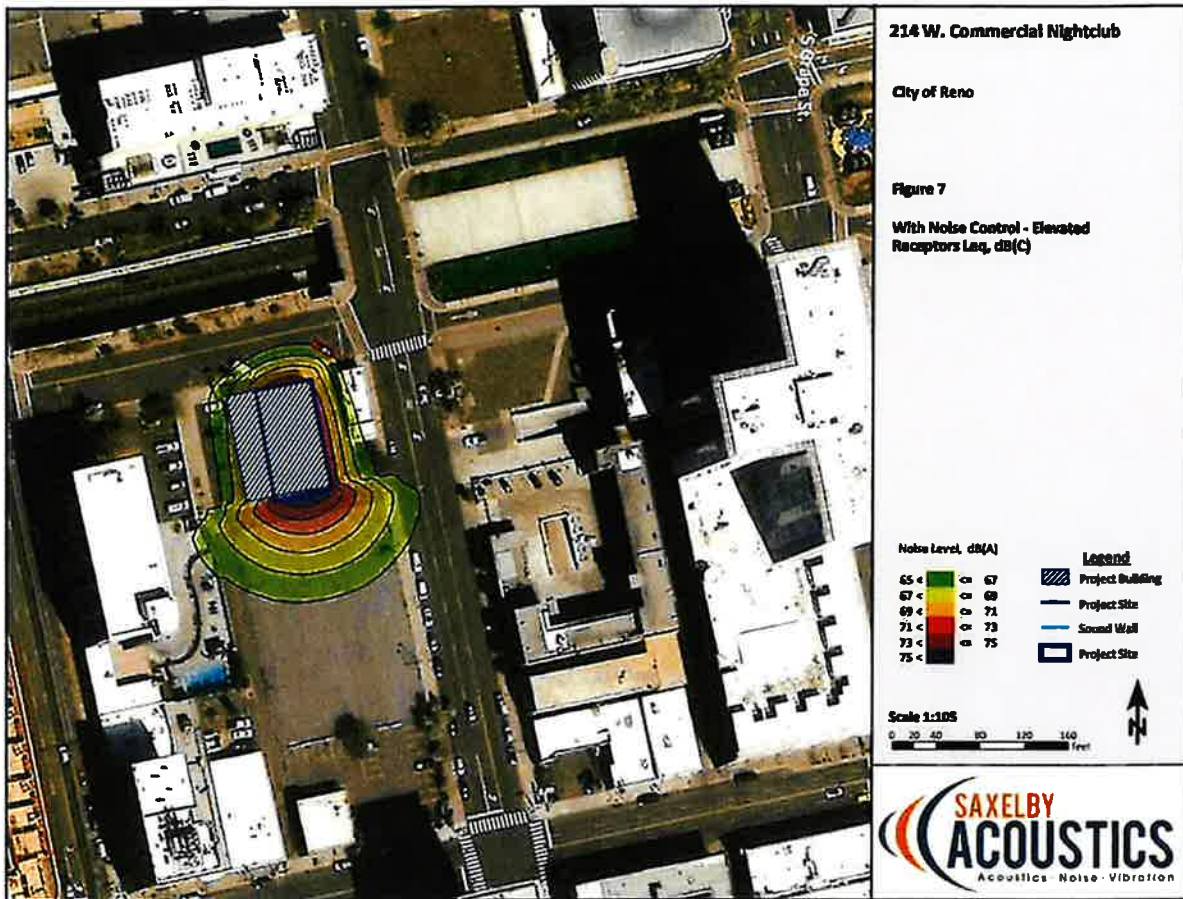


Figure 5: Acoustical Study showing the music noise level by the Montage building perimeter is 65-67 dBC at any time during the night

6. Please identify and attach all documentation/evidence that you would like to consider supporting your appeal. (Attach additional sheets, as necessary.)

we will be implementing further improvements based on the sound engineer's recommendations as shown below in Figure 7:

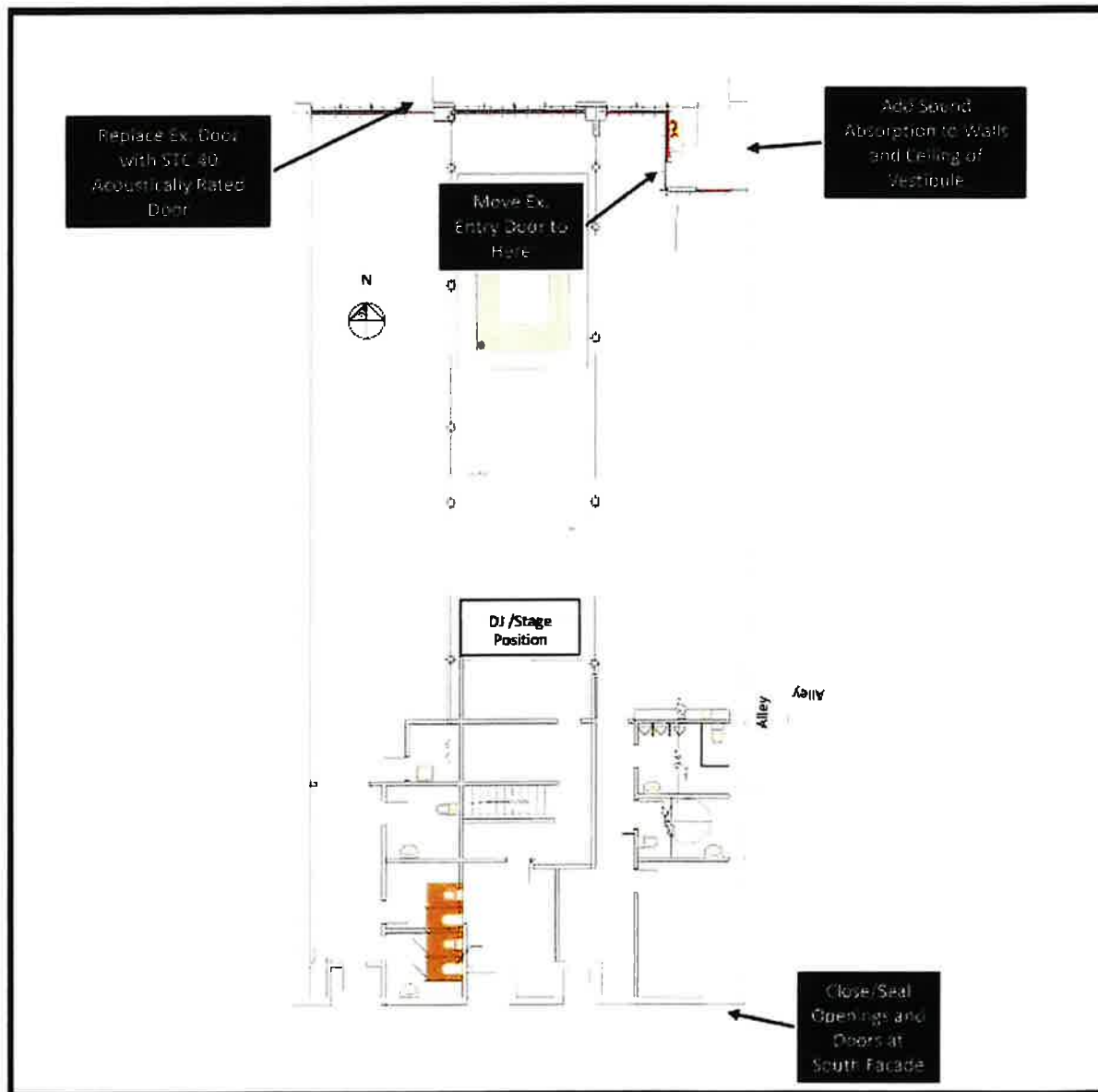


Figure 7: Building Improvements for Sound Control

- 1- The Entry Vestibule will have the interior door relocated to the west wall to create an acoustically baffled entry
- 2- The entry Vestibule will be lined with 2" fiberglass board
- 3- Install an acoustically rated (STC 40) door in place of the existing emergency exit door on the North building façade
- 4- Seal all doors on the south side with perimeter gaskets. Any Ventilation on the south side of the building will be closed or sealed airtight to prevent sound leakage from the building.
- 5- Install security Lighting on the three sides of the building (North, East, and South sides) to consistently illuminate these areas to improve patron safety. Figure 8
- 6- Install surveillance cameras for security control
- 7- Increase Security personnel and perform training classes regularly.
- 8- Always manage the patron on the sidewalk and keep a clear area for walking pedestrians. Security personnel will be stationed outside of the building to enforce the order. (Figure 9).



Figure 8: Lighting on the three sides of the building

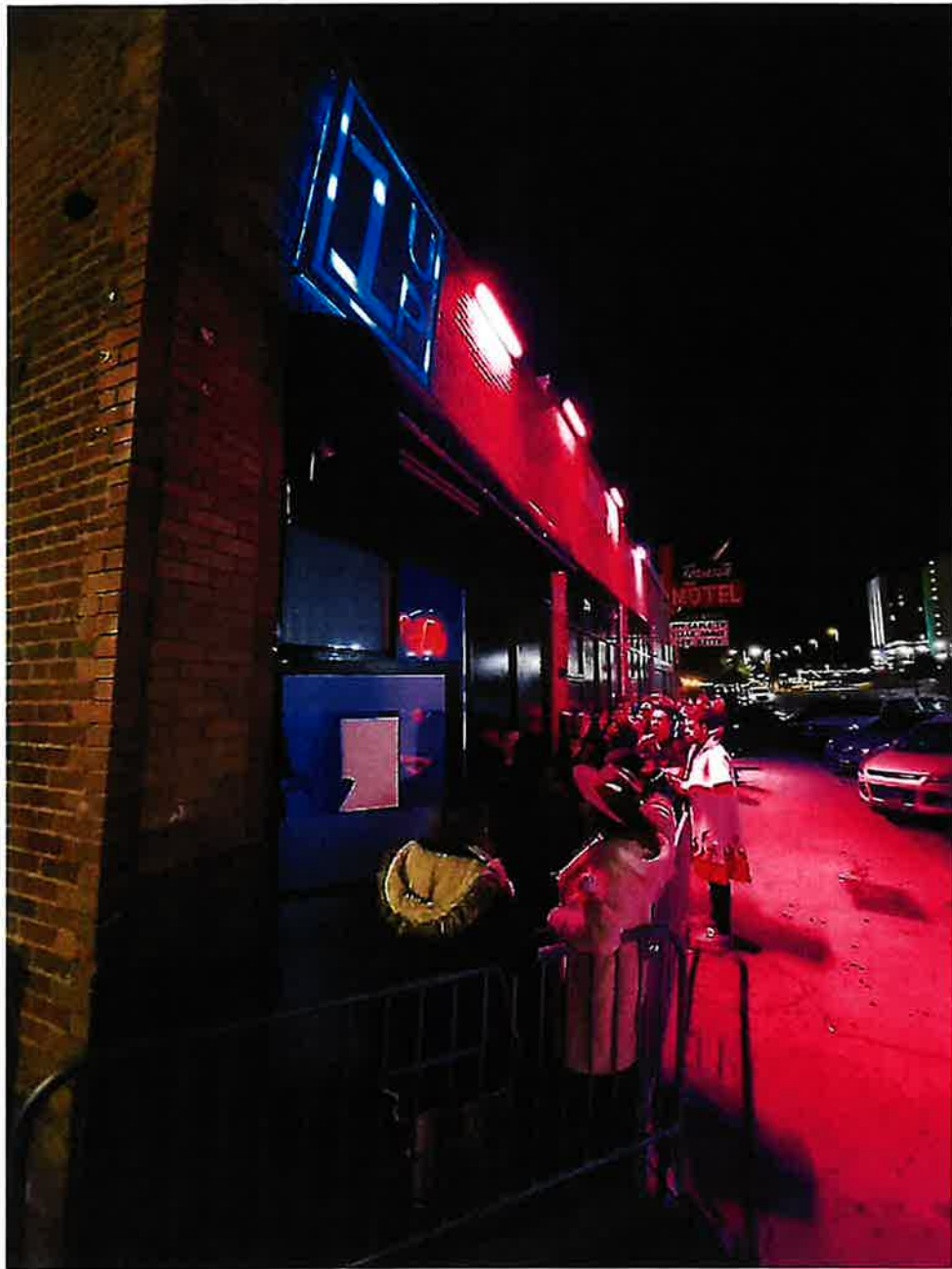


Figure 9: Lighting on the Front side of the building and crown control using Crown control Fences.

7. Relief or action sought. (Attach additional sheets, as necessary.

Relief and Action Sought

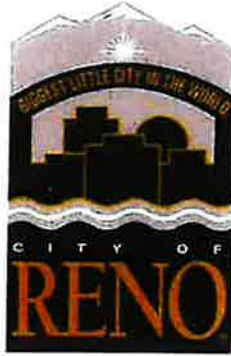
In light of the significant investments made, compliance with city requirements, and the need for fair competition, we respectfully seek the following relief and action:

1. **Approval for Extended Operating Hours:** We request approval to operate from 10:00 a.m. to 5:00 a.m. to ensure the **financial viability of our business** and allow sufficient time for high-profile entertainment performances.
2. **Fair Treatment and Competition:** We seek to be treated equally to other nightclubs in downtown Reno that operate past 5:00 a.m. Our business must compete on a level playing field and not be **disadvantaged by earlier closing hours**.
3. **Acknowledgment of Soundproofing Efforts:** We request acknowledgment of our efforts and investments in soundproofing and noise control, including adjustments based on the sound engineer's recommendations. This demonstrates our **commitment to minimizing the impact of noise on the neighborhood**.
4. **Continuation of Compliance and Safety Measures:** We commit to ongoing compliance with code enforcement requirements, including maintaining a clean and safe environment, enhanced security measures, and coordination with the Reno Police Department.

Granting us the extra two hours of operation will enable us to bring a beautiful new club to Reno, creating 18 jobs and providing vibrant music for the future music generation. The building at 214 West Commercial Row has been vacant for two years, and without our business, it may remain vacant for the next 10 years. We believe in avoiding vacant buildings in downtown Reno to maintain a lively and thriving community.

By granting this relief, the city of Reno will support the growth and success of a business that contributes positively to the local economy, culture, and community life. We appreciate your consideration and look forward to a favorable outcome.

Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 393-1047



FILED THIS DATE
2 20 2025
BY: Jk
CITY CLERK

February 20, 2025

Fady Mehanna
9395 Hummer Ct
Reno, NV 89521

Subject: LDC25-00027 (214 West Commercial Row Live Entertainment)
APN: 011-031-03 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on February 19, 2025, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m. The ± 0.11 acre site is located on the south side of West Commercial Row, ± 87 feet west of its intersection with West Street (214 West Commercial Row). The site is within the Mixed-Use Downtown – Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU).

Your approved request is subject to the following conditions to the satisfaction of Development Services 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 owner or developer shall apply for all building permits and acquire a cabaret business license for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit or license addresses each of the approved conditions of approval.

Fady Mehanna

RE: LDC25-00027 (214 West Commercial Row Live Entertainment)

Page 2

4. The applicant, developer, builder, property owner, or business proprietor, 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 made readily available upon demand by City staff.

5. Hours of operation for accessory live entertainment shall be as follows:

Days of the Week	Live Entertainment
Sunday – Wednesday	10:00 a.m. to 11:00 p.m.
Thursday – Saturday	10:00 a.m. to 3:00 a.m.

6. Prior to the issuance of a cabaret license, the entry vestibule shall have the interior door relocated to the west wall to create an acoustically baffled entry.
7. Prior to the issuance of a cabaret license, the entry vestibule shall be lined with 2" fiberglass board.
8. Prior to the issuance of a cabaret license, an acoustically rated (STC 40 or higher) door shall be installed in place of the existing emergency exit door on the north building façade
9. Prior to the issuance of a cabaret license, all south facing doors shall be sealed with perimeter gaskets. Any ventilation openings on the south side of the building shall be closed or sealed airtight to prevent sound leakage from the building
10. Future noise compliance issues, after implementation of these conditions, shall constitute grounds for the Administrator to require additional noise mitigation. If any such additional noise mitigation is not successful in addressing noise compliance issues, this shall be considered cause for revocation of this permit.
11. Operational noise levels shall not exceed 80 decibels (dBC) as measured from the exterior of the building.
12. Prior to the issuance of a cabaret license, a security plan shall be submitted and approved by the Zoning Administrator, Code Enforcement Department, and Reno Police Department. At a minimum, the security plan shall address; 1) security staffing and procedures; 2) queuing of patrons; 3) hours of operation; 4) exterior lighting; and 5) procedures to prevent loitering outside of the business. The business proprietor shall continuously maintain and enforce the security plan for the life of the license. At the Administrator's discretion, a new security plan and/or amendments may be required.

Fady Mehanna

RE: LDC25-00027 (214 West Commercial Row Live Entertainment)

Page 3

13. Except for emergency situations, all patron queuing in and out of the business shall be through a single primary entrance.
14. Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses. Security personnel shall be stationed outside of the building to enforce order.
15. The operator shall ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.
16. Prior to the issuance of a cabaret license, security lighting shall be added to the north, east, and south sides of the exterior building that is adequate to consistently illuminate these areas to the satisfaction of the Administrator.

The decision of the Planning Commission may be appealed within ten working 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. 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 working (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,

A handwritten signature in blue ink, appearing to read 'Mike Railey', with a stylized flourish at the end.

Mike Railey, AICP, Planning Manager
Development Services Department

Fady Mehanna

RE: LDC25-00027 (214 West Commercial Row Live Entertainment)

Page 4

xc: Yaya Jackoby
200 Court Street
Reno, NV 89502

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Engineering Manager
Steve Clement, Washoe County Tax Assessor



EXHIBIT J

Environmental Noise Assessment

214 W. Commercial Nightclub

City of Reno, Nevada

February 7, 2025

Project # 250114

Prepared for:

Mehanna Fady

fady_mehanna@hotmail.com

Prepared by:

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.

Principal Consultant

Board Certified, Institute of Noise Control Engineering (INCE)

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

The following is our review of noise associated with the proposed operation of a nightclub use at 214 W. Commercial Row in the City of Reno Nevada. The project is located on the south side of W. Commercial Row, just west of the Kwok's Bistro restaurant located at the intersection of W. Commercial Row and West Street. The project is adjacent to the Townsite Motel to the west. This noise review was prepared at the request of the City of Reno.

Saxelby Acoustics performed noise measurements and observations on the evening of Thursday, January 30th, 2025, from approximately 7:30 p.m. to 10:00 p.m. During this time, a temporary sound system¹ (**Figure 1**) was used to play typical nightclub music at average levels ranging between 109-113 dBC (92-95 dBA) at the DJ position. In our opinion, these are the maximum noise levels that we would expect in a nightclub. The project applicant indicated that these levels were higher than typical.

The following is a summary of our noise measurements and findings relative to the requests of the City of Reno.



FIGURE 1: TEMPORARY SOUND SYSTEM

¹ The system used for testing included two 12" QSC K12.2 powered speakers and three 18" subwoofers.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. However, as requested by the City, this report uses the C-weighted noise level which is more responsive for noise consisting of a strong low-frequency (bass) component.

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dB sound is half as loud as an 80-dB sound, and twice as loud as a 60 dB sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in noise levels, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dB cannot be perceived;
- Outside of the laboratory, a 3-dB change is considered a just-perceivable difference;
- A change in level of at least 5-dB is required before any noticeable change in human response would be expected; and
- A 10-dB change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

NOISE MONITORING RESULTS

To quantify noise levels associated with amplified music, Saxelby Acoustics conducted a series of noise measurements inside of proposed nightclub and at several off-site locations. **Figure 2** shows the noise monitoring sites. A summary of the noise level measurement survey results is provided in **Figure 3**, in terms of the A-weighted and C-weighted noise descriptors.

Larson Davis Laboratories (LDL) Model 820 and 831 precision integrating sound level meters were used for the noise level measurement survey. The meters were calibrated before and after use with an LDL CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

It should be noted that the project is not a substantial generator of noise in terms of A-weighted sound levels. In the future, people at the exterior of the nightclub could generate noise due to speech. However, this is typically a lesser issue when compared to the potential of bass transfer to the exterior through the building envelope. **Figure 3C** shows the graph of interior versus exterior A-weighted sound levels. There is no correlation between interior A-weighted levels and measured exterior levels. Therefore, A-weighted levels are not discussed further in this report.

214 W. Commercial Nightclub

City of Reno, Nevada

Figure 2

Noise Measurement Sites

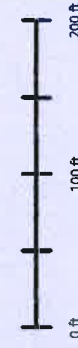
Legend



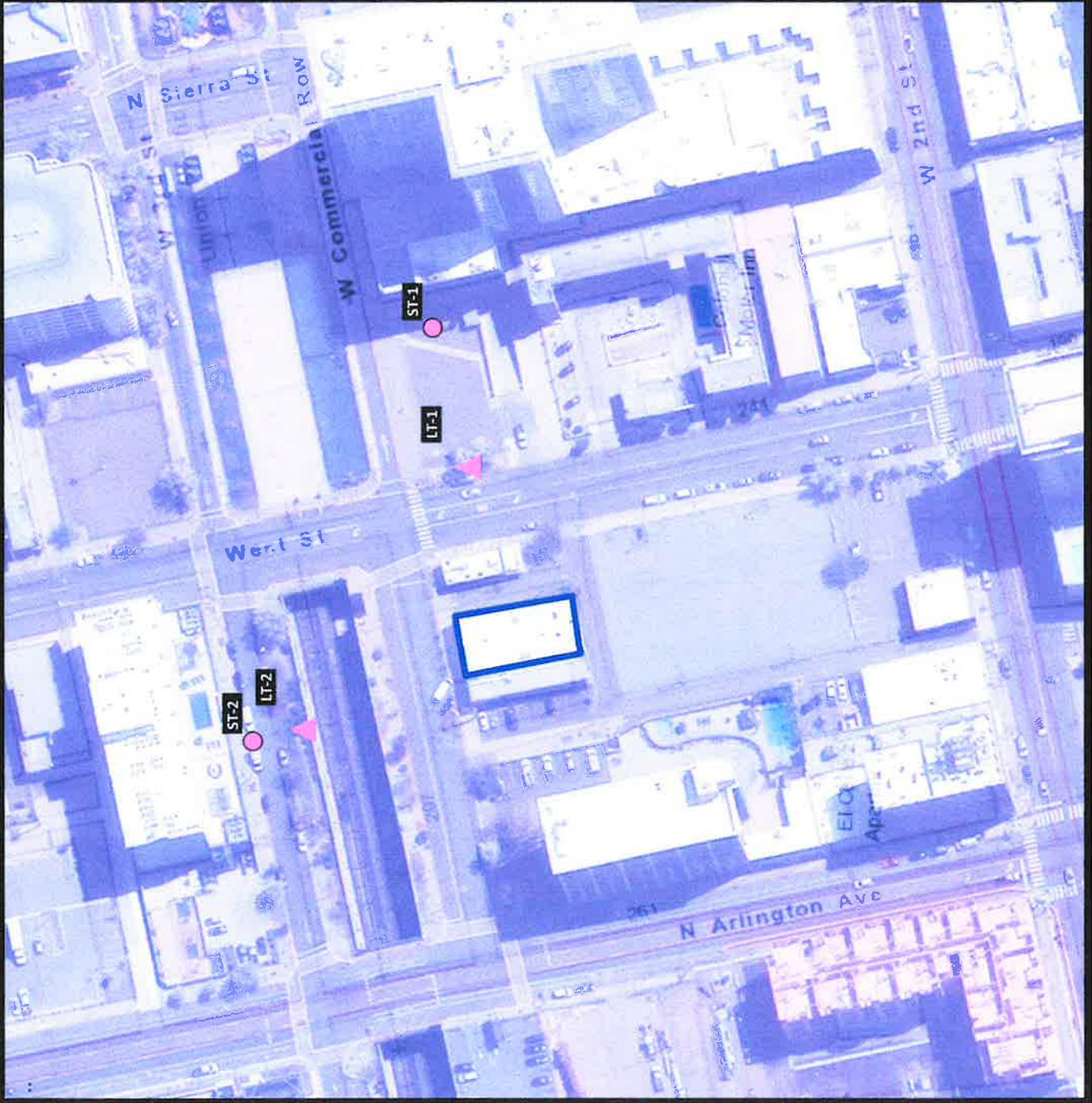
Noise Measurement - Short Term



Noise Measurement Site - Long Term



Projection: UTM Zone 11 / WGS84 / meters
Rev. Date: 02/07/2025



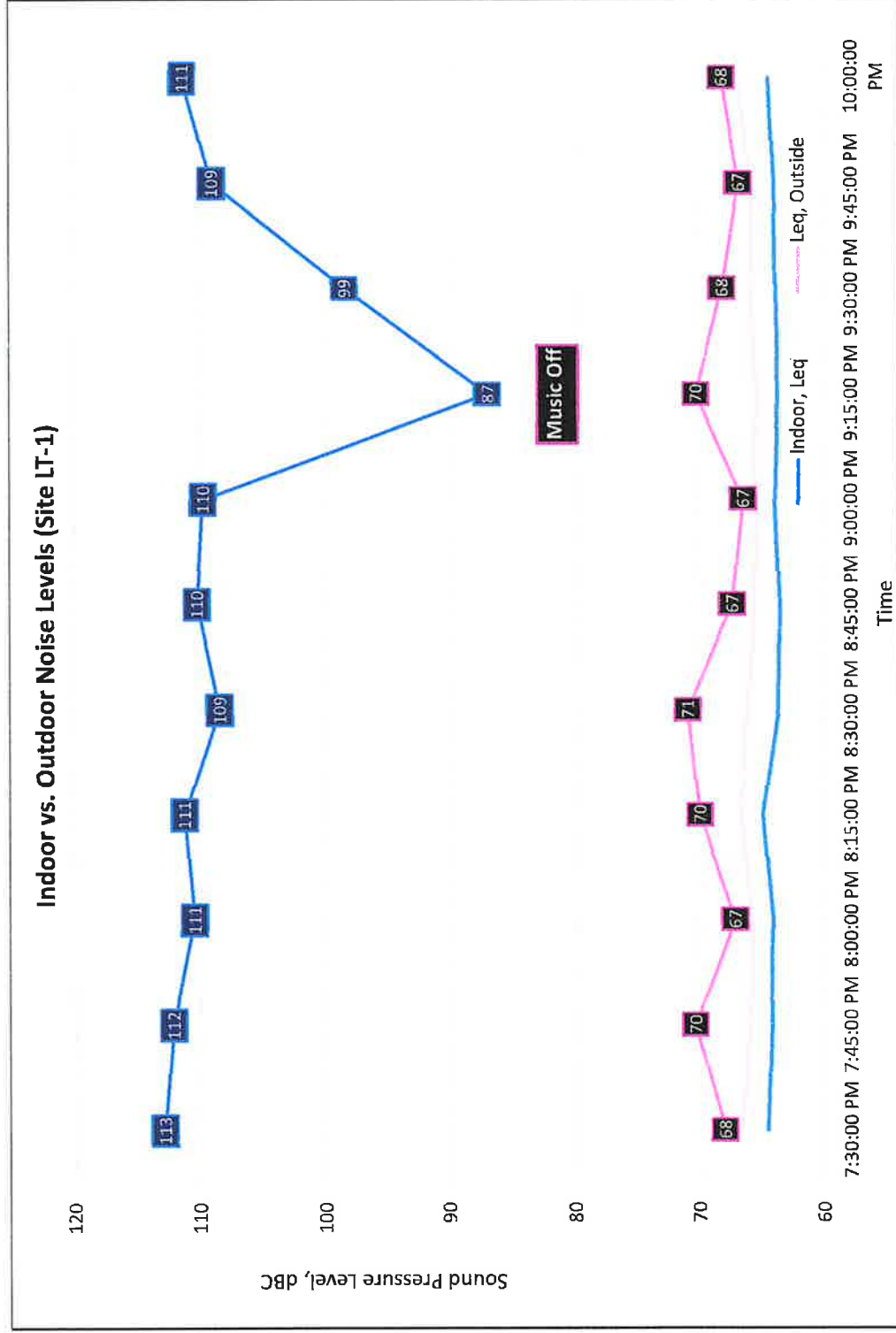


FIGURE 3A: SUMMARY OF NOISE MEASUREMENT DATA (LT-1, dBC)

Indoor vs. Outdoor Noise Levels (Site LT-2)

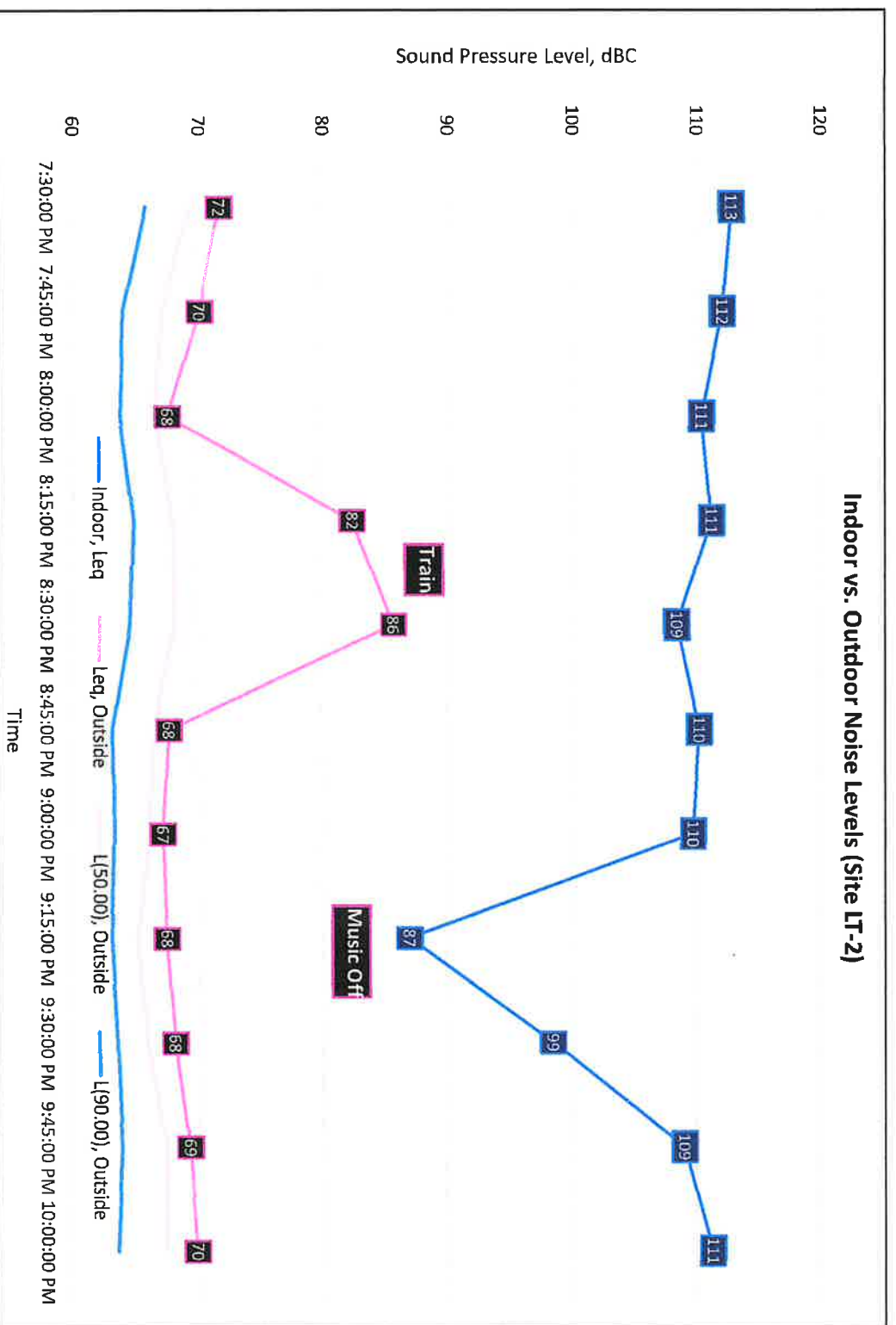
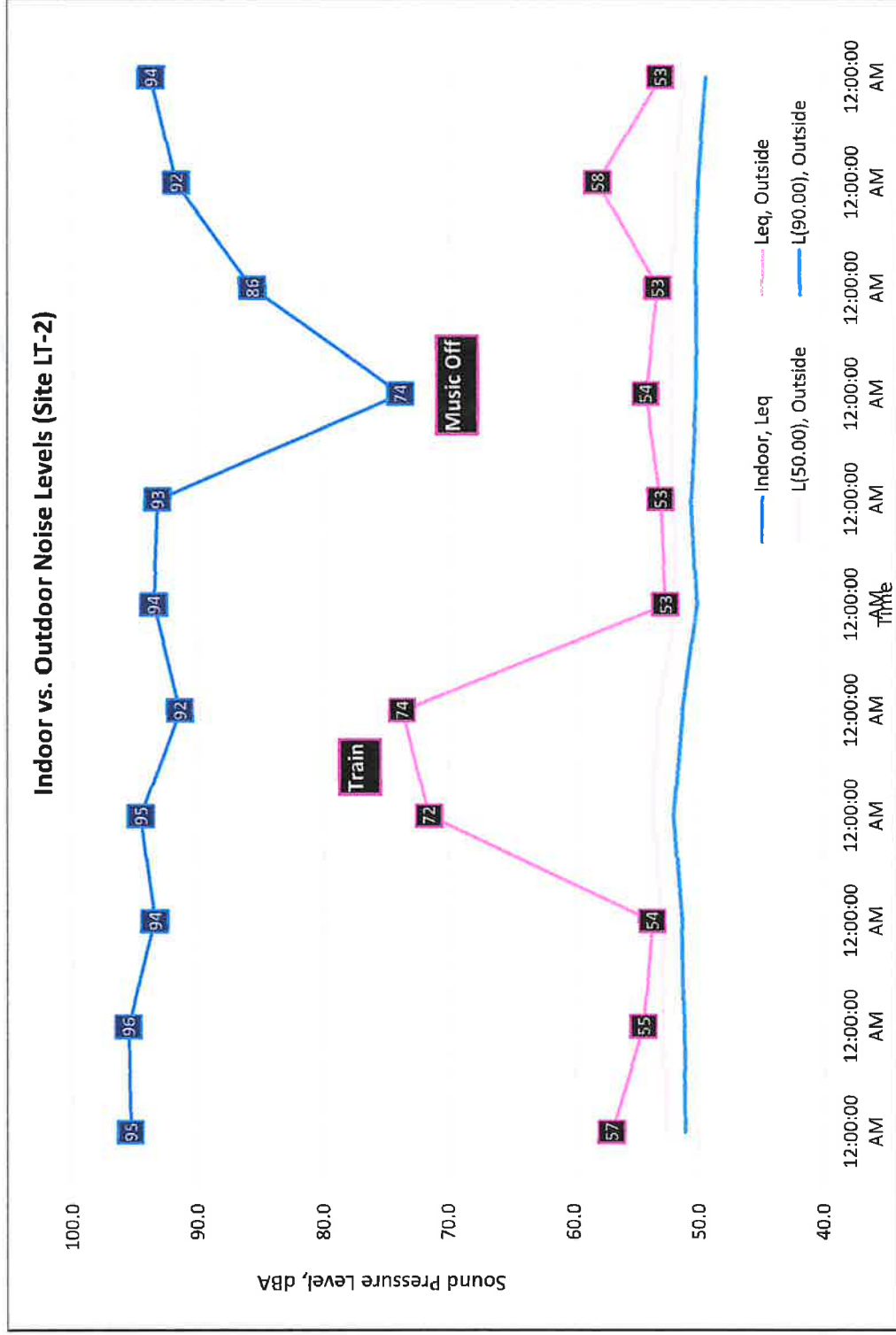


FIGURE 3B: SUMMARY OF NOISE MEASUREMENT DATA (LT-2, dBC)



REVIEW OF NOISE LEVELS

Based upon the **Figure 3** noise monitoring data, and on-site observations, exterior noise levels were found to range between approximately 67-72 dBC at sites LT-1 and LT-2 during the time that interior noise levels within the project building ranged between 109-113 dBC. However, based on site observations conducted at ST-1 and ST-2, noise from music was not the primary noise source. At ST-1, music was not audible above background noise levels. At ST-2, music was occasionally audible with maximum levels of around 65-67 dBC. The audible music at this location was observed to be coming through the two doors located on the north façade.

It should be noted that LT-2 experienced a period of elevated noise due to a train passage (82-86 dBC).

Based upon the **Appendix B** data, nighttime (10:00 p.m. to 7:00 a.m.) average noise levels were 67 dBC L_{eq} at site LT-1 and 70 dBC L_{eq} at site LT-2. Nighttime median (L_{50}) noise levels were found to be 65 dBC at both sites. Based on this finding, a noise limit of 65 dBC is considered appropriate to minimize the risk of annoyance to nearby noise-sensitive receptors. Assuming noise levels were limited to 65 dBC, this would result in an average noise level increase of no more than 3 dBC, an inaudible difference. Saxelby Acoustics mapped the predicted nightclub noise levels, assuming no modifications to the building exterior. The results of this analysis are shown on **Figure 4** for ground floor receivers and **Figure 5** for elevated receivers (above 3rd floor).

214 W. Commercial Nightclub

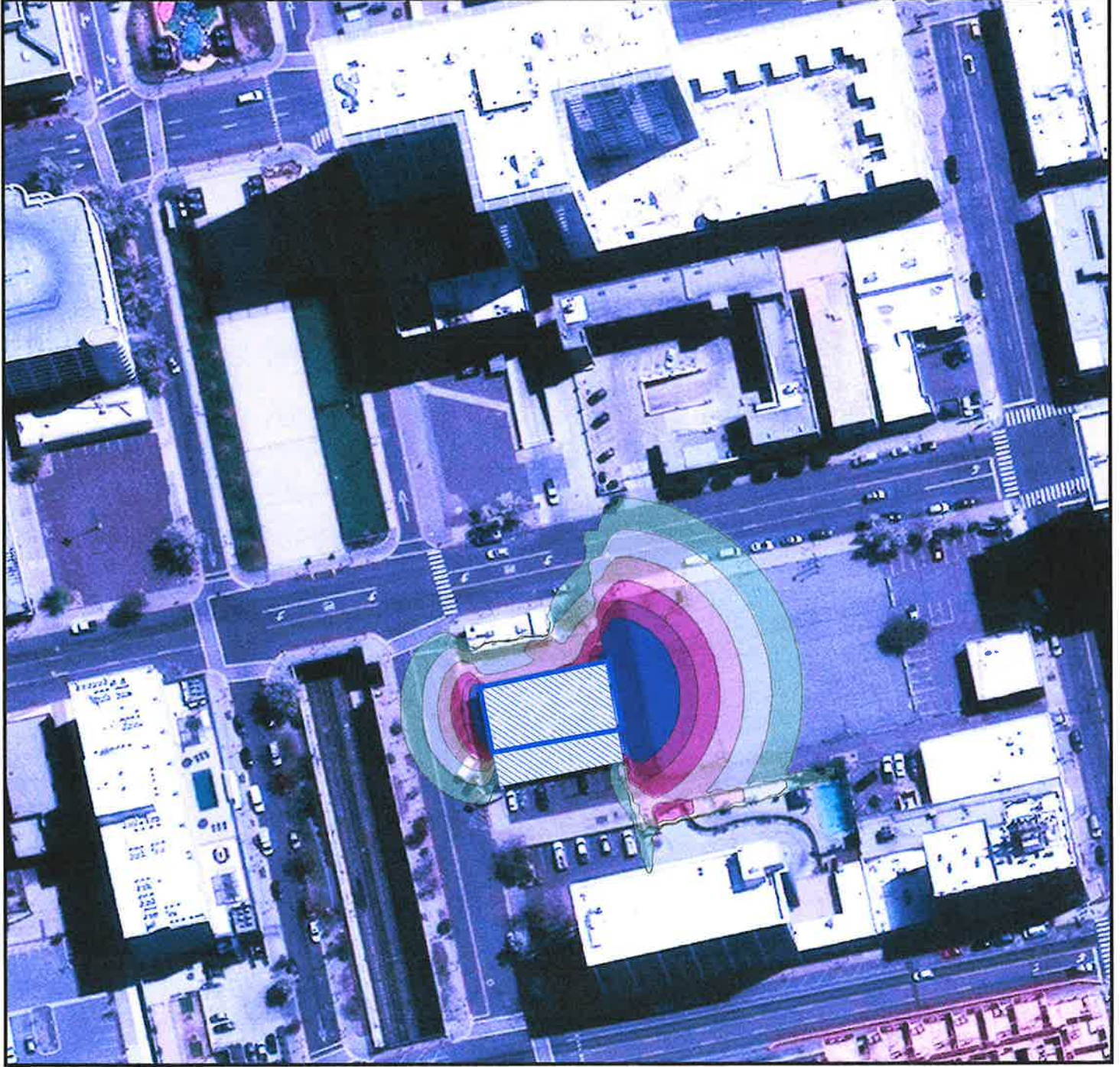
City of Reno

Figure 4

Existing - Ground Level
Leq, dB(C)



Scale 1:109



214 W. Commercial Nightclub

City of Reno

Figure 5

Existing - Elevated Receptors
Leq, dB(C)

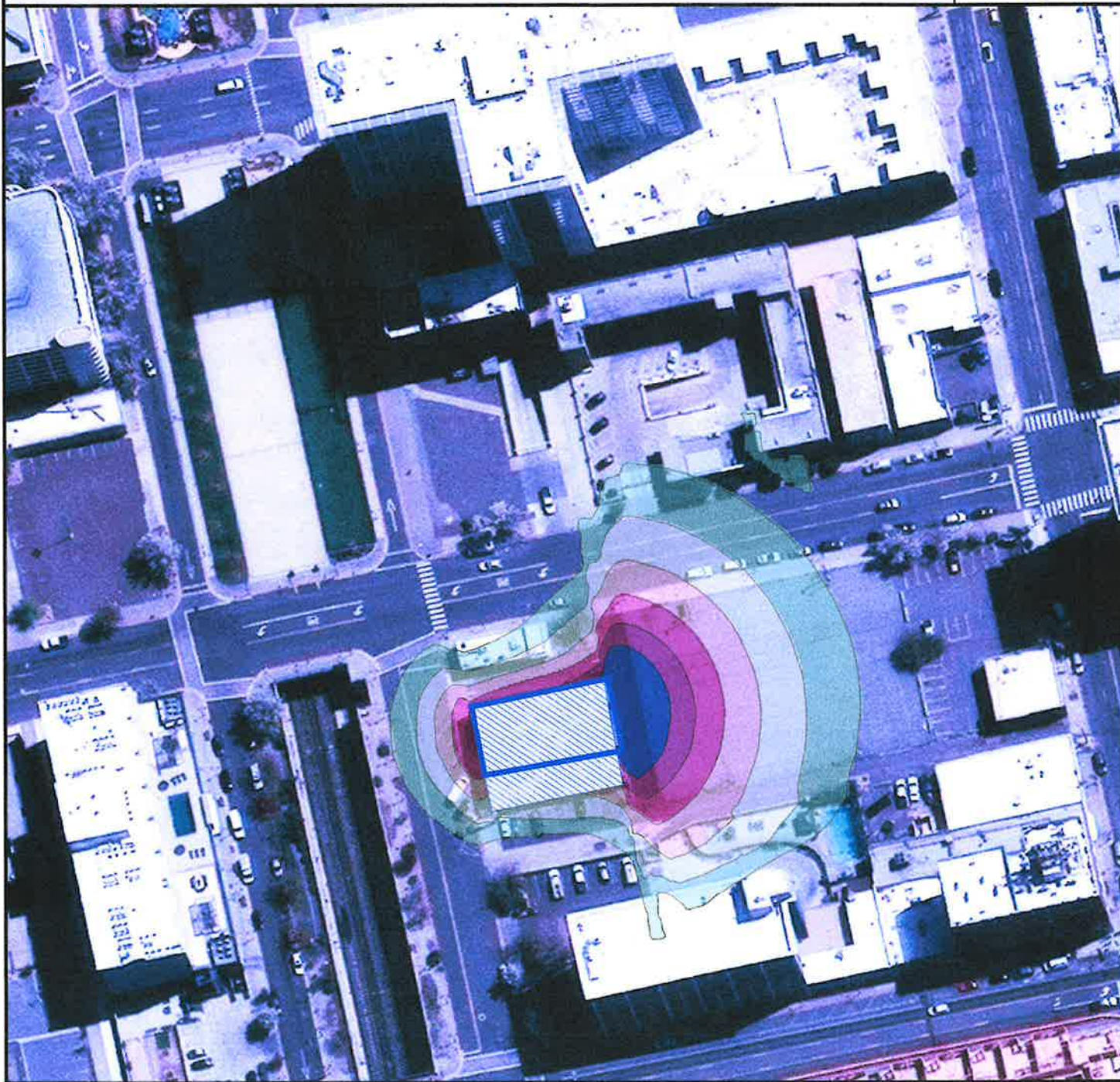
Noise Level, dB(A)

65 < 67
67 < 69
69 < 71
71 < 73
73 < 75
75 <

Legend
Project Building
Project Site
Sound Wall
Project Site

Scale 1:105

0 20 40 80 120 160 feet



NOISE CONTROL MEASURES

We recommend the following measures to improve overall noise control of the facility:

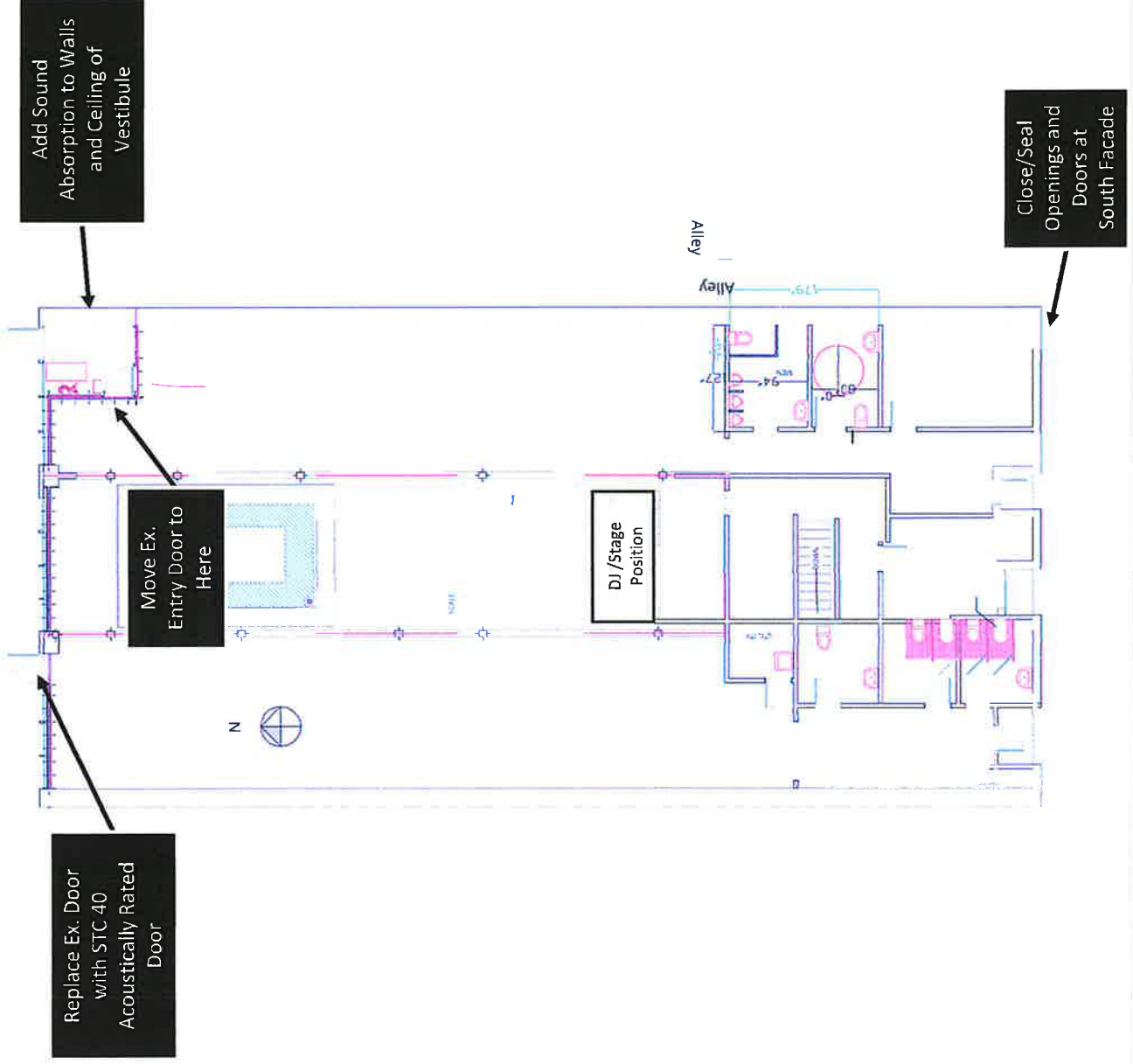
1. The Entry Vestibule should have the secondary (interior) door relocated to the west wall to create an acoustically baffled entry. The vestibule should be lined with 2" fiberglass board such as Owens Corning SelectSound Black Acoustic Board (2" thick – **Attachment 1**).
2. An acoustically rated (STC 40, or higher) door should be installed in place of the existing emergency exit door on the north building façade. See **Attachment 2** for example door.
3. All rear (south) facing doors should be sealed with perimeter gaskets and remain closed during operations. Any ventilation openings on the south side of the building should be closed or sealed airtight to prevent sound leakage from the building.
4. See **Figure 6** for a summary of the outlined measures. **Figures 7-8** show the project noise contours after implementation of these measures.

**214 W. Commercial Row
Nightclub**

City of Reno, Nevada

Figure 6

Recommended Noise Control Measures

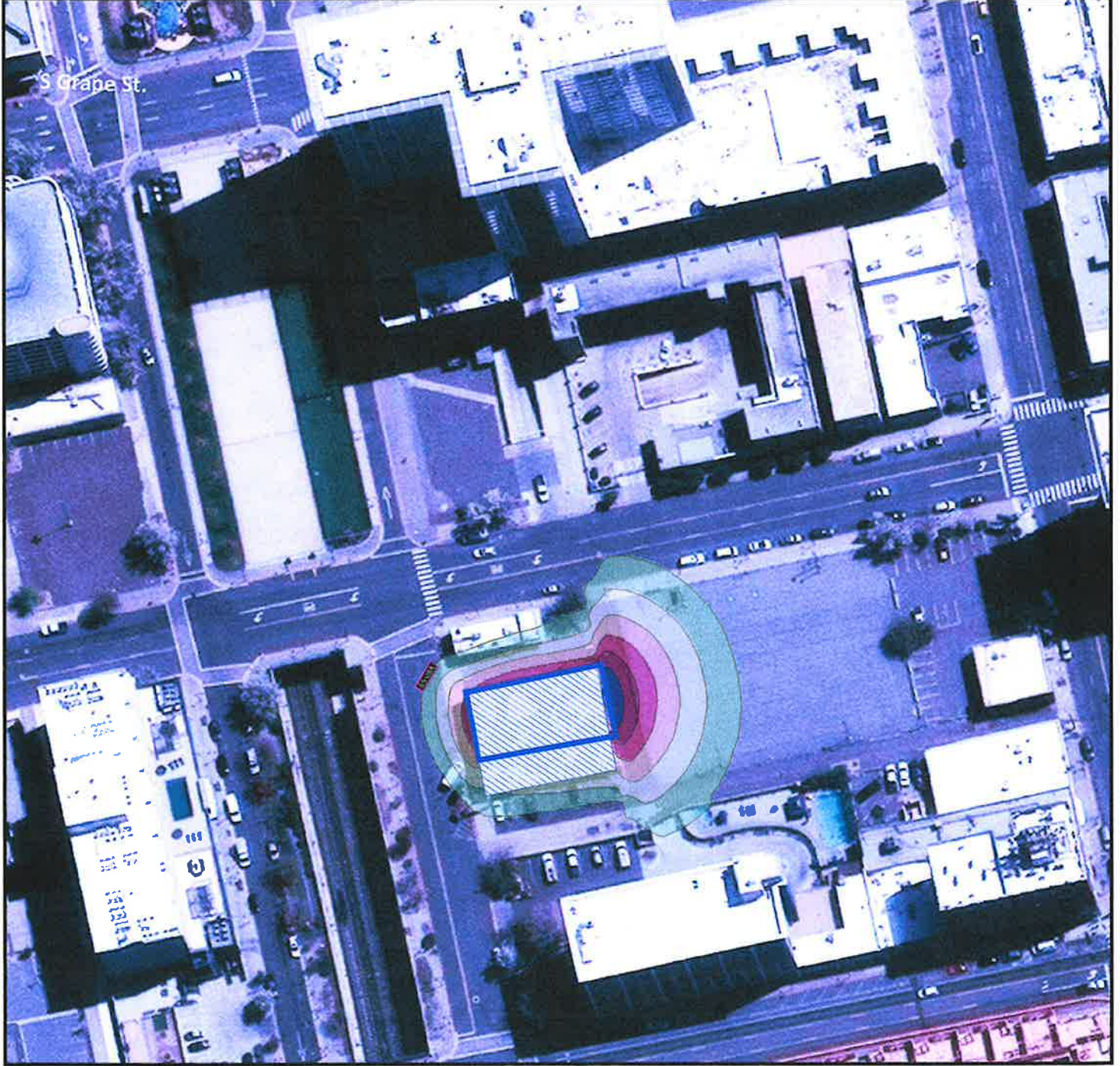
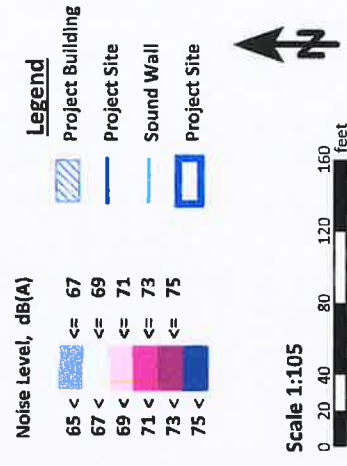


214 W. Commercial Nightclub

City of Reno

Figure 7

With Noise Control - Elevated
Receptors Leq, dB(C)



214 W. Commercial Nightclub

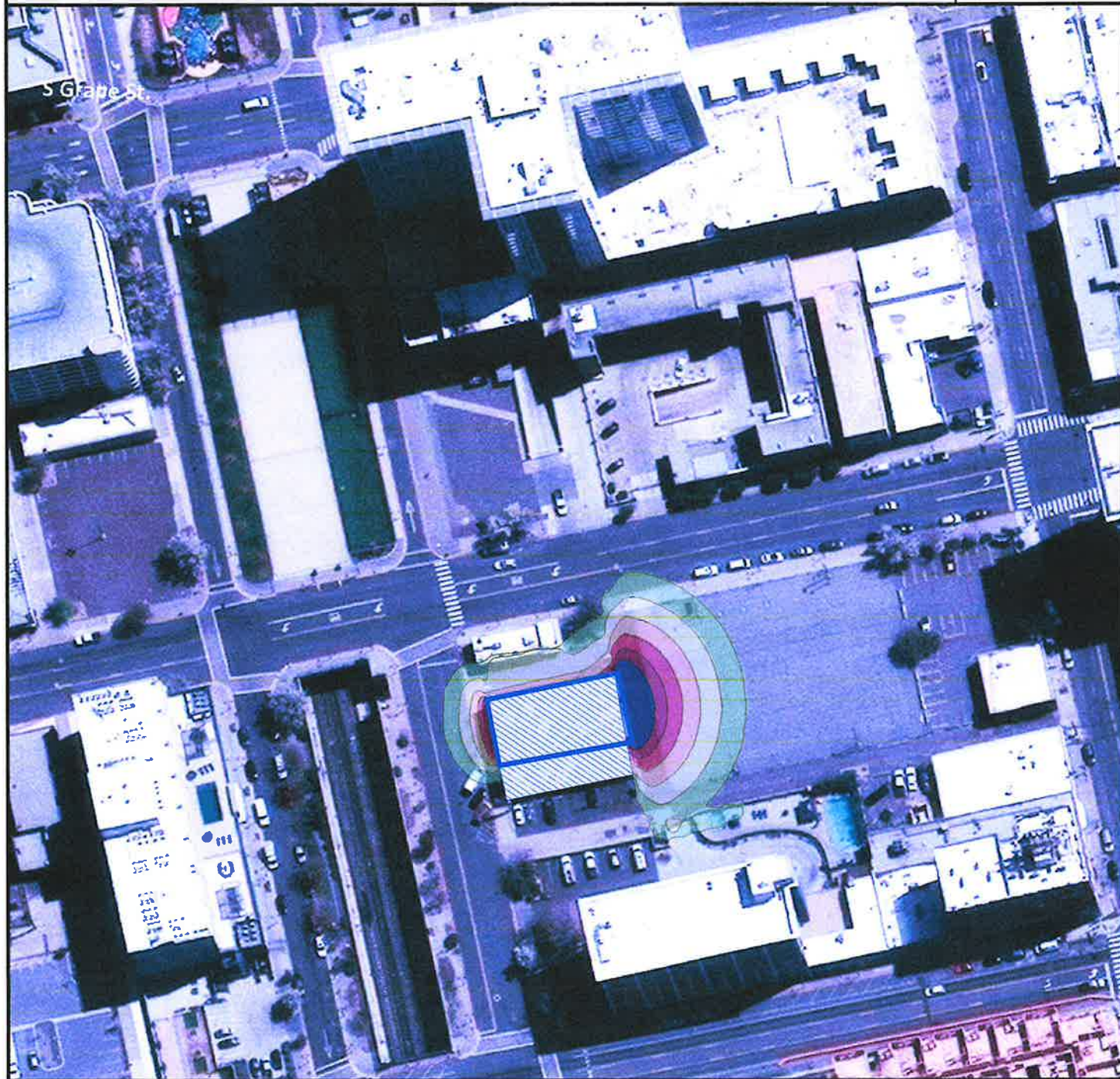
City of Reno

Figure 8

With Noise Control - Ground
Level Leq, dB(C)



Scale 1:109



CONCLUSIONS

The following improvements are recommended to minimize noise from exiting the facility during operations:

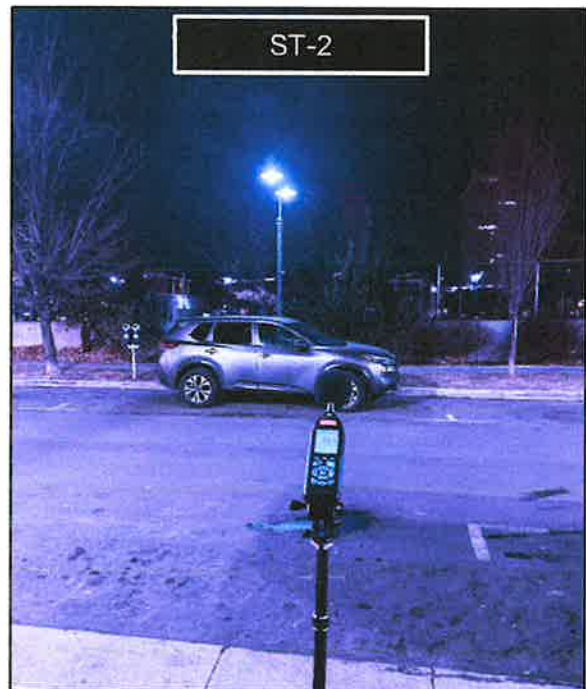
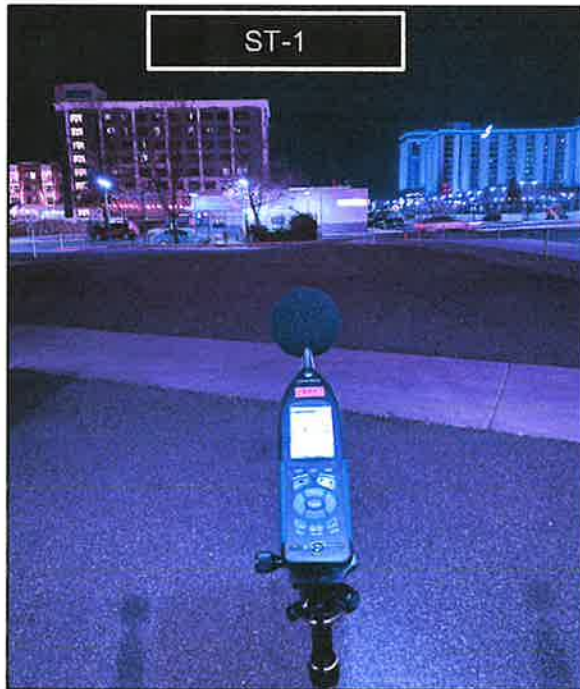
1. The Entry Vestibule should have the secondary (interior) door relocated to the west wall to create an acoustically baffled entry. The vestibule should be lined with 2" fiberglass board such as Owens Corning SelectSound Black Acoustic Board (2" thick – **Attachment 1**).
2. An acoustically rated (STC 40, or higher) door should be installed in place of the existing emergency exit door on the north building façade. See **Attachment 2** for example door.
3. All rear (south) facing doors should be sealed with perimeter gaskets and remain closed during operations. Any ventilation openings on the south side of the building should be closed or sealed airtight to prevent sound leakage from the building.
4. See **Figure 6** for a summary of the outlined measures. **Figures 7-8** show the project noise contours after implementation of these measures.

Appendix A: Acoustical Terminology

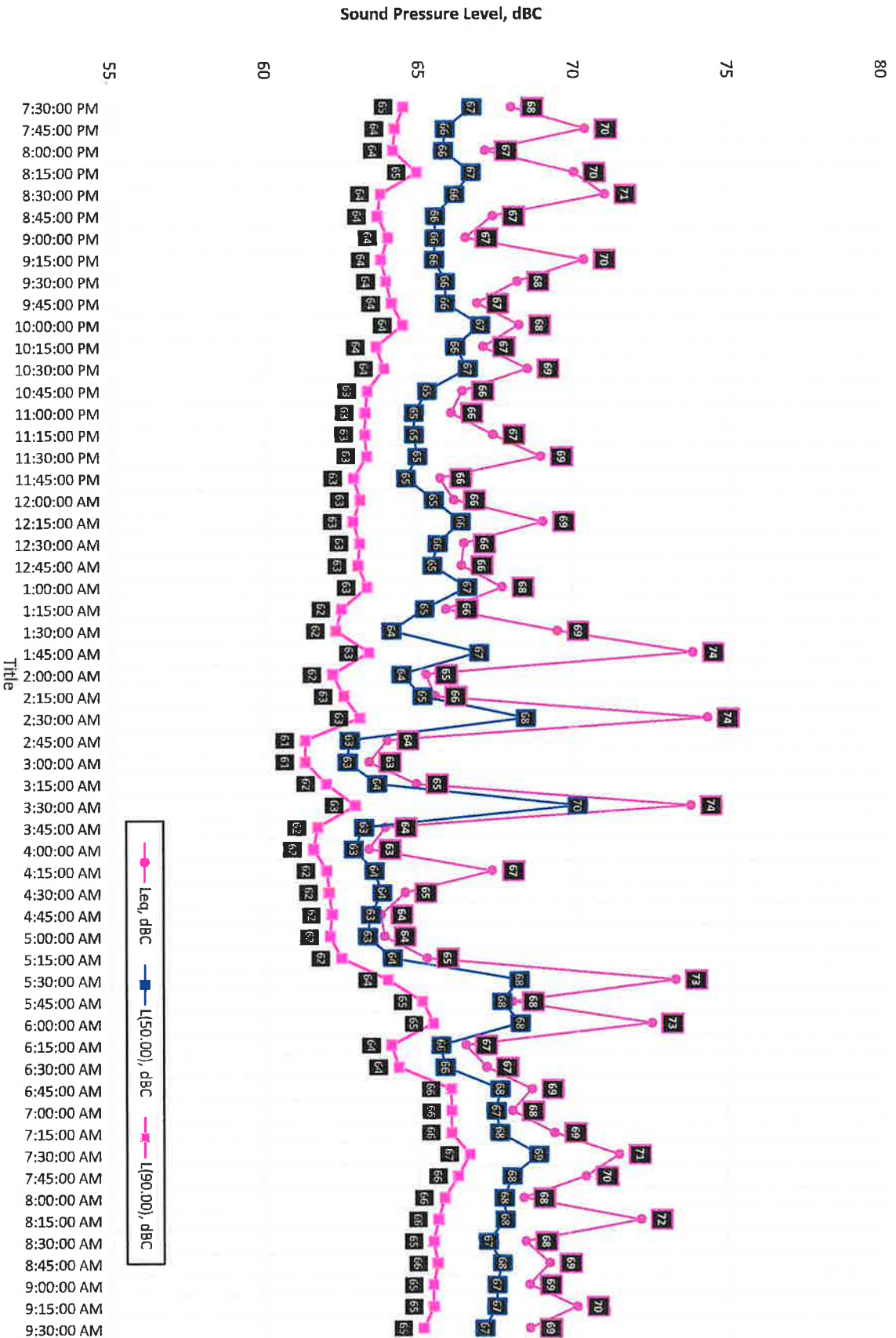
Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NISR	Normalized Impact Sound Rating. Similar to IIC but includes a correction for room reverberation.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B

Noise Monitoring Data



LT-1 (East) Measured Noise Levels



Interval data

Translated: 03-Feb-2025 13:20:21

Translated File: C:\Users\Tech 2\Desktop\SLM Data Mike\250114 214 W Commercial Nightclub\820-8.SLMDL

SLM: 820A0995

Firmware Rev.: 1.634 13Mar2002

Software: SlmUtility v2.01

Saxelby Acoustics, LLC

915 Highland Pointe Dr STE 25

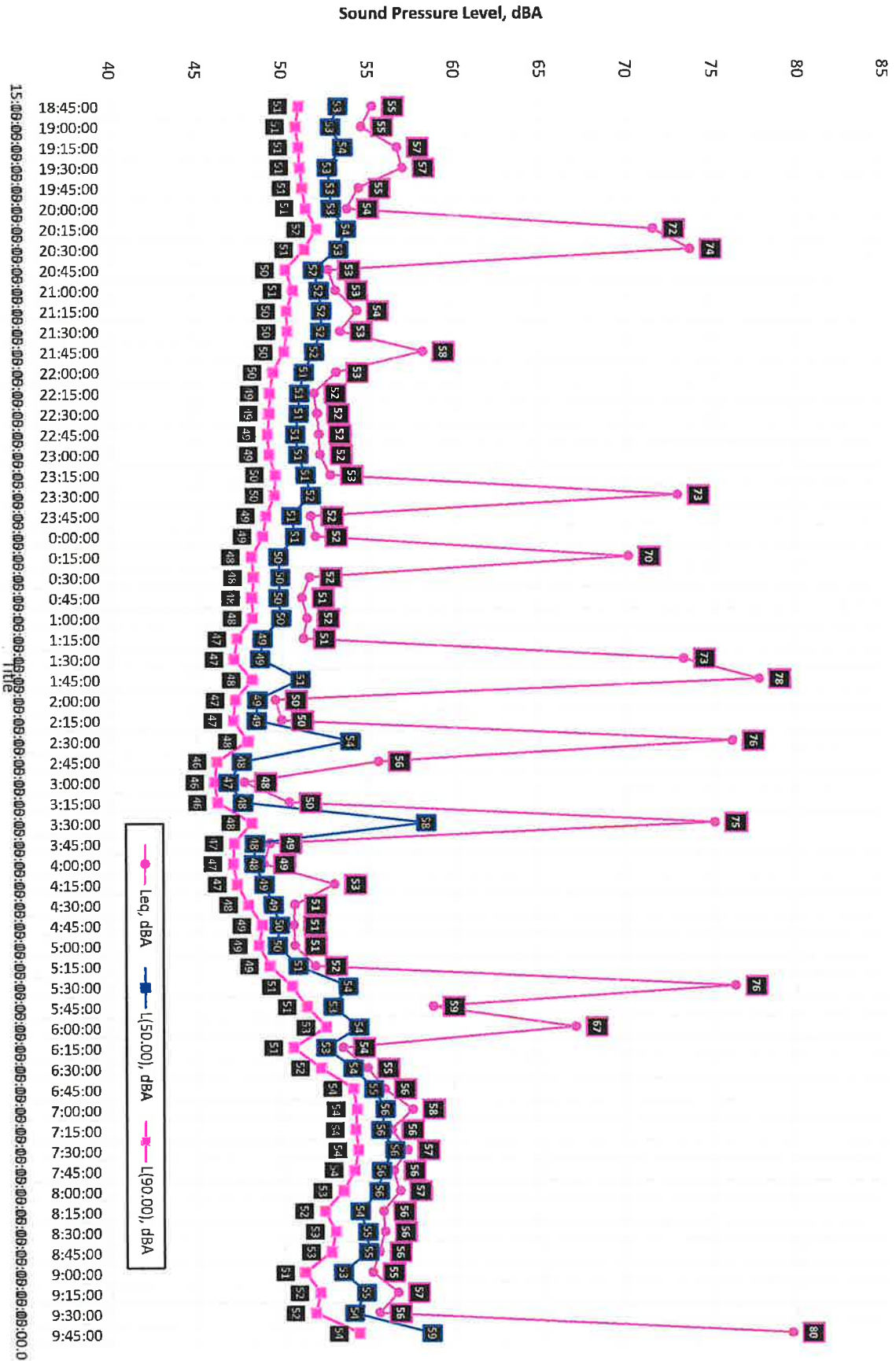
(916) 760-8821

820-8

Rec #	Date	Duration	Time	Leq, dBC	820-8 LT-1 (to East)		
					Lmax, dBC	L(50.00), dBC	L(90.00), dBC
2	30Jan2025	0	7:30:00 PM	68	79	67	65
3	30Jan2025	0	7:45:00 PM	70	91	66	64
4	30Jan2025	0	8:00:00 PM	67	91	66	64
5	30Jan2025	0	8:15:00 PM	70	86	67	65
6	30Jan2025	0	8:30:00 PM	71	88	66	64
7	30Jan2025	0	8:45:00 PM	67	83	66	64
8	30Jan2025	0	9:00:00 PM	67	83	66	64
9	30Jan2025	0	9:15:00 PM	70	88	66	64
10	30Jan2025	0	9:30:00 PM	68	87	66	64
11	30Jan2025	0	9:45:00 PM	67	83	66	64
12	30Jan2025	0	10:00:00 PM	68	81	67	64
13	30Jan2025	0	10:15:00 PM	67	81	66	64
14	30Jan2025	0	10:30:00 PM	69	82	67	64
15	30Jan2025	0	10:45:00 PM	66	81	65	63
16	30Jan2025	0	11:00:00 PM	66	78	65	63
17	30Jan2025	0	11:15:00 PM	67	87	65	63
18	30Jan2025	0	11:30:00 PM	69	83	65	63
19	30Jan2025	0	11:45:00 PM	66	82	65	63
20	31Jan2025	0	12:00:00 AM	66	74	65	63
21	31Jan2025	0	12:15:00 AM	69	88	66	63
22	31Jan2025	0	12:30:00 AM	66	77	66	63
23	31Jan2025	0	12:45:00 AM	66	86	65	63
24	31Jan2025	0	1:00:00 AM	68	81	67	63
25	31Jan2025	0	1:15:00 AM	66	73	65	62
26	31Jan2025	0	1:30:00 AM	69	87	64	62
27	31Jan2025	0	1:45:00 AM	74	91	67	63
28	31Jan2025	0	2:00:00 AM	65	76	64	62
29	31Jan2025	0	2:15:00 AM	66	76	65	63
30	31Jan2025	0	2:30:00 AM	74	86	68	63
31	31Jan2025	0	2:45:00 AM	64	82	63	61

32	31Jan2025	0	3:00:00 AM	63	82	63	61
33	31Jan2025	0	3:15:00 AM	65	75	64	62
34	31Jan2025	0	3:30:00 AM	74	88	70	63
35	31Jan2025	0	3:45:00 AM	64	76	63	62
36	31Jan2025	0	4:00:00 AM	63	74	63	62
37	31Jan2025	0	4:15:00 AM	67	91	64	62
38	31Jan2025	0	4:30:00 AM	65	75	64	62
39	31Jan2025	0	4:45:00 AM	64	72	63	62
40	31Jan2025	0	5:00:00 AM	64	72	63	62
41	31Jan2025	0	5:15:00 AM	65	80	64	62
42	31Jan2025	0	5:30:00 AM	73	88	68	64
43	31Jan2025	0	5:45:00 AM	68	79	68	65
44	31Jan2025	0	6:00:00 AM	73	96	68	65
45	31Jan2025	0	6:15:00 AM	67	83	66	64
46	31Jan2025	0	6:30:00 AM	67	82	66	64
47	31Jan2025	0	6:45:00 AM	69	82	68	66
48	31Jan2025	0	7:00:00 AM	68	75	67	66
49	31Jan2025	0	7:15:00 AM	69	84	68	66
50	31Jan2025	0	7:30:00 AM	71	89	69	67
51	31Jan2025	0	7:45:00 AM	70	90	68	66
52	31Jan2025	0	8:00:00 AM	68	77	68	66
53	31Jan2025	0	8:15:00 AM	72	92	68	66
54	31Jan2025	0	8:30:00 AM	68	85	67	65
55	31Jan2025	0	8:45:00 AM	69	89	68	66
56	31Jan2025	0	9:00:00 AM	69	82	67	65
57	31Jan2025	0	9:15:00 AM	70	87	67	65
58	31Jan2025	0	9:30:00 AM	69	82	67	65
59	31Jan2025	0	9:45:00 AM	77	90	71	67
				67	81	65	63

LT-2 (North) Measured Noise Levels



Interval data

Translated: 03-Feb-2025 13:35:24

Translated File: C:\Users\Tech 2\Desktop\SLM Data Mike\250114 214 W Commercial Nightclub\820-1.SLMD

SLM: 820A1220

Firmware Rev.: 1.634 13Mar2002

Software: SlmUtility v2.01

Saxelby Acoustics

915 Highland Pointe Dr Ste 25

Roseville, CA 95678

820-1 Intv

dBA

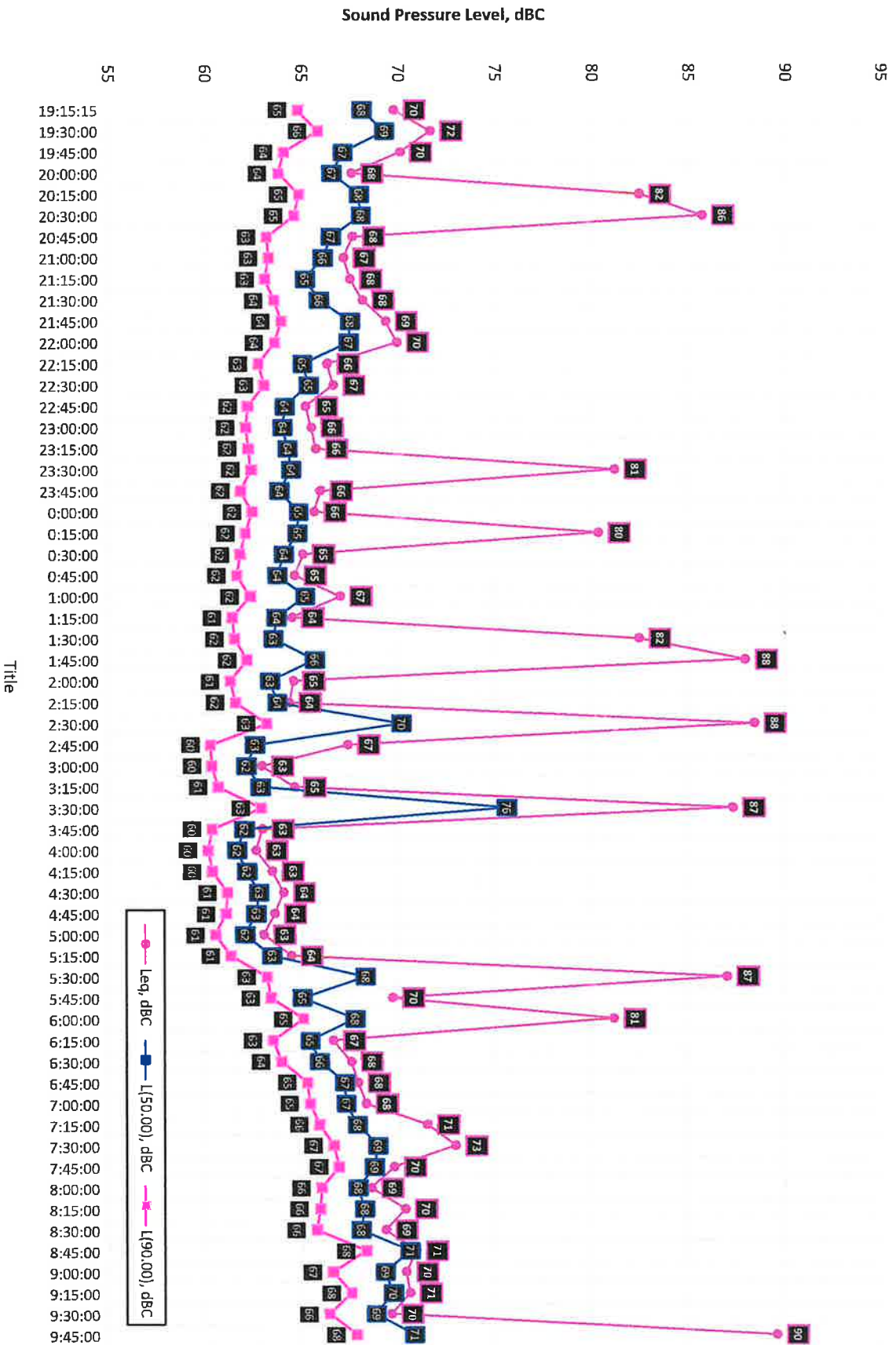
820-1 LT-2 (to North)

Rec #	Date	Duration	Time	Leq, dBA	Lmax, dBA	L(50.00), dBA	L(90.00), dBA
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3	30Jan2025	15:00.0	19:00:00	55	72	53	51
4	30Jan2025	15:00.0	19:15:00	57	77	54	51
5	30Jan2025	15:00.0	19:30:00	57	82	53	51
6	30Jan2025	15:00.0	19:45:00	55	72	53	51
7	30Jan2025	15:00.0	20:00:00	54	66	53	51
8	30Jan2025	15:00.0	20:15:00	72	88	54	52
9	30Jan2025	15:00.0	20:30:00	74	91	53	51
10	30Jan2025	15:00.0	20:45:00	53	64	52	50
11	30Jan2025	15:00.0	21:00:00	53	67	52	51
12	30Jan2025	15:00.0	21:15:00	54	72	52	50
13	30Jan2025	15:00.0	21:30:00	53	70	52	50
14	30Jan2025	15:00.0	21:45:00	58	82	52	50
15	30Jan2025	15:00.0	22:00:00	53	73	51	50
16	30Jan2025	15:00.0	22:15:00	52	70	51	49
17	30Jan2025	15:00.0	22:30:00	52	64	51	49
18	30Jan2025	15:00.0	22:45:00	52	63	51	49
19	30Jan2025	15:00.0	23:00:00	52	62	51	49
20	30Jan2025	15:00.0	23:15:00	53	65	51	50
21	30Jan2025	15:00.0	23:30:00	73	90	52	50
22	30Jan2025	15:00.0	23:45:00	52	62	51	49
23	31Jan2025	15:00.0	0:00:00	52	64	51	49
24	31Jan2025	15:00.0	0:15:00	70	94	50	48
25	31Jan2025	15:00.0	0:30:00	52	68	50	48
26	31Jan2025	15:00.0	0:45:00	51	67	50	48
27	31Jan2025	15:00.0	1:00:00	52	64	50	48
28	31Jan2025	15:00.0	1:15:00	51	68	49	47
29	31Jan2025	15:00.0	1:30:00	73	91	49	47
30	31Jan2025	15:00.0	1:45:00	78	98	51	48
31	31Jan2025	15:00.0	2:00:00	50	64	49	47

32	31Jan2025	15:00.0	2:15:00	50	63	49	47
33	31Jan2025	15:00.0	2:30:00	76	92	54	48
34	31Jan2025	15:00.0	2:45:00	56	85	48	46
35	31Jan2025	15:00.0	3:00:00	48	62	47	46
36	31Jan2025	15:00.0	3:15:00	50	65	48	46
37	31Jan2025	15:00.0	3:30:00	75	95	58	48
38	31Jan2025	15:00.0	3:45:00	49	63	48	47
39	31Jan2025	15:00.0	4:00:00	49	64	48	47
40	31Jan2025	15:00.0	4:15:00	53	75	49	47
41	31Jan2025	15:00.0	4:30:00	51	66	49	48
42	31Jan2025	15:00.0	4:45:00	51	63	50	49
43	31Jan2025	15:00.0	5:00:00	51	66	50	49
44	31Jan2025	15:00.0	5:15:00	52	66	51	49
45	31Jan2025	15:00.0	5:30:00	76	93	54	51
46	31Jan2025	15:00.0	5:45:00	59	86	53	51
47	31Jan2025	15:00.0	6:00:00	67	92	54	53
48	31Jan2025	15:00.0	6:15:00	54	70	53	51
49	31Jan2025	15:00.0	6:30:00	55	70	54	52
50	31Jan2025	15:00.0	6:45:00	56	70	55	54
51	31Jan2025	15:00.0	7:00:00	58	73	56	54
52	31Jan2025	15:00.0	7:15:00	56	72	56	54
53	31Jan2025	15:00.0	7:30:00	57	72	56	54
54	31Jan2025	15:00.0	7:45:00	56	69	56	54
55	31Jan2025	15:00.0	8:00:00	57	72	56	53
56	31Jan2025	15:00.0	8:15:00	56	70	54	52
57	31Jan2025	15:00.0	8:30:00	56	67	55	53
58	31Jan2025	15:00.0	8:45:00	56	70	55	53
59	31Jan2025	15:00.0	9:00:00	55	72	53	51
60	31Jan2025	15:00.0	9:15:00	57	67	55	52
61	31Jan2025	15:00.0	9:30:00	56	70	54	52
62	31Jan2025	15:00.0	9:45:00	80	105	59	54

Night Average 57 73 51 49

LT-2 (North) Measured Noise Levels



Interval data

Translated: 03-Feb-2025 13:26:39

Translated File: C:\Users\Tech 2\Desktop\SLM Data Mike\250114 214 W Commercial Nightclub\820-3.SLMDL

SLM: 820A0818

Firmware Rev.: 1.500 18Sep1998

Software: SlmUtility v2.01

Saxelby Acoustics

915 Highland Drive

Roseville, CA

820-3 Intv

820-3 (LT-2 to North)

Rec #	Date	Duration	Time	Leq, dBC	Lmax, dBC	L(50.00), dBC	L(90.00), dBC
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3	30Jan2025	15:00.0	19:45:00	70	92	67	64
4	30Jan2025	15:00.0	20:00:00	68	79	67	64
5	30Jan2025	15:00.0	20:15:00	82	101	68	65
6	30Jan2025	15:00.0	20:30:00	86	105	68	65
7	30Jan2025	15:00.0	20:45:00	68	78	67	63
8	30Jan2025	15:00.0	21:00:00	67	81	66	63
9	30Jan2025	15:00.0	21:15:00	68	87	65	63
10	30Jan2025	15:00.0	21:30:00	68	88	66	64
11	30Jan2025	15:00.0	21:45:00	69	89	68	64
12	30Jan2025	15:00.0	22:00:00	70	91	67	64
13	30Jan2025	15:00.0	22:15:00	66	91	65	63
14	30Jan2025	15:00.0	22:30:00	67	80	65	63
15	30Jan2025	15:00.0	22:45:00	65	84	64	62
16	30Jan2025	15:00.0	23:00:00	66	82	64	62
17	30Jan2025	15:00.0	23:15:00	66	80	64	62
18	30Jan2025	15:00.0	23:30:00	81	98	64	62
19	30Jan2025	15:00.0	23:45:00	66	87	64	62
20	31Jan2025	15:00.0	0:00:00	66	78	65	62
21	31Jan2025	15:00.0	0:15:00	80	105	65	62
22	31Jan2025	15:00.0	0:30:00	65	88	64	62
23	31Jan2025	15:00.0	0:45:00	65	77	64	62
24	31Jan2025	15:00.0	1:00:00	67	82	65	62
25	31Jan2025	15:00.0	1:15:00	64	77	64	61
26	31Jan2025	15:00.0	1:30:00	82	103	63	62
27	31Jan2025	15:00.0	1:45:00	88	109	66	62
28	31Jan2025	15:00.0	2:00:00	65	84	63	61
29	31Jan2025	15:00.0	2:15:00	64	76	64	62
30	31Jan2025	15:00.0	2:30:00	88	102	70	63

31	31Jan2025	15:00.0	2:45:00	67	93	63	60
32	31Jan2025	15:00.0	3:00:00	63	77	62	60
33	31Jan2025	15:00.0	3:15:00	65	80	63	61
34	31Jan2025	15:00.0	3:30:00	87	105	76	63
35	31Jan2025	15:00.0	3:45:00	63	78	62	60
36	31Jan2025	15:00.0	4:00:00	63	76	62	60
37	31Jan2025	15:00.0	4:15:00	63	81	62	60
38	31Jan2025	15:00.0	4:30:00	64	82	63	61
39	31Jan2025	15:00.0	4:45:00	64	78	63	61
40	31Jan2025	15:00.0	5:00:00	63	82	62	61
41	31Jan2025	15:00.0	5:15:00	64	74	63	61
42	31Jan2025	15:00.0	5:30:00	87	108	68	63
43	31Jan2025	15:00.0	5:45:00	70	96	65	63
44	31Jan2025	15:00.0	6:00:00	81	109	68	65
45	31Jan2025	15:00.0	6:15:00	67	80	65	63
46	31Jan2025	15:00.0	6:30:00	68	81	66	64
47	31Jan2025	15:00.0	6:45:00	68	80	67	65
48	31Jan2025	15:00.0	7:00:00	68	82	67	65
49	31Jan2025	15:00.0	7:15:00	71	93	68	66
50	31Jan2025	15:00.0	7:30:00	73	97	69	67
51	31Jan2025	15:00.0	7:45:00	70	86	69	67
52	31Jan2025	15:00.0	8:00:00	69	79	68	66
53	31Jan2025	15:00.0	8:15:00	70	86	68	66
54	31Jan2025	15:00.0	8:30:00	69	81	68	66
55	31Jan2025	15:00.0	8:45:00	71	82	71	68
56	31Jan2025	15:00.0	9:00:00	70	85	69	67
57	31Jan2025	15:00.0	9:15:00	71	81	70	68
58	31Jan2025	15:00.0	9:30:00	70	77	69	66
59	31Jan2025	15:00.0	9:45:00	90	110	71	68
60	31Jan2025	01:54.4	10:00:00	75	98	70	68
Night Average				70	87	65	62

Attachment 1: Sound Absorption Panels

Product Data Sheet



Superior Acoustical Performance

SelectSound Black acoustic board provides excellent acoustical performance for multiplex theaters, sound studios and performing arts centers. Depending on specified thickness, SelectSound Black acoustic board absorbs up to 100% of the sound striking its surface.

SelectSound Black acoustic board helps provide the highest quality audio reproduction by reducing sound reverberation within spaces. Sound transfer from space to space is also noticeably reduced.

Durable Material Composition

SelectSound Black acoustic board is dimensionally stable and will not shrink or warp. The board's resilient composition resists job-site damage. When necessary, the durable black mat facing may be cleaned by vacuuming. SelectSound Black acoustic board, composed of inorganic glass fibers, will not rot or mildew and is noncorrosive to steel, copper and aluminum.

Fast, High Quality Installation

Lightweight and resilient, SelectSound Black acoustic board is easy to handle, fabricate and install. Both stick pins and

Typical Physical Properties

Property	Test Method	Value
Compressive Strength (minimum) at 10% deformation at 25% deformation	ASTM C 165	25 lb./ft. ² (1,197 Pa) 90 lb./ft. ² (4,309 Pa)
Water Vapor Sorption (by weight)	ASTM C 1104	<3% by weight at 120°F (49°C), 95% R.H.
Fungi Resistance	ASTM C 1338	Meets Requirement
Nominal Density	ASTM C 303	3.0 pcf (48 kg/m ³)
Corrosiveness	ASTM C 665 Corrosiveness Test	Will not cause corrosion greater than that caused by sterile cotton on aluminum or steel ¹
Surface Burning Characteristics Flame Spread Smoke Developed	ASTM E 84 CAN/ULC-S102 ²	25+ 50

¹When wet, coated surfaces in contact with galvanized steel may cause discoloration of the sheet metal.

²The surface burning characteristics of these products have been determined in accordance with UL 723 and CAN/ULC-S102-M. These standards should be used to measure and describe the properties of materials, products or assemblies in response to heat and flame under controlled laboratory conditions and should not be used to describe or appraise the fire hazard or fire risk of materials, products or assemblies under actual fire conditions. However, results of this test may be used as elements of a fire risk assessment which takes into account all of the factors which are pertinent to an assessment of the fire hazard of a particular end use. Values are reported to the nearest 5 rating.

adhesives can be used to secure boards to drywall, concrete block or precast concrete.

Size Availability

SelectSound Black acoustic board is available in 48" x 96" size. It can also be pre-cut in custom sizes to improve productivity and speed installation.

Black Core with Dark Black Finish Surface

SelectSound Black acoustic board has a gray/black fiber glass core with a black mat finish that provides low light reflectivity. The black surface is ideal for eliminating screen light reflections and preventing insulation from showing through most surface treatments.

Design Considerations

Acoustical performance of interior surfaces can generally be improved by increasing acoustical material thickness. SelectSound Black acoustic board can be specified for use in conjunction with other Owens Corning

acoustical materials to provide additional performance.

Owens Corning also manufactures SelectSound Black acoustic blanket. This roll product is ideal for use behind fabric on theater walls, in sound studios and performing arts centers.

Applicable Standards

The noise reduction coefficients of SelectSound Black acoustic board were derived from tests conducted in accordance with ASTM C 423 on a Type A mounting.

Installation Procedure

SelectSound Black acoustic board can be installed on drywall, concrete block or precast concrete using impaling pins or appropriate adhesives.

When installing insulation with adhesive, follow adhesive manufacturer's recommendations for surface preparation and pattern.



INNOVATIONS FOR LIVING™

SelectSound™ Black Acoustic Board

Product Data Sheet

When using impaling pins, follow the pin manufacturer's recommendations for surface preparation, location and amount of pins. Pin length should be selected to ensure tight fit. Where subject to physical contact, protect pin tips.

Keep product dry during shipping, storage and installation.

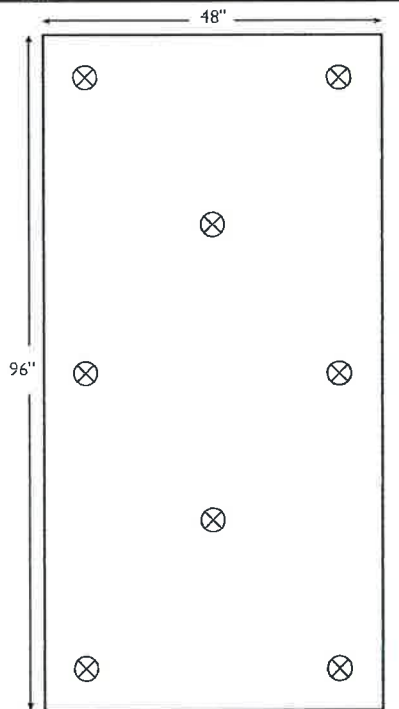
Acoustical Performance

Mounting A

Product Type and Thickness	Density		Octave Band Frequencies, Hz.							Thermal Resistance ¹ R-Value (hr•ft ² •°F)/Btu
	pcf	kg/m ³	125	250	500	1000	2000	4000	NRC	
1" Mat Faced	3.0	48	0.06	0.25	0.62	0.91	0.99	0.98	0.70	4.3
2" Mat Faced	3.0	48	0.18	0.71	1.12	1.12	1.03	1.02	1.00	8.6

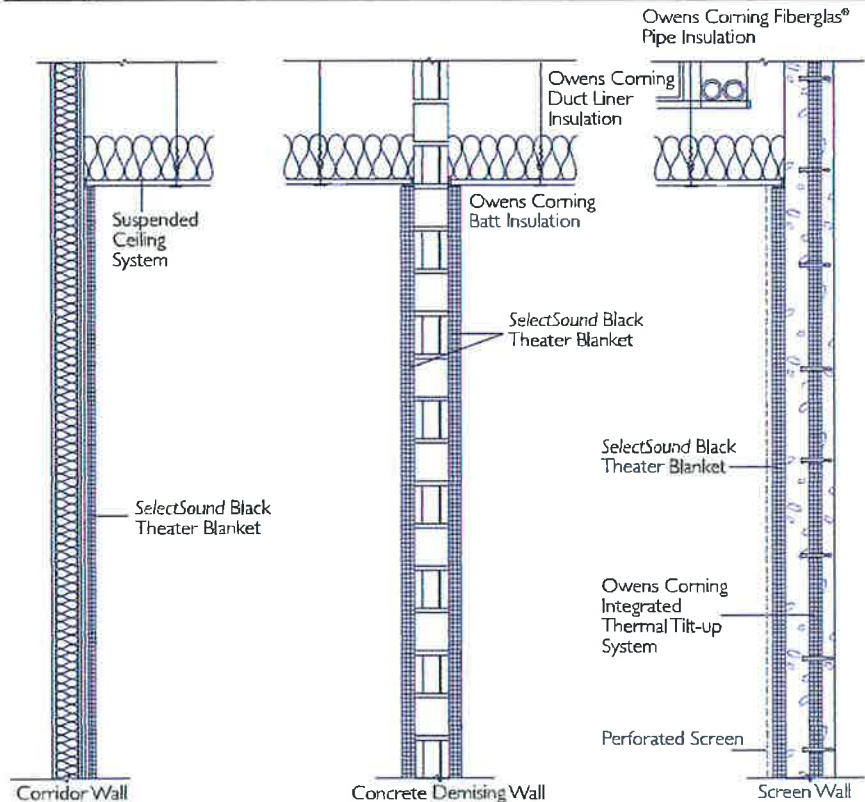
¹Derived from test conducted in accordance with ASTM C 423. Type A mounting (material placed against a solid backing such as a block wall.)

Suggested Fastener Locations



Fasteners should be a minimum of 3" from edge.

Conceptual Details



For CSI type sample specification, please contact your local Owens Corning representative.



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OWENS CORNING INSULATING SYSTEMS, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO 43659

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www.owenscorning.com

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Attachment 2: Acoustical Door Information

OVERLY QUICK SHIP ACOUSTICAL DOOR DATA SHEET



FEATURES

- Sizes: 3' x 7', 3' x 8', 4' x 7', 4' x 8'
- STC 50 Flush Door (No Vision Light)
- Carbon Steel with Overly Standard Prime Finish
- MCL-500 Cam-Lift Hinges, as Cast
- Single Magnetic Frame Gaskets
- Super "H" Door Bottom
- Reese S105A 1/2" High Threshold
- 2-Piece Split Frame Design
- Von Duprin EPT Prep with Filler Plate
- Conduit from EPT to Lock or Tail End of Panic Device
- Bolt-in Frame Anchorage for Masonry or Drywall
- Surface-mounted Closer Reinforcement & Mounting Brackets
- 4-7/8" ASA Strike Preparation for Cylindrical, Mortise, or Mortise Panic Locks

DESCRIPTION

For over 50 years, Overly Acoustical Doors have been the preferred choice for architectural acoustical door and window systems with superior design, testing, and manufacturing techniques.

Typical applications for sound-rated doors include recording and broadcast studios, government and military SCIF rooms, theaters, home theaters, large test cells, and educational distance learning classrooms.

Overly door pricing listed on acousticalsolutions.com includes door, split frame, 4-7/8" ASA strike prep for cylindrical, mortise locks, or mortise panic locks, hinges, threshold, acoustical seals, and fire rating (must specify when ordering). Pricing does not include lockset, closer, or vision light.

Overly STC 50 model 5012016 is offered for a 10-day quick ship. Please see the Quick Ship Acoustic Metal Door Order Sheet for details and limitations.

APPLICATIONS

- Production Studios
- Classrooms
- Office Spaces
- Government Facilities

SOUND TRANSMISSION LOSS IN dB AT FREQUENCY/HERTZ						
125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	STC*
32	41	48	52	53	52	50

*Sound Transmission Class

EXHIBIT K

PLANNING COMMISSION STAFF REPORT

Date: February 19, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action): Case No. LDC25-00027 (214 West Commercial Row Live Entertainment) - A request has been made for a conditional use permit to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m. The ±0.11 acre site is located on the south side of West Commercial Row, ±87 feet west of its intersection with West Street (214 West Commercial Row). The site is within the Mixed-Use Downtown – Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU).

From: Carter Williams, Associate Planner

Ward #: 1

Case No.: LDC25-00027 (214 West Commercial Row Live Entertainment)

Applicant: Fady Mehanna

APN: 011-031-03

Request: **Conditional Use Permit:** to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions.

Summary: The ±0.11-acre project site is located on the south side of West Commercial Row, ±87 feet west of its intersection with West Street. The conditional use permit (CUP) request seeks to allow the establishment of a live entertainment use with operation between the hours of 11:00 p.m. and 5:00 a.m., Thursday through Saturday. Staff has recommended a condition to reduce the requested operating hours to not extend beyond 3:00 a.m. to provide consistency with other approved live entertainment uses in the area. Although live entertainment is allowed as an accessory use by-right, a CUP is required for operation after 11:00 p.m. and before 10:00 a.m. The bar use proposed for this building is allowed to operate for 24-hours by-right within the Mixed-

Use Downtown – Entertainment District (MD-ED). Key issues include: 1) compatibility with surrounding uses and 2) public safety.

Background: The existing building (DeGiacoma Building) was constructed in 1931 as a grocery store. Per historic building records, the first bar and live entertainment use was approved in 1971 before returning to a grocery and liquor store use in 2000. In 2008, a new bar use was established known as Red Martini, or more recently known as 1Up. In 2009, a special use permit (SUP) for a nightclub was approved (LDC09-00053) with limited conditions to allow for live entertainment. The nightclub operation continued until it went out of business in 2022. The building has since remained vacant. The SUP approved in 2009 required the continuous operation of the business; if operations ceased, the approval would become null and void. Standard policy allows for a one-year timeframe where a business can continue a use before it is considered abandoned. In this case, a business license for the live entertainment operation was not submitted within a year of the business' closure. Thus, the property was required to resubmit a CUP under current requirements to reestablish the previous live entertainment use.

Analysis:

Compatibility with Surrounding Uses: The existing building is a single-story structure attached to a motel on the west side (**Exhibit B**). The immediate area is characterized by a mix of hotel, motel, and extended-stay lodging uses; multi-family apartments, residential condominiums, and other residential uses; as well as restaurants, bars and nightclubs clustered along West Second Street to the south. The area includes several properties used as open lot parking that may be identified for infill development in the future. Properties to the north are separated from the site by the Reno Transportation Rail Access Corridor (ReTRAC).

The primary entrance of the building is located on West Commercial Row. Bar operations are permitted to operate 24-hours by-right in the MD-ED zone. The applicant has requested to have live entertainment from 10:00 a.m. to 5:00 a.m. Staff's recommendation is to restrict the hours of operation for accessory live or amplified entertainment be allowed as follows (**Condition No. 5**):

DAYS OF THE WEEK	HOURS OF OPERATION
SUNDAY - WEDNESDAY	10:00 a.m. to 11:00 p.m. (No change)
THURSDAY - SATURDAY	10:00 a.m. to 3:00 a.m.

This recommendation is based on restrictions placed on other live entertainment uses by the Planning Commission. Staff seeks to implement a fair and consistent regulatory environment for all live entertainment businesses downtown. This is further supported by a high number of code

enforcement complaints tied to the previous business at this location related to noise after 3:00 a.m.

A key component of compatibility with the transient lodging and residential uses in this area relates to noise. A sound study was performed and is attached to this report (**Exhibit C**). The study was conducted by simulating operating sound levels, using standard equipment within the building, and measuring sound at locations near the business, with specific preference for major residential uses in the area. The study found that between the hours of 10:00 p.m. and 7:00 a.m. the specific points measured around the business have a median ambient noise level of 65 dBC. It further showed that at an indoor operating noise level between 109 and 113 dBC would result in minimal noise impacts to surrounding property (**Figures 4 and 5 of Exhibit C**). To further mitigate noise from the operation of the nightclub, the following conditions are recommended by the sound consultant:

- a) The entry vestibule to the single-entry shall have the interior door relocated to the west wall to create an acoustically baffled entry (**Condition No. 6**).
- b) The vestibule shall be lined with 2" fiberglass board (**Condition No. 7**).
- c) An acoustically rated (STC 40 or higher) door shall be installed in place of the existing emergency exit door on the north building façade (**Condition No. 8**).
- d) All south facing doors shall be sealed with perimeter gaskets. Any ventilation openings on the south side of the building shall be closed or sealed airtight to prevent sound leakage from the building (**Condition No. 9**).

The sound modeling, done with noise control measures implemented (**Figures 7 and 8 of Exhibit C**), demonstrates that the additional noise from this business operation would not noticeably contribute to an increase in nighttime noise levels. The improvements to the entry vestibule support in reducing intermittent sound impacts that result from the opening of the establishment doors. Although staff is reasonably confident in the proposed improvements reducing sound impacts to the area, **Condition No. 10** enables the Administrator to implement further mitigation in the event of future noise compliance issues. To ensure consistency with the results of the sound study, **Condition No. 11** limits operation noise levels to 80 dBC as measured from the exterior of the building.

Public Safety and Live Entertainment Operations: Prior to the issuance of a cabaret license, a security plan shall be approved to support public safety and welfare in the operation of the business (**Condition No. 12**). The applicant has submitted a security plan that has been reviewed by the Reno Police Department, Code Enforcement Department, and Business License Compliance (**Exhibit D**). The security plan details operating standards relating to personnel deployment and

training, risk mitigation strategies, emergency response, closed-caption television system procedures, and other security measures.

In addition to the measures discussed in the security plan, **Condition Nos. 13-15** require additional operational standards for entry, orderly queuing of patrons, and end-of-operation maintenance requirements of adjacent sidewalks, curbs, and gutters.

In review of the request, the Reno Police Department and Code Enforcement Department provided comments that included past code enforcement issues, calls for service, and crime prevention through environmental design (CPTED) recommendations (**Exhibit E**). A principal recommendation is to improve lighting on the north, east, and south sides of the building (**Condition No. 16**).

Master Plan Conformance: The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU) and is located near a Suburban Corridor within the Downtown Reno Regional Center per the Structure Plan Framework of the Reno Master Plan. As proposed the project is in conformance with the DT-MU Master Plan land use designation, and the following applicable Master Plan goals and policies:

- 1.2C: Existing Businesses
- 3.1C: Tourism and Entertainment
- 3.2A: Public Safety
- C-UC.5: Activity Generating Uses

Public and Stakeholder Engagement: Agency comments received were integrated into this staff report. The applicant gave a presentation to the Ward 1 Neighborhood Advisory Board (NAB) meeting on February 10, 2025, and concerns were raised regarding security operations and noise impacts related to upper floors of high-rise residential buildings in the area (**Exhibit F**). With the implementation of noise control measures considered in the sound study, the rate of spread of the modeled noise intervals is reduced so that the impact is anticipated to be reasonably mitigated. A courtesy notice was sent to surrounding property owners upon initial submission of the project. A total of 21 comments were received at the time of writing this staff report: eight in support, four expressing concerns, and nine in opposition (**Exhibit G**). Any future comments will be forwarded to the Planning Commission as they are received.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

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 owner or developer shall apply for all building permits and acquire a cabaret business license for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit or license addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, 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 made readily available upon demand by City staff.
5. Hours of operation for accessory live entertainment shall be as follows:

Days of the Week	Live Entertainment
Sunday – Wednesday	10:00 a.m. to 11:00 p.m.
Thursday – Saturday	10:00 a.m. to 3:00 a.m.

6. Prior to the issuance of a cabaret license, the entry vestibule shall have the interior door relocated to the west wall to create an acoustically baffled entry.
7. Prior to the issuance of a cabaret license, the entry vestibule shall be lined with 2” fiberglass board.
8. Prior to the issuance of a cabaret license, an acoustically rated (STC 40 or higher) door shall be installed in place of the existing emergency exit door on the north building façade
9. Prior to the issuance of a cabaret license, all south facing doors shall be sealed with perimeter gaskets. Any ventilation openings on the south side of the building shall be closed or sealed airtight to prevent sound leakage from the building
10. Future noise compliance issues, after implementation of these conditions, shall constitute grounds for the Administrator to require additional noise mitigation. If any such additional noise mitigation is not successful in addressing noise compliance issues, this shall be considered cause for revocation of this permit.
11. Operational noise levels shall not exceed 80 decibels (dBC) as measured from the exterior of the building.
12. Prior to the issuance of a cabaret license, a security plan shall be submitted and approved by the Zoning Administrator, Code Enforcement Department, and Reno

Police Department. At a minimum, the security plan shall address; 1) security staffing and procedures; 2) queuing of patrons; 3) hours of operation; 4) exterior lighting; and 5) procedures to prevent loitering outside of the business. The business proprietor shall continuously maintain and enforce the security plan for the life of the license. At the Administrator's discretion, a new security plan and/or amendments may be required.

13. Except for emergency situations, all patron queuing in and out of the business shall be through a single primary entrance.
14. Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses. Security personnel shall be stationed outside of the building to enforce order.
15. The operator shall ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.
16. Prior to the issuance of a cabaret license, security lighting shall be added to the north, east, and south sides of the exterior building that is adequate to consistently illuminate these areas to the satisfaction of the Administrator.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- (1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- (2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- (3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- (4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.

- (5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Attachments:

Exhibit A – Case Maps

Exhibit B – Building Photos and Floor Plan

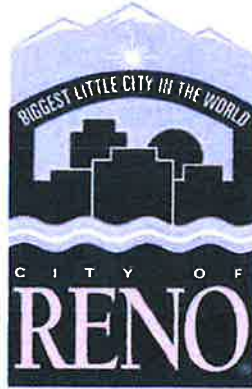
Exhibit C – Environmental Noise Assessment

Exhibit D – Security Plan

Exhibit E – Code Enforcement and Police Comment

EXHIBIT L

Mikki Huntsman
City Clerk
(775) 334-2030
HuntsmanM@reno.gov



Office of the City Clerk
City Clerk's Office (775) 334-2030
Central Cashiering (775) 334-2032
Records (775) 348-3932

FILED THIS DATE
4 / 8 / 2024
BY: [Signature]
CITY CLERK

April 8, 2024

Reno Experiences LLC
4221 Hillview Dr
Carson City, NV 89701

RE: **LDC24-00029 (Reno Axe)**
APN: 011-061-09 (Ward 5)

Dear Applicant:

At a regular meeting of the Reno City Council on March 27, 2024, and following a public hearing thereon, the Reno City Council upheld the decision of the Reno City Planning Commission and directly approved the conditional use permit LDC24-00029, subject to the conditions stated in the staff report.

Your approved request is subject to the following conditions to the satisfaction of Development Services 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 owner or developer shall apply for a building permit or business license for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.

3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit or license addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, 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 made readily available upon demand by City staff.
5. Hours of operation for accessory live entertainment shall be as follows:

Days of the Week	Live Entertainment
Sunday – Wednesday	10:00 a.m. to 11:00 p.m.
Thursday – Saturday	10:00 a.m. to 3:00 a.m.
6. Operational noise levels, including intermittent noise, shall not exceed 65 decibels (dBA/C) as measured from the exterior of the building, as adjusted for ambient sound.
7. Live entertainment activity occurring between the hours of 11:00 p.m. and 3:00 a.m. shall be confined to the basement.
8. The use of outdoor speakers installed anywhere on the exterior of the building shall be limited to between the hours of 10:00 a.m. and 10:00 p.m.
9. Exterior doors leading to the basement level (emergency exits) shall remain closed and only be used in the case of an emergency while live entertainment activity is occurring between the hours of 9:00 p.m. and 3:00 a.m.
10. Future noise compliance issues after implementation of these conditions shall constitute grounds for the Administrator to require additional noise mitigation. If any such additional noise mitigation is not successful in addressing noise compliance issues, this shall be considered cause for revocation of this conditional use permit.
11. All extended hour live entertainment events shall be restricted to patrons age 21 and over.
12. Prior to issuance of the cabaret license amendment, the applicant shall provide a security plan (with ejection protocol in place for unruly/disruptive patrons and a

crime plan in the event of a criminal activity occurring) subject to the satisfaction of the Zoning Administrator, the Code Enforcement Department, and the Reno Police Department. The security plan shall address cameras, operations, and management. The plan shall include infrared enabled HD cameras, conflict mitigation protocol, and security staffing. Operations shall be subject to the approved security plan. Prior to the approval of a new cabaret license operating under this conditional use permit, including change of ownership, this security plan shall be reviewed by the Administrator. At the Administrator's discretion, a new security plan and/or amendments may be required.

13. Prior to issuance of the cabaret license, the video surveillance system noted in Condition 12 shall be installed and maintained with a minimum 10-day recall period.
14. During the hours of extended live entertainment, the operator shall employ one (1) security officer for every 50 patrons. The security officers shall have proper training, wear clothing that identifies them as security officers, and be on duty from the time live entertainment begins until 30 minutes after the live entertainment ceases. Their primary duty shall be to patrol the interior and exterior of the premises to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of law that occur on or about the licensed premises.
15. Security staff shall regularly patrol the immediate exterior of the building at least every 30 minutes during hours of extended live entertainment.
16. Prior to issuance of the amended cabaret license, the applicant shall provide a queuing plan, which avoids any conflict with nearby businesses and maintains a clear pedestrian pathway of at least four feet, to the satisfaction of the Administrator. If a line is required to extend outside of the primary entrance, the operator shall maintain an orderly queue line using stanchion control devices. One hour prior to live entertainment, stanchions shall be erected and be sufficient to control the queue line from blocking the public right of way.
17. Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses.
18. The operator shall ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.

19. Prior to issuance of the amended cabaret license, the applicant shall provide an evacuation plan in the event of an emergency, an exit plan for live entertainment, and a closing plan for each night of operation, to the satisfaction of the Administrator.

Sincerely,

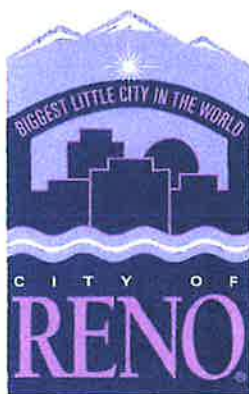


Mikki Huntsman
City Clerk

xc: Development Services
Carter Williams, Development Services

EXHIBIT M

*Jason Garcia-LoBue, MPA
Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267*



September 23, 2022

Annette Schmit
100 N Arlington Ave STE 102
Reno, NV 89501

Re: Minor Conditional Use Permit Case No. MUP23-00003 (Arlington Saloon)
APN: 011-611-03
Ward: 5

Dear Applicant:

The Development Services Department has completed the review of your request for a minor conditional use permit to allow a live entertainment venue within an existing bar in the Mixed-Use Downtown - Riverwalk District (MD-RD). The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). Based on the materials you have submitted as modified in the conditions of approval, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.604(e), and is not expected to have an adverse impact on the area. The administrator hereby approves the requested Minor Conditional Use Permit (MUP), Case No. MUP23-00003, subject to the following conditions:

All conditions shall be met to the satisfaction of Development Services staff, unless otherwise noted.

1. All work involved in constructing and operating a project approved pursuant to Title 18 of Reno Municipal Code shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of this application. City Codes shall prevail in the event of a conflict between the approved plans and the City Codes in effect when the business license and/or building permit is reviewed.
2. The owner or developer shall apply for a cabaret business license within 18 months of the date of approval of the minor conditional use permit application and maintain the validity of that permit, or the minor conditional use permit approval shall be null and void.
3. Prior to the issuance of the cabaret license, the applicant shall attach a copy of this approval letter. The approval letter shall accompany a narrative provided by the

applicant that describes how the requested permit addresses each of the conditions of approval herein.

4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction/operations of the project/business. This approval letter shall be posted or made readily available upon demand by City staff.
5. Prior to the issuance of a cabaret license, an acoustical study including vibrational analysis performed by a qualified acoustical engineer shall be provided, subject to staff approval with recommended acoustical treatments to ensure compliance with **Condition 6**. Mitigations recommended in the approved report shall be installed on site prior to issuance of a cabaret license.
6. Operational noise levels, including intermittent noise, shall not exceed sixty-five (65) decibels at the exterior of the building.
7. During the hours of live entertainment, the permittee shall employ one security officer for every fifty (50) patrons of the live entertainment venue. The security officers shall wear clothing that identifies them as security officers and shall be on duty from the time live entertainment begins until one-half hour after the live entertainment ceases. Their primary duty shall be to patrol the interior and exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of law that occur on or about the licensed premises.
8. Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses.
9. Any queue line extending outside shall be orderly and maintained using stanchion control devices. One hour prior to live entertainment, stanchions shall be placed sufficient to control the queue line from blocking the public right of way.
10. The Permittee shall ensure that all litter and debris on adjacent sidewalks, curbs, and gutters shall be removed at closing time.
11. Indoor live entertainment activities shall require doors and windows to be kept closed after 9:00 p.m.

12. There shall be no live entertainment activities between the hours of 12:00 a.m. to 10:00 a.m. Sunday through Thursday and 2:00 a.m. to 10:00 a.m. Friday and Saturday.
13. All live entertainment events shall be restricted to patrons 21 and over.

Summary: The subject ±0.12 acre site is located ±100 feet north of West First Street in between North Arlington Avenue and Roff Way on the northern portion of the ground floor of the Arlington Towers (**Exhibit A**). Approval of this request will allow for the establishment of a live entertainment venue and the issuance of a cabaret license within the MD-RD zone. Key issues identified with this request are compatibility with surrounding residential uses, and safety outside of the establishment. With the included Conditions of Approval the key issues will be properly mitigated.

Background: Prior to the Arlington Saloon opening in 2019, the subject site has operated as a number of different bars since 2006. Under the previous zoning code, the only live entertainment use was a “night club” use. Per the previous definition of night club, not all live entertainment fell within that category. Although the bars in operation prior to the Arlington Saloon had limited live entertainment, they did not meet the threshold of a night club. The pending cabaret license would legally establish live entertainment at this location.

Analysis:

Compatibility with Surrounding Uses: The proposed use of the parcel as a live entertainment venue is consistent with surrounding uses including bars, restaurants, motels and retail. This project is part of the Arlington Towers which includes offices, personal services, a coffee shop, bars, and a hookah lounge. The upper-levels are comprised of 125 residential condominiums. Floors one through three are commercial uses separated by concrete floors and the fourth floor contains the residence laundry room, gym, and swimming pool. This provides three floors of separation between the subject site and the existing residences.

Uses surrounding the Arlington Towers includes a bar with live entertainment to the north, a church and parking lot to the west, a park to the south, and a bar to the east. These uses are all within the Mixed-Use Downtown (MD-) districts which allows for 24-hour operation of permitted land uses. **Conditions 5-13** will help mitigate any potential impacts that the addition of live entertainment could have on the nearby residences. The Arlington Towers is a mixed-use building that is compatible and encouraged in the downtown districts. As conditioned, the proposed live entertainment venue will be compatible with the area and the mixed-use nature of the building.

General Code Compliance: A live entertainment venue is permitted within the MD-RD zone with the approval of a MUP. The Arlington Saloon is an existing bar and the subject site has operated as a bar since 2006. Indoor uses located in the Mixed-Use Downtown (MD-) districts,

greater than 300 feet from residentially zoned property, allow for 24 hour operation. Playfield 76 is a bar adjacent to the subject site that has recently been granted a MUP to allow live entertainment with the hours of operation from 4:00 p.m. to 12:00 a.m. Sunday through Thursday and 4:00 p.m. to 2:00 a.m. Friday and Saturday (subject to implementation of conditions of approval). **Condition 12** requires all live entertainment to cease at 2:00 a.m. on Friday and Saturday, and 12:00 a.m. Sunday through Thursday, which is consistent with surrounding bars, and will help mitigate any potential impacts on the adjoining residences.

Public Safety: Public safety is a concern for this establishment. Arlington Towers Homeowners Association expressed concerns regarding public safety and the safety of their homeowners. **Conditions 8 & 9** require any queue line extending outside be maintained in an orderly way to maintain adequate pedestrian access and reduce conflict. Additionally, **Condition 7** requires security guards onsite to ensure the safety of the patrons and passersby and address nuisance behavior. With these conditions implemented the addition of live entertainment is not anticipated to have any increase in harm to the public safety.

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies where there were concerns regarding public safety, noise, and residential proximity. Their comments have been incorporated into this analysis.

A public notice was sent out to all property owners within 750 feet of the project. Two comments were received from neighboring property owners with concerns regarding safety and operational issues (**Exhibit B**). No other comments were received.

Master Plan Conformance: The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU) and is within the Mixed-Use Area per the Structure Plan Framework of the Reno Master Plan. The site has a sub land use designation of Mixed-Use Downtown – Riverwalk District (MD-RD). As conditioned, the project is in conformance with the following applicable Master Plan goals and policies.

- City Wide Policy 1.2C: Existing Businesses
- City Wide Policy 1.2G: Business Retention and Attraction
- City Wide Policy 3.1C: Tourism and Entertainment
- City Wide Policy 3.1G: Arts and Culture
- City Wide Policy 3.2B: Public Spaces
- City Wide Policy 4.4D: Mix of Uses

Legal Requirements:

RMC 18.08.304(e)	Approval Criteria Applicable to all Applications
RMC 18.08.604(e)	Minor Conditional Use Permit - Findings

General Review Criteria and Considerations:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Minor Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a minor conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the minor conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Appeal of Administrative Decision: This administrative decision may be appealed to the City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with

Re: MUP23-00003 (Arlington Saloon)

Page 6

the City Clerk. The City Clerk's Office is located on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV.

This approval letter has not been issued in lieu of a permit. You are responsible for obtaining the appropriate permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

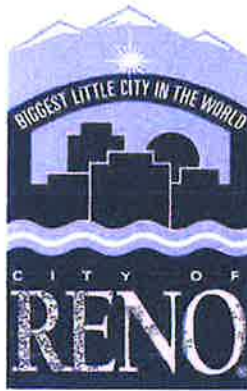
MUP23-00003 (Arlington Saloon) – GAW

xc: Hunger Fueled LLC
100 N Arlington Ste 102
Reno, NV 89501

Mikki Huntsman, City Clerk
Bob Flores, Building and Safety Manager
Michael Mischel, P.E., Engineering Manager

EXHIBIT N

Jason Garcia-LoBue, MPA
Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 334-4267



August 12, 2022

DHC Ventures, LLC
150 N. Arlington Avenue
Reno, NV 89501

Re: Minor Conditional Use Permit Case No. MUP23-00002 (Playfield 76)
APN: 011-043-02
Ward: 5

Dear Applicant:

The Development Services Department has completed the review of your request for a minor conditional use permit to allow a live entertainment venue within an existing restaurant with alcohol service in the Mixed-Use Downtown Riverwalk District (MD-RD). The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). Based on the materials you have submitted as modified in the conditions of approval, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.604(e), and is not expected to have an adverse impact on the area. The administrator hereby approves the requested Minor Conditional Use Permit (MUP), Case No. MUP23-00002, subject to the following conditions:

All conditions shall be met to the satisfaction of Development Services staff, unless otherwise noted.

1. All work involved in constructing and operating a project approved pursuant to Title 18 of Reno Municipal Code shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of this application. City Codes shall prevail in the event of a conflict between the approved plans and the City Codes in effect when the business license and/or building permit is reviewed.
2. The owner or developer shall apply for a cabaret business license within 18 months of the date of approval of the minor conditional use permit application

and maintain the validity of that permit, or the minor conditional use permit approval shall be null and void.

3. Prior to the issuance of the cabaret license, the applicant shall attach a copy of this approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the conditions of approval herein.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction/operations of the project/business. This approval letter shall be posted or made readily available upon demand by City staff.
5. Prior to the issuance of the cabaret license, the applicant shall provide a security plan subject to the satisfaction of the Administrator.
6. All live music events will be restricted to age twenty-one (21) and over.
7. Prior to the issuance of the cabaret license, a surveillance system shall be installed with a ten (10) day recall period.
8. Prior to the issuance of the cabaret license, an outside ashtray shall be placed, cleaned, and maintained by the proprietor on a daily basis and all adjacent sidewalks, curbs, and gutters shall be cleaned prior to closing and all litter and debris removed at closing.
9. Prior to the issuance of the cabaret license, signage shall be posted encouraging patrons to maintain a polite disposition upon leaving the premises.
10. Any queue line extending outside shall be orderly and maintained using stanchion control devices. One (1) hour prior to live entertainment, stanchions shall be erected sufficient to control the queue line from blocking the public right of way.
11. Prior to the issuance of the cabaret license, the adjacent parking lot (APN 011-043-03) shall be fenced along N. Arlington Avenue and along Roff Way with partial fencing on W. 2nd Street allowing open access to the entrance and exit.

Fencing shall not be solid and shall be constructed of a material conducive to the neighboring properties. Vision into the parking lot shall be maintained.

12. Prior to the issuance of the cabaret license, the parking lot shall be posted with the following signage: *No Trespassing/Loitering*.
13. Security staff shall regularly patrol the immediate exterior of the building and parking lot at least every half hour and the parking lot shall be maintained in a sanitary manner, and cleaned after closing.
14. Operational noise levels, including intermittent noise, shall not exceed sixty-five (65) decibels at the exterior of the building.
15. Doors and windows of the property shall be closed during any event with amplified sound and between 10:00 p.m. and 8:00 a.m. This includes the vestibule remaining closed at all times except for patron ingress and egress.

Summary: The subject ±0.122 acre site is located on the east side of N. Arlington Avenue approximately 190 feet south of the intersection with W. 2nd Street (**Exhibit A**). The subject site was developed in 1966 with a 4,805 square foot building. A restaurant with alcohol service/bar has operated continuously onsite since 2010. In 2019, the applicant purchased the business and rebranded under the name Playfield 76. Approval of this request will allow for the establishment of a live entertainment venue and the issuance of a cabaret license within the MD-RD zone. The key issue identified is compatibility with surrounding residential uses and safety outside of the establishment and in the adjacent parking area. With the included Conditions of Approval the key issues will be properly mitigated.

Background: Prior to Playfield 76 opening in 2019, the Imperial Bar and Lounge operated as a bar with a cabaret license for nine years. Under previous zoning code live entertainment was an allowed use. When Playfield 76 obtained their business license in 2019 they did not obtain a cabaret license for live entertainment. Notes under the business license state “Customer downgraded from prior owner's cabaret license R100066Q. New applicants must cease cabaret activity effective February 1, 2019.”

Analysis:

Compatibility with Surrounding Uses: The proposed use of the parcel as a live entertainment venue is consistent with surrounding uses including bars, restaurants, motels and retail. Adjacent

to the south side of the site is the Arlington Towers. Lower level uses include offices, personal services, a coffee shop, two bars, and a hookah lounge. The upper-levels are comprised of 125 residential condominiums.

General Code Compliance: A live entertainment venue is permitted within the MD-RD zone with the approval of a MUP. Playfield 76 is an existing restaurant and bar. Indoor uses located in the Mixed-Use Downtown (MD-) districts, greater than 300 feet from residentially zoned property, allow for 24 hour operation. Playfield 76 hours of operation are from 4:00 p.m. to 12:00 a.m. Sunday through Thursday and 4:00 p.m. to 2:00 a.m. Friday and Saturday.

Since opening in 2019, the City of Reno Community Services and Safety Team (CSAST) has conducted night-time inspections during special events due to complaints from the residential neighbors. In reviewing the subject application City of Reno Code Enforcement cited concerns including the windows and vestibule doors typically being left open allowing entertainment noise to spill out, the adjacent unsecured parking lot allows for foot traffic through the lot, and patrons will loiter in the parking lot, at times spilling out to the public right of way and the queue line has been observed blocking the sidewalk. Staff recommends the following conditions to bring the use into compliance and mitigate concerns cited by Code Enforcement.

A security plan shall be required including the following (**Condition No. 5**) information:

- number of security staff (minimum: one (1) security staff per fifty (50) patrons and one (1) security supervisor for every five (5) subordinate security staff),
- identification/attire for all security staff,
- training for security staff,
- maintenance and security protocol for the adjacent parking area
- a plan for the placement and control of the queueing line
- a plan for events allowing patrons under the age of twenty-one (21) indicating how staff intends to remove underage patrons after the event,
- ejection protocol for unruly/disruptive patrons,
- a crime plan in the event of a criminal activity occurring,
- an evacuation plan in the event of an emergency, and
- a closing plan for each night of operation.

Additional conditions recommended to mitigate concerns include:

- All live music events will be restricted to age twenty-one (21) and over (**Condition No. 6**).

- A surveillance system shall be installed with a ten (10) day recall period (**Condition No. 7**).
- An outside ashtray shall be placed, cleaned and maintained by the proprietor on a daily basis (**Condition No. 8**).
- Signage shall be posted encouraging patrons to maintain a polite disposition upon leaving the premises (**Condition No. 9**).
- Any queue line extending outside shall be orderly and maintained using stanchion control devices. One (1) hour prior to live entertainment, stanchions shall be erected sufficient to control the queue line from blocking the public right of way (**Condition No. 10**).

Parking Area: The unsecured parking lot allows for foot traffic through the lot, and patrons have been observed loitering in the parking lot, at times spilling out to the public right of way. **Condition No. 11** requires the parking lot be fenced to limit foot traffic and to control the flow of traffic in and out of the lot. This fencing shall not be solid and shall be constructed of a material conducive to the neighboring properties. Vision into the parking lot shall be maintained and cease the flow of “cut-through” by pedestrians, scooters, and general loitering. The parking lot shall be posted with the following signage: No Trespassing/Loitering (**Condition No. 12**). Security staff shall regularly patrol the immediate exterior of the building and parking lot at least every half hour and the parking lot shall be maintained in a sanitary manner, and cleaned after closing (**Condition No. 13**).

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies. Code Enforcement noted the concerns identified above and recommended Conditions No 5. through Condition No. 15 which are consistent with downtown live entertainment permits previously issued.

A public notice was sent out to all property owners within 750 feet of the project. Staff received five (5) written comments with three (3) in support and two (2) in opposition (**Exhibit C**). The main concerns expressed by the surrounding property owners are related to noise which can be mitigated. **Condition No. 14**. Requires that operational noise levels, including intermittent noise, shall not exceed sixty-five (65) decibels at the exterior of the building and **Condition No. 15** requires that doors and windows of the property be closed during any events with amplified sound and between the hours of 10:00 p.m. and 8:00 a.m. This includes the vestibule remaining closed at all times except for patron ingress and egress

Master Plan Conformance: The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU) and is within the Mixed-Use Area per the Structure Plan

Framework of the Reno Master Plan. As proposed with the recommended conditions, the project is in conformance with the following applicable Master Plan goals and policies.

- City Wide Policy 1.2C: Existing Businesses
- City Wide Policy 1.2G: Business Retention and Attraction
- City Wide Policy 3.2B: Public Spaces
- City Wide Policy 3.2C: Pedestrian Realm
- City Wide Policy 4.4A: Walkable Centers
- City Wide Policy 4.4D: Mix of Uses

Legal Requirements:

RMC 18.08.304(e) Approval Criteria Applicable to all Applications

RMC 18.08.604(e) Minor Conditional Use Permit - Findings

General Review Criteria and Considerations:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Minor Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a minor conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the minor conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Appeal of Administrative Decision: This administrative decision may be appealed to the City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with the City Clerk. The City Clerk's Office is located on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV.

This approval letter has not been issued in lieu of a permit. You are responsible for obtaining the appropriate permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

MUP23-00002 (Playfield 76) – LNB

xc: J & S Holding Co
200 Court Street
Reno, NV 89501

Re: MUP23-00002 (Playfield 76)
Page 8

Leah Brock, Development Services Department
Mikki Huntsman, City Clerk
Bob Flores, Building and Safety Manager
Michael Mischel, P.E., Engineering Manager

Angela Fuss
Assistant Director of Development Services
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 399-3843

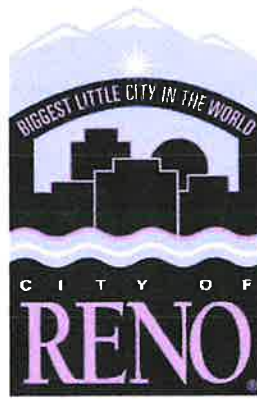


EXHIBIT O

August 22, 2023

Wolfgang Welch
Eden Nightclub
219 W. 2nd Street
Reno, NV 89501

Subject: LDC15-00015 (Singer Social Club)
APN No. 011-031-06 through 08

Dear Applicant:

At the regular meeting of the Planning Commission on October 1, 2014, the Planning Commission approved your request for a special use permit to establish a nightclub in an existing $\pm 2,300$ square foot building in the Mixed Use/Downtown Reno Regional Center/Entertainment (MU/DRRC/ENT) zoning districts. The $\pm .32$ acre site is located on the northwest corner of the West Street and West 2nd Street intersection (219 West 2nd Street). The site has a Master Plan land use designation of Special Planning Area/Downtown Reno Regional Center Plan/Entertainment District. **Based on regulations set forth by the Reno Fire Department, Condition #6 has been modified. The project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.307(f) (Modifications or Amendment of Approval). This revised decision letter updates the October 2, 2014 decision letter for Case No. LDC15-00015 (Singer Social Club).**

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 and/or obtain a business license for the nightclub 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 issuance of any building permit and/or business license, 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/or operation of the business. The project approval letter shall be posted or readily available upon demand by City staff.
5. Operational noise levels, including intermittent noise, shall not exceed 65 decibels at the exterior of the building.
6. Prior to the issuance of a business license, **a sound curtain shall be installed along the internal walls of the room with speakers, as determined by the Administrator. the sound curtain described in application materials shall be installed to address intermittent noise.** Doors and windows of the club shall be closed during any nightclub operation and between 10:00 p.m. and 8:00 a.m. **This condition has been updated to reflect restrictions from the Reno Fire Department concerning placing a sound curtain within proximity of the front door.**
7. Prior to the issuance of a business license, cameras shall be installed and continuously maintained on the inside and outside of the establishment as illustrated in the application materials.
8. Nightclub operations shall adhere to the Security Plan submitted in the application materials. The described "No Trespassing" sign shall be installed prior to the issuance of a business license. The nightclub proprietor shall continuously maintain and enforce this plan for the life of this special use permit.
9. An outside ashtray shall be made available during business hours for cigarette butts. Sweeping and pick up of any trash around site perimeter shall be required at close of business each day.
10. If a line is required to extend outside of the primary entrance, the nightclub proprietor shall maintain an orderly queue line using stanchion control devices. This line must be sufficient to ensure clear pedestrian sidewalk access.
11. Prior to issuance of a business license, the doorway on the west side of the building shall be replaced with an insulated steel door.
12. Prior to issuance of a business license, the existing trash enclosure shall be adequately screened.
13. Prior to issuance of a business license, the applicant shall have a photometric plan approved demonstrating that the parking lot will be lit to current code standards during nighttime hours of operation per RMC 18.12.1105(h)(5) "Lighting" and RMC 18.12.1302 "Lighting Features." Alleyway lighting, as illustrated in the application materials, shall be code compliant and operational during evening business hours. All lighting shall be installed prior to issuance of a business license.
14. Prior to the issuance of a business license, site circulation design, traffic devices and operational characteristics of the project driveway, onsite drive aisles and parking areas

shall meet with the approval of the Community Development Department. The existing onsite drive aisles shall be demonstrated to accommodate two-way traffic. Appropriate signage and pavement markings shall be installed for the existing divided driveway depicting the "Entrance" and "Exit" only conditions.

15. The freestanding sign located on the southeast corner of the project site shall be utilized with permanent copy installed or the sign shall be removed within six months of the issuance of a business license.

Appeal of Administrative Decision: This administrative decision may be appealed to the City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with the City Clerk. The City Clerk's Office is located on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV.

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,

Angela Fuss

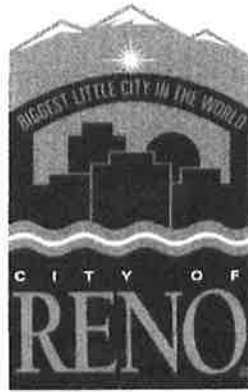
Angela Fuss, AICP, Assistant Director
Development Services Department

Minor Modification to LDC15-00015 (Singer Social Club) 8 21 23

xc: Riverwalk Development LLC
117 N. Fuller Avenue
Los Angeles, CA 90036

Mikki Huntsman, City Clerk
Michael Mischel, P.E., Engineering Manager
Steve Clement, Washoe County Tax Assessor

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



October 2, 2014

Brett Silva
219 W. Second Street
Reno, NV 89501

Subject: LDC15-00015 (Singer Social Club)
APN No. 011-031-06 through 08

Dear Applicant:

At the regular meeting of the Planning Commission on October 1, 2014, the Planning Commission approved your request for a special use permit to establish a nightclub in an existing $\pm 2,300$ square foot building in the Mixed Use/Downtown Reno Regional Center/Entertainment (MU/DRRC/ENT) zoning districts. The $\pm .32$ acre site is located on the northwest corner of the West Street and West 2nd Street intersection (219 West 2nd Street). The site has a Master Plan land use designation of Special Planning Area/Downtown Reno Regional Center Plan/Entertainment 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 and/or obtain a business license for the nightclub 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 issuance of any building permit and/or business license, 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/or operation of the business. The project approval letter shall be posted or readily available upon demand by City staff.

5. Operational noise levels, including intermittent noise, shall not exceed 65 decibels at the exterior of the building.
6. Prior to the issuance of a business license, the sound curtain described in application materials shall be installed to address intermittent noise. Doors and windows of the club shall be closed during any nightclub operation and between 10:00 p.m. and 8:00 a.m.
7. Prior to the issuance of a business license, cameras shall be installed and continuously maintained on the inside and outside of the establishment as illustrated in the application materials.
8. Nightclub operations shall adhere to the Security Plan submitted in the application materials. The described "No Trespassing" sign shall be installed prior to the issuance of a business license. The nightclub proprietor shall continuously maintain and enforce this plan for the life of this special use permit.
9. An outside ashtray shall be made available during business hours for cigarette butts. Sweeping and pick up of any trash around site perimeter shall be required at close of business each day.
10. If a line is required to extend outside of the primary entrance, the nightclub proprietor shall maintain an orderly queue line using stanchion control devices. This line must be sufficient to ensure clear pedestrian sidewalk access.
11. Prior to issuance of a business license, the doorway on the west side of the building shall be replaced with an insulated steel door.
12. Prior to issuance of a business license, the existing trash enclosure shall be adequately screened.
13. Prior to issuance of a business license, the applicant shall have a photometric plan approved demonstrating that the parking lot will be lit to current code standards during nighttime hours of operation per RMC 18.12.1105(h)(5) "Lighting" and RMC 18.12.1302 "Lighting Features." Alleyway lighting, as illustrated in the application materials, shall be code compliant and operational during evening business hours. All lighting shall be installed prior to issuance of a business license.
14. Prior to the issuance of a business license, site circulation design, traffic devices and operational characteristics of the project driveway, onsite drive aisles and parking areas shall meet with the approval of the Community Development Department. The existing onsite drive aisles shall be demonstrated to

Brett Silva
RE: LDC15-00015 (Singer Social Club)
Page 3

accommodate two-way traffic. Appropriate signage and pavement markings shall be installed for the existing divided driveway depicting the "Entrance" and "Exit" only conditions.

15. The freestanding sign located on the southeast corner of the project site shall be utilized with permanent copy installed or the sign shall be removed within six months of the issuance of a business license.

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

LDC15-00015 (Singer Social Club) - NJG.doc

xc: Riverwalk Development LLC
Attn: Chaim Freeman
117 N Fuller Avenue
Los Angeles, CA 90068

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



EXHIBIT P

Re: PD Calls for Service and CPTED Review: 214 West Commercial Row Live Entertainment (LDC25-00027)

From Colleen Reed <ReedC@reno.gov>

Date Tue 12/31/2024 2:25 PM

To Carter Williams <WilliamsCa@reno.gov>; Zach Cheer <CheerZ@reno.gov>

Cc Tyler Burrow <BurrowT@reno.gov>

Sorry this report took a little bit more time than usually, we had some IT issues here at the police station.

The two shootings you mentioned resulted in 2 homicide investigations.

One was drug related, in the east parking lot it was a dark and secluded place to sell drugs from a vehicle. Even police officers had difficulty in locating the crime scene.

2nd- was a drive by shooting to the front entrance of the business, related to ongoing fights, possible battery retaliation from prior weekends and loitering at the front of the business.

Attached are the CFS with case numbers generated to violent crimes or related to a violent crime for the property. Many of the prior CPTED topics Zach and I discussed would assist with these areas of darkness/ concealment and crowd gathering issues.

In the crime trend for the property 2020-2022 many of the CPTED concerns discussed prior align.

Areas of Concern: **lighting** the east parking lot between the restaurant and Bar

North entrance to the bar: **Lighting**, properly trained security guards or bouncers to manage sidewalk blockage, loitering, disturbances, noise management and fights. Clear windows where management can observe the front entrance. Alcohol compliance strictly enforced.

South rear exit: manage **lighting**, loitering, properly blocking doorway alcoves and travel through the alley way to 2nd Street bars.

I'm hopeful that some CPTED investments and proper management of the bar will be helpful.

Any questions reach out.

Happy New Year!  [CommercialRow_ColleenReed_Reports.pdf](#)

Officer Colleen Reed

Community Action Officer

reedc@reno.gov O- 775.326.6377

"Evil triumphs when good men do nothing" -Thomas Jefferson

From: Carter Williams <WilliamsCa@reno.gov>

Sent: Monday, December 16, 2024 5:03 PM

To: Zach Cheer <CheerZ@reno.gov>

Cc: Colleen Reed <ReedC@reno.gov>; Tyler Burrow <BurrowT@reno.gov>

Subject: RE: PD Calls for Service and CPTED Review: 214 West Commercial Row Live Entertainment (LDC25-00027)

Thank you, Zach.

If I can get this by Thursday to deliver comments by Friday. We are a little behind our normal schedule, but the applicant agreed to delay the hearing to February. If that does not work, I can reschedule the staff applicant meeting for next week.

I would also like to note that I heard there were several shootings that may have associated with this business. If the comments could discuss those incidents at the level appropriate. We are already getting opposition for this case and I need to be prepared to address those concerns for the Planning Commission.

Thank you for everyone's work on this.



Carter Williams, AICP Associate Planner ([He/Him/His](#))
Development Services
775-741-3168 or williamsca@reno.gov

From: Zach Cheer <CheerZ@reno.gov>
Sent: Thursday, December 12, 2024 6:01 PM
To: Carter Williams <WilliamsCa@reno.gov>
Cc: Colleen Reed <ReedC@reno.gov>; Tyler Burrow <BurrowT@reno.gov>
Subject: Re: PD Calls for Service and CPTED Review: 214 West Commercial Row Live Entertainment (LDC25-00027)

Carter,

We are working on this between PD and Code, we have been researching and discussing internally and plan to meet early next week to get you some viable feedback. Do you have a deadline that you need this feedback to be completed by so we can make sure to meet your timeline?

Best,



Zach Cheer, CCEO, CPD
Code Enforcement Officer II
Parking and Code Enforcement Department
775-750-2959 (c)
cheerz@reno.gov
1 E. First St., Reno, NV 89501
Typical Working Days: Tuesday - Friday

From: Zach Cheer <CheerZ@reno.gov>
Sent: Friday, December 6, 2024 13:18
To: Trenton Johnson <JohnsonTr@reno.gov>
Cc: Carter Williams <WilliamsCa@reno.gov>; Tyler Burrow <BurrowT@reno.gov>
Subject: Re: PD Calls for Service and CPTED Review: 214 West Commercial Row Live Entertainment (LDC25-00027)

Sounds good, thank you.

**Zach Cheer, CCEO, CPD**

Code Enforcement Officer II

Parking and Code Enforcement Department

775-750-2959 (c)

cheerz@reno.gov

1 E. First St., Reno, NV 89501

Typical Working Days: Tuesday - Friday

From: Trenton Johnson <JohnsonTr@reno.gov>**Sent:** Thursday, December 5, 2024 16:17**To:** Zach Cheer <CheerZ@reno.gov>**Cc:** Carter Williams <WilliamsCa@reno.gov>; Tyler Burrow <BurrowT@reno.gov>**Subject:** Re: PD Calls for Service and CPTED Review: 214 West Commercial Row Live Entertainment (LDC25-00027)

Zach,

We are assigning this to an officer, and they will reach out to you. Thank you!

Trenton Johnson**Reno Police Department Lieutenant**

Community Action and Outreach Unit (C.A.O)

Mobile Engagement Team (M.E.T.)

Mobile Outreach Safety Team (M.O.S.T.)

Consolidated Law Enforcement All Threats Response Team (C.L.E.A.R.)

(Office) 775-334-2540

johnsontr@reno.gov

From: Zach Cheer <CheerZ@reno.gov>**Sent:** Thursday, December 5, 2024 6:29 AM**To:** Trenton Johnson <JohnsonTr@reno.gov>**Cc:** Carter Williams <WilliamsCa@reno.gov>**Subject:** Re: PD Calls for Service and CPTED Review: 214 West Commercial Row Live Entertainment (LDC25-00027)

LT,

I am able to work with your team and complete a CPTED review of this site in conjunction with a review of the proposed live entertainment application if needed. Please let me know if you would like our assistance.

Best,

**Zach Cheer, CCEO, CPD**

Code Enforcement Officer II

Parking and Code Enforcement Department

775-750-2959 (c)

cheerz@reno.gov

1 E. First St., Reno, NV 89501

Typical Working Days: Tuesday - Friday

From: Carter Williams <WilliamsCa@reno.gov>**Sent:** Wednesday, December 4, 2024 13:26**To:** Trenton Johnson <JohnsonTr@reno.gov>**Cc:** Zach Cheer <CheerZ@reno.gov>**Subject:** PD Calls for Service and CPTED Review: 214 West Commercial Row Live Entertainment (LDC25-00027)

Hello Lt. Johnson.

I was given your name for requests to PD in the review of development applications. If this is not correct, please let me know. This is regarding the live entertainment application for 214 West Commercial Row, previously 1UP. I am looking for calls to service in 2022. The previous business closed on December 31, 2022.

I am also looking for a CPTED review. I copied Zach Cheer on this email because it has not been communicated to me who is formally providing CPTED reviews. It is of particular importance with this case that the CPTED could directly consider trends in the calls for service.

I would also like to know if there are many noise complaints associated with the previous business, and if possible, the general location of the origination of those complaints.

I have attached the application for your consideration. Thank you.

--

**Carter Williams, AICP***(He/Him/His)*

Associate Planner

Development Services

775-741-3168

Williamsca@reno.gov

1 E. First St., Reno, NV 89505

[Reno.Gov](https://www.reno.gov) | Connect with us:

Please be advised that my working hours are as follows:

Mon, Wed Fri - 7:30 am to 5:00 pm

Tues - 7:30 am to noon

DR	FM_DATE	LOC	NAT_CALL	NOTES
200101638	2/22/2020	N ARLINGTON AV/W COMMERCIAL RW	ASSAULT-SIMPLE	
200007920	5/8/2020	214 W COMMERCIAL RW	BURGLARY	
200007986	5/9/2020	WEST ST/W COMMERCIAL RW	ASSAULT-INTIMIDATION	
200019969	11/4/2020	N ARLINGTON AV/W COMMERCIAL RW	DRUGS	
210102223	3/6/2021	214 W COMMERCIAL RW	DOP NRS	
210004303	3/12/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210004893	3/21/2021	W COMMERCIAL RW/N ARLINGTON AV	DRUG EQUIPMENT	
210006582	4/17/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210007446	5/1/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210007509	5/2/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210008818	5/15/2021	214 W COMMERCIAL RW	ASSAULT-AGGRAVATED	
210010741	6/11/2021	214 W COMMERCIAL RW	SEX OFF - RAPE	
210010866	6/19/2021	N ARLINGTON AV/W COMMERCIAL RW	ASSAULT-SIMPLE	
210011439	6/26/2021	214 W COMMERCIAL RW	GTA	
210012326	7/11/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210012337	7/11/2021	214 W COMMERCIAL RW	INCIDENT	
210107474	7/17/2021	214 W COMMERCIAL RW	DOP NRS	
210012750	7/17/2021	214 W COMMERCIAL RW	ASSAULT-AGGRAVATED	
210014794	8/8/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210018006	9/24/2021	W COMMERCIAL RW/WEST ST	DOP NRS	
210110546	10/7/2021	WEST ST/W COMMERCIAL RW	DOP NRS	
210022913	12/6/2021	WEST ST/W COMMERCIAL RW	HOMICIDE - MURDER	
210018109	9/26/2021	214 W COMMERCIAL RW	O&R	
220100766	1/22/2022	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
220010488	6/4/2022	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
220018314	9/29/2022	214 W COMMERCIAL RW	ASSAULT-INTIMIDATION	
210018019	9/25/2021	9455 SKY VISTA PW #12F	SEX OFF - RAPE	REPORT TAKEN AT VICTIM'S HOME
210019082	10/10/2021	235 W 6TH ST	DRUGS	REPORT TAKEN AT ST. MARYS
210018787	10/5/2021	2977 WATERFIELD DR	ASSAULT-AGGRAVATED	REPORT TAKE AT VICTIM'S HOME

Code Complaints
214 W Commercial
1 UP

	A	B	C	D	E	F	G	H	I	J	K
1	Record	No.	Dir	Street Name	Status	Opened Date	Badge	Officer	Parcel #	Owner Name	Description
											Per requesting party,
2	ENF23-C01759	214 W		COMMERCIAL	Closed	12/20/2022	486	GILBLANCO	011-031-03	SNJ MANAGEMENT LLC SERIES 214	"I live at The Montage on 255 N Sierra St. My condo is west facing (West St and Commerical row). This past weekend 12/16 & 12/17 very loud noise /music from 1 up or fusion (?) woke and keep me up. Please keep an eye out / patrol this area for noise disturbance. Thank you"
3	ENF22-C02670	214 W		COMMERCIAL	Closed	6/13/2022	484	CHEERZ	011-031-03	1UP	Dumpster placed in the PROW; requires a permit A pile of trash, old computer parts, furniture, and miscellaneous junk has been growing for a while behind the 1Up Club. It shows no sign of being taken away by the business for proper disposal. Can you please have them clean it up? This is not the first time there's been junk behind there. The whole back of the Club is really a trashy look for downtown. Thanks for your attention.
4	ENF22-C01825	214 W		COMMERCIAL	Closed	3/14/2022	484	CHEERZ	011-031-03	SNJ MANAGEMENT LLC SERIES 214	3/11/2022 PW notes: This is debris on private property and has been re-routed to Code Enforcement
5	ENF22-C01726	214 W		COMMERCIAL	Closed	3/1/2022	482	LOZADAE	011-031-03	SNJ MANAGEMENT LLC SERIES 214	per notifying party "There is unbelievable noise and vibration coming from 1UP. YOU have to do something about this." 214 W Commercial - 1 Up Bar - reporting party believes there are structural concerns with this building: - Insulation is coming out of multiple parts of the ceiling. - Basement has not been used for decades and the beams appear to be rotted. - The floor wobbles when people are moving/dancing on the floor.
6	ENF22-C00994	214 W		COMMERCIAL	Closed	10/28/2021	479	RICER	011-031-03	SNJ MANAGEMENT LLC SERIES 214	I'm sure you have seen the emails from the property owner at 1up about the people who use the alley behind his business. We have continuously cleared and cleaned the area. They doorway he has behind the trash can makes for a easy shelter and it's a constant issue. Was there talks of them enclosing it some how? These pics are from this morning but it is a regular issue for us. Is there any ideas of how we can get more creative to stop people from camping there?
7	ENF22-C00724	214 W		COMMERCIAL	Closed	9/24/2021	483	PEREZF	011-031-03	SNJ MANAGEMENT LLC SERIES 214	Per Aug 25 email: Garbage behind the 1 Up Nightclub at 214 W Commercial Row.
8	ENF22-C00492	214 W		COMMERCIAL	Closed	8/26/2021	479	RICER	011-031-03	SNJ MANAGEMENT LLC SERIES 214	"There is a terrible mess of garbage behind the 1UP nightclub and also there is some type of furniture frame a few feet away. This owner gets away with murder. Why is that he is never held accountable for the disgusting conditions behind his business. He needs to come down an personally clean that mess up."

Code Complaints
214 W Commercial
1 UP

	A	B	C	D	E	F	G	H	I	J	K
9	ENF21-C02694	214 W		COMMERCIAL	Closed	5/27/2021	479	RICER	011-031-03	SNJ MANAGEMENT LLC SERIES 214	Although the 1 Up Club was last open on Saturday night, there is still a great amount of empty bottles, cans, plastic containers, cigarette butts, etc. left close to the sidewalk and in the gutter right in front of the club. At one time, I believe they agreed to clean up the next morning, but they no longer do this. Per the reporting party: "There is a huge mess of garbage behind the 1UP night club on West Commercial Row. And on the subject of the 1UP. I thought nightclubs were still to be closed, that the governor had not opened them yet. Is there something special about this one that it is allowed to be open while the others remain closed.
											SRT COMMENTS/INFO: 3/30/2021 8:08 AM: SR created and routed to PW
10	ENF21-C02237	214 W		COMMERCIAL	Closed	4/2/2021	483	PEREZ F	011-031-03	SNJ MANAGEMENT LLC SERIES 214	3/30/2021 2:00 PM: SR rerouted to CE per floresm: Crew went out on 3/30/21 around 10:30am. The trash that's in the alley is from the dumpster that belongs to the business. Re-routing to code enforcement per Streets supervisor. Thank you. Per Dec 21 vm: 214 W Commercial - in the alley behind One Up - mattress and garbage.
											**SRT COMMENTS/INFO: 12/21/2020 10:53 AM: SR created and routed to PW
											12/24/2020 7:54 AM: SR CLOSED per Tim Hendricks: Mattress & Debris on private property, crew removed as directed on 12-23-20.
											12/24/2020 8:43 AM: SR reopened per Amanda Schroeder: Per Dec 24 email from reporting party: "Why is there still a large cardboard box and trash strewn everywhere?"
											12/24/2020 8:58 AM: Per Gwen Davidson rerouted SR to CE: The crew picked up a few things as directed, even though it is private property. The items that are now there happened after the crew left. This is being re-routed to Code Enforcement for further action, since it is private property. Thank you.
11	ENF21-C01591	214 W		COMMERCIAL	Closed	12/24/2020	479	RICER	011-031-03	SNJ MANAGEMENT LLC SERIES 214	Per Dec 21 vm: 214 W Commercial, One Up Club - loud music wake reporting party at 0400 last night.
12	ENF21-C01563	214 W		COMMERCIAL	Closed	12/21/2020	479	RICER	011-031-03	SNJ MANAGEMENT LLC SERIES 214	Per Nov 9 vm: 214 W Commercial, One Up bar - sidewalk is a sheet of ice.
13	ENF21-C01314	214 W		COMMERCIAL	Closed	11/9/2020	479	RICER	011-031-03	SNJ MANAGEMENT LLC SERIES 214	Per Oct 9 email: 214 W Commercial Row, One Up Club - excessive noise and vibration.
14	ENF21-C01075	214 W		COMMERCIAL	Closed	10/9/2020	486	GILBLANCO	011-031-03	ONE UP NIGHTCLUB	Homeless sleeping in back door vestibule of Club One-Up.
15	ENF21-C00568	214 W		COMMERCIAL	Closed	8/19/2020	486	GILBLANCO	011-031-03	SNJ MANAGEMENT LLC SERIES 214	

Code Complaints
214 W Commercial
1 UP

	A	B	C	D	E	F	G	H	I	J	K
16	ENF20-C02269	214 W		COMMERCIAL	Closed	12/11/2019	496	LEVERSONG	011-031-03	FADY INC DBA 1UP	Per email on Dec 10 from NS Asst Director - per the downtown police collaboration meeting - the dumpsters at the 1Up club are never locked and trash is strewn about everyday.
17	ENF19-C02541	214 W		COMMERCIAL ROW	Closed	3/4/2019	486	GILBLANCO	011-031-03	1UP	Per vm on Mar 3 - One Up Club - noise out of control.
											Per vm on Feb 9 - One Up Club - woke reporting party at midnight and kept her up all night. Whatever CE did before it worked and they need to do it again; location has been getting louder for the past 6 months.
18	ENF19-C02275	214 W		COMMERCIAL	Closed	2/11/2019	479	RICER	011-031-03	1 Up	Reporting party would like a call from CEO Gil-Blanco
											Neighboring business is dumping their trash behind my business in the alley by my dumpster.
19	ENF19-C02061	214 W		COMMERCIAL	Closed	1/18/2019	486	GILBLANCO	011-031-03	SNJ MANAGEMENT LLC SERIES 214	Per info forwarded by CEO Gil-Blanco - to the rear of One Up nightclub, neighboring business is dumping trash by the dumpster.
20	ENF19-P01396	214 W		COMMERCIAL	Closed	10/23/2018	486	GILBLANCO	011-031-03	ILIESCU, JOHN & SONNIA	MIC inside One Up Bar. Confiscated ID, not the minors ID. Unknown if the Id would have passed a scanner.
21	ENF18-P02682	214 W		COMMERCIAL ROW	Closed	2/23/2018	486	GILBLANCO	011-031-03	ILIESCU, JOHN & SONNIA	Homeless sleeping in a set up camp behind a box and pallets in rear vestibule for rear exit door to night club
22	ENF18-C02668	214 W		COMMERCIAL	Closed	2/22/2018	486	GILBLANCO	011-031-03	ILIESCU, JOHN & SONNIA	214 W Commercial, One Up Bar - sidewalk covered in ice.
23	ENF18-C02202	214 W		COMMERCIAL	Closed	12/22/2017	486	GILBLANCO	011-031-03	ILIESCU, JOHN & SONNIA	Per vm: 214 W Commercial Row - sidewalk is like an ice rink.
											Per vm on Nov 19 - 214 W Commercial, the 1Up Club - dumpster in the back was again left unlocked, allowing homeless to rummage through them.
24	ENF18-C01945	214 W		COMMERCIAL	Closed	11/20/2017	486	GILBLANCO	011-031-03	1 UP	Per vm from CE: 214 W Commercial, 1Up Club - no lock on dumpster, homeless go through it and strew trash around.
25	ENF18-C01904	214 W		COMMERCIAL	Closed	11/15/2017	486	GILBLANCO	011-031-03	ILIESCU, JOHN & SONNIA	Per vm on Oct 29 - 214 W Commercial, 1Up Club - noisy. RP was awakened at 0100 and kept awake until their closing time.
26	ENF18-C01774	214 W		COMMERCIAL	Closed	10/30/2017	486	GILBLANCO	011-031-03	ILIESCU, JOHN & SONNIA	DUMPSTERS IN THE PROW
27	ENF17-P03445	214 W		COMMERCIAL	Closed	6/1/2017	486	GILBLANCO	011-031-03	1-UP NIGHTCLUB	Per vm: 214 W Commercial Row - snow/ice on sidewalk.
28	ENF17-C02446	214 W		COMMERCIAL	Closed	3/3/2017	486	GILBLANCO	011-031-03	ILIESCU, JOHN & SONNIA	Per vm on Oct 23 - 214 W Commercial, 1Up Club - debris around the dumpster behind location.
29	ENF17-C01356	214 W		COMMERCIAL ROW	Closed	10/24/2016	486	GILBLANCO	011-031-03	1UP	Behind Club One Up in the alley to the rear 214 West commercial
30	ENF17-C01048	214 W		COMMERCIAL ROW	Closed	9/21/2016	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Coming back from a nice walk with visitors. How embarrassing to brag about our downtown when this is what we see
											Please get this mess cleaned up. If you don't require the owner to police his property for trash then the city should be there daily to clean up after 1 up as it is an on going issue. Is that not what I pay extra taxes for?
31	ENF17-C01012	214 W		COMMERCIAL ROW	Closed	9/19/2016	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	214 W Commercial, 1 Up Club - the dumpsters behind 1Up and next door have been left open, they are supposed to be locked per RP.
											214 W COMMERCIAL ROW DOES NOT MAP
32	ENF16-C03752	214 W		COMMERCIAL ROW	Closed	6/17/2016	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Per vm: 214 W Commercial Row, 1Up Nightclub - loud music disturbing Montage residents.
33	ENF16-C02509	214 W		COMMERCIAL ROW	Closed	3/25/2016	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	

Code Complaints
214 W Commercial
1 UP

	A	B	C	D	E	F	G	H	I	J	K
34	ENF16-C02385	214 W		COMMERCIAL ROW	Closed	3/11/2016	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Pervm: 214 W. Commercial Row, 1Up Club - loud music from 2300 - 0500 last night. ***214 COMMERCIAL ROW DOES NOT MAP***
35	ENF16-C02263	214 W		COMMERCIAL ROW	Closed	2/25/2016	486	GILBLANCO	011-031-03	FADY MEHANNA ONE UP	Pervm on Feb 24 - 214 W. Commercial, 1up Club - garbage strewn around dumpster to rear of location. The One Up club - the noise issue, patrons of the bar hanging on the wall/banging on the wall - have bouncers on site but they don't do anything about it. Has been an ongoing issue for years. Patrons have vomited on her ppty, uninated on the stairs, hanging on the bars outside of the office window (causing damage), debris all over the place. Have made contact with club owner and things seem to be picking up lately.
36	ENF16-C02178	214 W		COMMERCIAL ROW	Closed	2/16/2016	486	GILBLANCO	011-031-03	FADY MEHANNA/ ONE UP	Pervm on Dec 20 - 1Up Club, 214 W. Commercial - loud music Fri and Sat night until 0400, complainant had to wear earplugs to be able to sleep.
37	ENF16-C01742	214 W		COMMERCIAL ROW	Closed	12/21/2015	486	GILBLANCO	011-031-03	FADY MEHANNA/ ONE UP	CSAST inspection, que line not controlled on exterior, and no exterior lighting as required.
38	ENF16-P01658	214 W		COMMERCIAL ROW	Closed	12/12/2015	486	GILBLANCO	011-031-03	FADY MEHANNA ONE UP	Pervm on Nov 29 - 214 Commercial Row, 1Up Club - excessive noise on Fri and Sat night, chronic problem.
39	ENF16-C01592	214 W		COMMERCIAL ROW	Closed	12/11/2015	486	GILBLANCO	011-031-03	FADY MEHANNA/ ONE UP	Pervm on Nov 22 - 214 Commercial Row W, 1 Up Club - chronic problem with loud music; complainant lives at the Montage and had to sleep with earplugs, which did not block all the noise that lasted until 4 a.m.
40	ENF16-C01520	214 W		COMMERCIAL ROW	Closed	11/23/2015	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Pervm: 214 Commercial Row West, 1 Up Nightclub - once again they are playing the music too loud; last night they kept the complainant up until 0300.
41	ENF16-C01161	214 W		COMMERCIAL ROW	Closed	10/9/2015	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Pervm: Ongoing problem with noise from the 1Up nightclub on Commercial Row. Citizen will also contact the downtown enforcement team.
42	ENF15-C00888	214 W		COMMERCIAL ROW	Closed	9/17/2014	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	1 Up! night club, dumpster in the public alley.
43	ENF15-P00097	214 W		COMMERCIAL ROW	Closed	7/9/2014	486	GILBLANCO	011-031-03	1 UP	1 UP Nightclub - excessive noise and low bass vibrations. Happening on the weekends, Friday and Saturday nights.
44	ENF15-C00018	214 W		COMMERCIAL ROW	Closed	7/2/2014	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	REQ A CALL BACK WITH FOLLOW UP
45	ENF14-P02076	214 W		COMMERCIAL ROW	Closed	3/27/2014	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Sign at the nightclub 1Up was installed without required building permits
46	ENF14-C02035	214 W		COMMERCIAL ROW	Closed	3/18/2014	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Montage Resident. Music from One UP nightclub at 214 Commercial Row. Very loud last night (per VM)
47	ENF14-P01139	214 W		COMMERCIAL ROW	Closed	10/15/2013	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Graffiti on the rear of OneUp, 214 West Commercial
48	ENF13-C01813	214 W		COMMERCIAL ROW	Closed	3/11/2013	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Citizen reporting an issue with 1up Bar's music. Stated that when they are open from Tues-Sat between 6-9pm till 6am the next morning. The music is so loud that it rattles their windows. Stated that she is losing tenants. Patrons from the bar are seen hanging out in their parking lot. Something needs to be done. REQ A CALL BACK FROM CEO. LEA 322-0345

Code Complaints
214 W Commercial

1 UP

	A	B	C	D	E	F	G	H	I	J	K
											There is nightclub near The Montage called WURK located at 214 West Commercial Row. WURK is very disruptive to the homeowners as their music is played very loud throughout the entire night until 5am. It makes it impossible to sleep during the night with bass vibrating the windows, floors and bed frame. I would request that enforceable restrictions on the level of the music and bass allowed outside of the building be put into place, and that the club should close at a reasonable hour and provide security to prevent any disturbances or criminal activity in the neighborhood. It does not seem reasonable that this club should be permitted to operate until 5am or 6am in the morning with the sound levels they are producing. I would appreciate if anything could be done to check the sound levels of WURK to ensure they are in compliance with any code requirements. We would be extremely grateful. As homeowners we have made substantial investments to live in this downtown neighborhood and the surrounding businesses should respect our rights as residents to not be disturbed during all hours of the night. We will respect their right to operate but they should be considerate of pounding music their club is producing to the area homeowners. Thank you.
49	ENF12-C01780	214 W		COMMERCIAL ROW	Closed	3/1/2012	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	
50	ENF11-C03950	214 W		COMMERCIAL ROW	Closed	6/22/2011	486	HENRYJ	011-031-03	JOHN & SONNIA ILIESCU	Citizen wants to file a complaint against the Wurk club at 214 W Commercial Row and their patrons. Stated that from Wed-Sat, 10p-5a, the patrons are coming onto their ppty, making a lot of noise, using the bathroom in the parking lot and/or having sex on the stairways. Stated that she stays up during that time on those days to make sure that she can keep the patrons from disturbing her tenants. Looking for assistance from the City.
51	ENF11-P02091	214 W		COMMERCIAL ROW	Closed	12/7/2010	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Uncontained trash in the rear alley behind WURK, 214 West Commercial.
52	ENF10-P03897	214 W		COMMERCIAL ROW	Closed	5/18/2010	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Amplified music: new nightclub going in, "WURK" 214 West Commercial.
53	ENF10-P00672	214 W		COMMERCIAL ROW	Closed	8/7/2009	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Red Martini Lounge at 214 Commercial: apparently Wed and Thurs nights are youth nights and according to complaining party, kids getting drunk behind this location, in the alley behind the Red Martini and in their cars parked nearby. They are barfing, urinating and falling down drunk.
54	ENFD9-P00668	214 W		COMMERCIAL ROW	Closed	8/7/2008	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	The Red Martini has loud music as reported by citizen to Council. They play loud music all night long.
55	ENFD9-P00265	214 W		COMMERCIAL ROW	Closed	7/16/2008	486	GILBLANCO	011-031-03	JOHN & SONNIA ILIESCU	Vehicles constantly blocking the alley behind The Red Martini, appears to be persons with keys to the back door of this establishment.

EXHIBIT Q



Development Services Department

MEMORANDUM

Date: January 8, 2025
To: Fady Mehanna, Applicant
From: Carter Williams, Associate Planner
Subject: Application Review

LDC25-00027 (214 West Commercial Row Live Entertainment) - A request has been made for a conditional use permit to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m. The ±0.11 acre site is located on the south side of West Commercial Row, ±87 feet west of its intersection with West Street (214 West Commercial Row). The site is within the Mixed-Use Downtown – Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU).

PLANNER: Carter Williams, Associate Planner
CONTACT NUMBER: 775-348-6905
EMAIL: williamsca@reno.gov

Scheduled Planning Commission Date: TBD

Please address and provide the requested information below in written and graphic form, as applicable. All revised materials must be submitted by emailing them to PlanningTech@reno.gov. All revised plans and materials would need to be submitted by **Wednesday, January 15, 2025** to be considered in the review and decision of the application.

Below are the planning staff comments from a review of the application referenced above. Please note that all comments from other reviewing agencies may not have been received by City staff. You will be notified if additional comments or concerns are identified during the final review process. Please address the following:

Planning Comments:

1. Based on code enforcement history and calls for service for the Reno Police Department, an acoustical analysis to determine physical improvements to the building that will mitigate sound impacts during normal operation of the business. This acoustical analysis shall be completed by a professional with a certification from the Institute of Noise Control Engineering (INCE).
2. A standard condition for all live entertainment applications is the requirement for a security plan based on the [Security Plan Checklist](#). Provide a security plan using this checklist that will be used in the operation of the business.
3. In the normal operation of the business, is there a dumpster? Does this property share a dumpster with an adjacent parcel or is it located within the alley?

4. Provide a lighting plan that adds new lighting standards to all sides of the building that meet the following standards:
 - a. Lighting color temperature at 4000K.
 - b. Ensure proposed lighting fixtures are spaced to provide for uniformity in light across all sides.
 - c. Ensure that the light fixtures prevent glare and are dark skies compliant.
5. The following are recommendations by the Code Enforcement Department:
 - a. Removal of the "awning" above the front door. This condition is attracting vagrant activity during winter weather and while the building is not occupied. Additionally, it does not appear to be well maintained.
 - b. Increase the territorial reinforcement perception of the structure by painting the north elevation windows (covered on the interior by facade walls). A recommendation: the paint can be of artistic design to reduce the propensity for vandalism and/or can be representative of the branding for the business. This recommendation is proposed due to the area not being able to be "naturally surveilled" from the interior due to the current infrastructure.
 - c. Secure the alcove abutting the alley with a gate. Maintain all required egress in compliance with Fire Code. Post all alcoves and doorways abutting the public right of way with "No Sitting/Lying" signs in compliance with RMC 8.12.012.
 - d. Removal of the non-metered "nose-in" parking in front of the property and installation of additional 24/7 Loading Zone spaces for use by ride-share and pick-up/drop-off vehicles for the venue. This recommendation is intended to limit the obstructions to the travel lane while the business is in operation. Additionally, the spaces in front of the property appear to be occupied with vehicles that are "stored" in the street.

Additional comments may be provided later as they are received from other reviewing agencies. Please let me know if you have any questions or if additional time is necessary to prepare revisions and respond to comments.

Fady Inc.
LDC25-00027
214 w Commercial Row Live Entertainment

Date: 01/13/2025

To: Development Services Department

From: Fady Mehanna, Owner

Subject: Application Review

Planning Comments:

- 1- Acoustical analysis will be performed once the sound system is installed.
- 2- Security Plan is attached
- 3- The Property will have its own dumpsters and will be in the alley.
- 4- Lighting Plan is attached. Six (6) 4000k Lighting Fixtures will be added on the three sides of the building.
- 5- Code Enforcement recommendations:
 - a- We prefer to keep the "awning" on place to cover customers waiting in line during raining and snowing weather.
 - b- We will paint the North elevation windows per the code enforcement recommendations.
 - c- We will secure the alcove abutting the alley with a gate and maintain all required egress in compliance with Fire Code. We will post all alcoves and doorways abutting the public right of way with "No Sitting/Lying" signs in compliance with RMC 8.12.012
 - d- The business will remove the six (6) non-metered "nose-in" parking in front of the property and convert the six (6) parking spaces into a 24/7 Loading Zone spaces for use by ride-share and pickup/drop-off vehicles for the venue. The six (6) parking spaces are shown in the attachment.

**EXHIBIT R****EXHIBIT E****214 E Commercial - CPTED**

From Zach Cheer <CheerZ@reno.gov>

Date Wed 12/18/2024 11:36 AM

To Colleen Reed <ReedC@reno.gov>; Carter Williams <WilliamsCa@reno.gov>

6 attachments (18 MB)

Code Case Complaint - 1 UP.xlsx; 20241212_224732703_iOS.jpg; 20241212_224850468_iOS.jpg; 20241212_224852506_iOS.jpg; 20241212_225059710_iOS.jpg; 20241212_225232221_iOS.jpg;

Colleen,

I completed an inspection of the property and abutting public right of way to review the built environment in conjunction with the proposed plans for a live entertainment (nightclub) use going into this establishment. I have also included our case history at the property and some photos to review.

CPTED Recommendations:

- 1 - Exterior lighting installation on all 3 sides of the building. White light LED light source (approx. 5000K temperature) mounted within full-cutoff fixtures spaced evenly around the exterior of the structure to provide uniform lighting to all exterior areas abutting the property. May need approval of adjacent property to the east for "light trespass".
- 2 - Removal of the "awning" above the front door. This condition is attracting vagrant activity during winter weather and while the building is not occupied. Additionally, it does not appear to be well maintained.
- 3 - Increase the territorial reinforcement perception of the structure by painting the north elevation windows (covered on the interior by facade walls). A recommendation: the paint can be of artistic design to reduce the propensity for vandalism and/or can be representative of the branding for the business. This recommendation is proposed due to the area not being able to be "naturally surveilled" from the interior due to the current infrastructure.
- 4 - Secure the alcove abutting the alley with a gate. Maintain all required egress in compliance with Fire Code. Post all alcoves and doorways abutting the public right of way with "No Sitting/Lying" signs in compliance with RMC 8.12.012.
- 5 - Removal of the non-metered "nose-in" parking in front of the property and installation of additional 24/7 Loading Zone spaces for use by ride-share and pick-up/drop-off vehicles for the venue. This recommendation is intended to limit the obstructions to the travel lane while the business is in operation. Additionally, the spaces in front of the property appear to be occupied with vehicles that are "stored" in the street.

[@Carter](#), in reviewing previous case history here, the main concerns from Code Enforcement's perspective seem to be related to noise, litter/debris, and unmonitored patrons in the abutting public right of way. Is the applicant required to go through a sound study as a part of this process to mitigate any noise concerns? Can we require them to install a dumpster enclosure or secure the dumpster in some way outside of a dumpster permit for alley storage? Will the queue lines, patron management and debris removal be addressed in the Security Plan that is required? Let me know your thoughts on those topics as well and feel free to call me if you have any questions.

I hope these recommendations and points of discussion are helpful to the process.

Best,



Zach Cheer, CCEO, CPD
Code Enforcement Officer II
Parking and Code Enforcement Department
775-750-2959 (c)
cheerz@reno.gov
1 E. First St., Reno, NV 89501
Typical Working Days: Tuesday - Friday