

## Carter Williams

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**From:** Nathan Gilbert  
**Sent:** Monday, November 13, 2023 3:08 PM  
**To:** Carter Williams  
**Subject:** Fw: Mill St. Shooting Range Application

FYI

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**From:** Lance Ferrato <FerratoL@reno.gov>  
**Sent:** Monday, November 13, 2023 2:48 PM  
**To:** Mike Railey <RaileyM@reno.gov>; Angela Fuss <FussA@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>  
**Subject:** Fw: Mill St. Shooting Range Application

FYI



**Lance Ferrato**  
([He/Him/His](#))

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**From:** Andrew Diss <andrew.diss@meruelogaming.com>  
**Sent:** Wednesday, November 8, 2023 11:08 AM  
**To:** Eric Edelstein <EdelsteinE@reno.gov>; Lance Ferrato <FerratoL@reno.gov>  
**Subject:** Mill St. Shooting Range Application

Eric and Lance,

Continuing our conversations from yesterday, I've included our notes from some preliminary research. In our view, the city needs to seriously consider a distance separation between existing nonrestricted gaming properties or any licensed alcohol establishments and businesses dealing with firearms.

### Summary of Argument:

A discharge of firearms in the city is generally prohibited and is subject to certain conditions. To accommodate the discharge of firearms for this particular applicant, the City Council has to effectively change its master plan which currently has a clear and thoughtful demarcation and transition from Industrial Commercial zoning in an adjacent area, which transitions to Mixed Employment, and then to Mixed Use in the affected areas and GSR.

This change would result in Industrial zoning surrounded by Mixed Use parcels, which is inconsistent with how

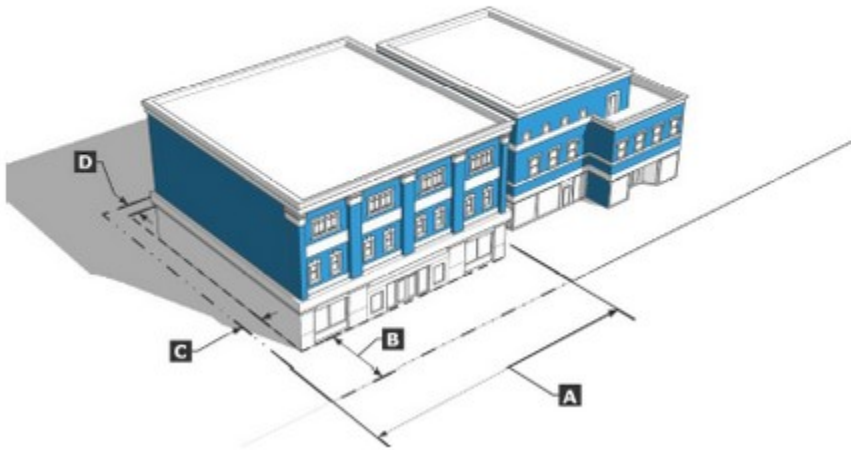
the area is zoned overall. I would point to the stated “purpose” and definitions and examples of Mixed Use versus Industrial versus Mixed Employment from within the Municipal Code (pertinent sections are pasted below) and I would use the use chart from the Code to show how completely different the uses are for Industrial (the proposed non-confirming use) and Mixed Use (as currently zoned and as surrounded by the GSR parcel).

Additionally, we host several events in the parking lot next to the lake just a few yards from the former B of A building where alcohol is served. The potential of mixing booze and guns is too great to allow that building to be used for anything involving firearms. Have the applicants filed any sort of mitigation plan to address the potential of people under the influence trying to purchase a firearm or shoot one in the range?

Finally—and subject to not wanting to sound alarmist or over the top—but in light of how the October 1 mass shooting in Las Vegas still resonates within the State, perhaps granting a non-confirming use to have a gun retailer coupled with a shooting range just walking distance away from a 2000 room family resort isn’t the best optics for the City Council. Particularly considering the Mill St. entrance essentially serves as the main gateway into GSR and is where the bulk of our new development will be taking place. Having families that are driving into events at the new arena seeing people walking around with weapons in and out of the firearms business will cause a lot of discomfort and uneasiness.

## 18.02.307 - MU: Mixed-Use Urban

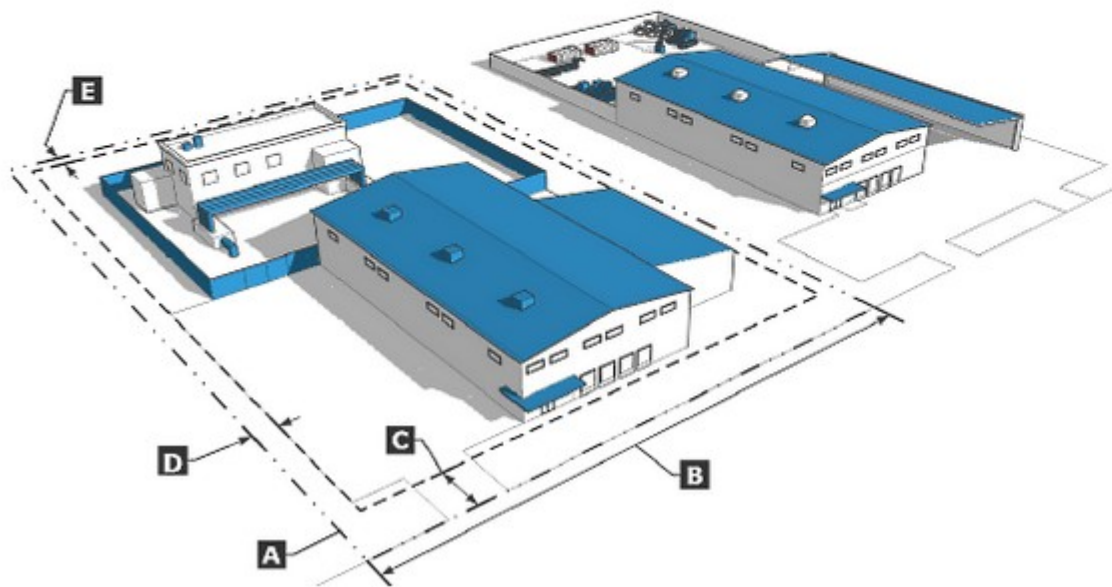
- (a) **Purpose** The MU district is intended to promote an urban pattern of mixed-use development. The pedestrian activity is desired. The district accommodates an integrated mix of higher-density residential and commercial uses located adjacent to designated Urban Corridors (Virginia Street, Fourth Street, Mill Street and Plui



## Article 4 - Nonresidential Districts

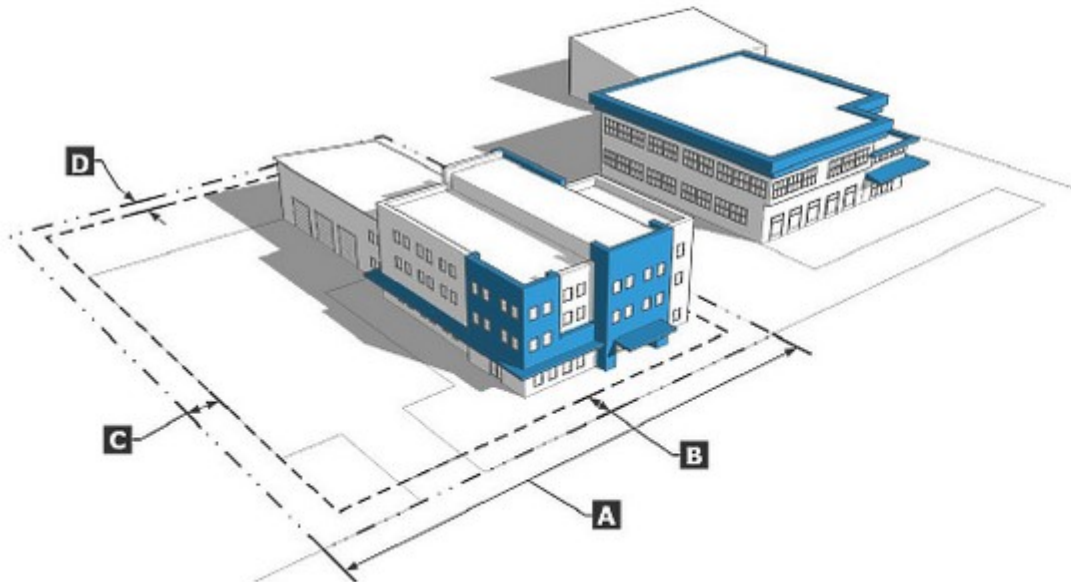
### 18.02.401 - I: Industrial

- (a) **Purpose** The I district is intended to accommodate intensive land uses that require mitigation of impacts. It is designed for warehousing, flex space, manufacturing, and supporting office uses. This district should be separated from residential development and schools by natural and man-made



## 18.02.403 - ME: Mixed Employment

- (a) **Purpose** The ME district is intended to provide a mix of employment focused uses such as light uses include supportive services such as small-scale retail, restaurants, and caretaker's quarters; campus-like employment and educational development.



**LINK TO THE TABLE OF ALLOWED USES:**

[https://library.municode.com/nv/reno/codes/land\\_development\\_code?nodeId=CH18.03USRE](https://library.municode.com/nv/reno/codes/land_development_code?nodeId=CH18.03USRE)

### **Pertinent Municipal Code Sections:**

#### **Sec. 8.18.025. - Discharge of firearms.**

(a) Preamble. The Reno City Council finds and declares as follows: For purposes of this ordinance, Nevada Revised Statutes and the prohibition on the discharge of firearms within the city limits, all areas within the city limits of the City of Reno are deemed to be populated areas.

(b) It is unlawful for any person to discharge any gun, pistol or other firearm in or upon any of the public streets, highways, alleys or other public place, or in, upon or about any building, vacant lot, or anywhere within the limits of the City; provided that nothing herein shall prevent the establishment and running of a shooting gallery properly enclosed and permitted by license of the city council under an ordinance of the City; and provided further, that nothing herein shall apply to any sheriff, deputy sheriff, policeman or other peace officer, who shall discharge any pistol or firearm in the lawful exercise of the duties of his office.

(Ord. No. 4648, § 1, 7-9-96; Ord. No. 4894, § 1, 7-14-98)

#### **18.01.403 – nonconforming uses**

(e) Nonconforming Uses in Certain Mixed-Use Districts In the Mixed-Use Downtown (MD-) districts, Mixed-Use Midtown Commercial (MU-MC) District, Mixed-Use Midtown Residential (MU-RES) District, Mixed-Use Urban (MU) District, Mixed-Use Suburban (MS) District, and Mixed-Use Airport (MA) District, the Administrator may approve the expansion of existing and legally established nonconforming uses if the

proposed development expands the site, building, or business area by 100 percent or less and the Administrator finds the expansion meets the following specific findings:

- (1) The expansion or change of the nonconforming use will not damage the character or quality of the neighborhood in which it is located, or hinder the future development of the surrounding properties; and
- (2) Improvements necessary for the expansion are in conformance with requirements of this Title.

If the proposed development expands the site, building or business area of the nonconforming use by more than 100 percent, a conditional use permit shall be required, as set forth in [Section 18.01.403\(c\)\(1\)](#).

(f) Abandonment or Discontinuance of Nonconforming Use

- (1) A nonconforming use that is abandoned or discontinued for a period of one year or more may only be resumed with a conditional use permit reviewed by the Planning Commission.
- (2) A conditional use permit for nonconforming gaming shall meet the findings in Subsection [18.01.403\(c\)\(2\)](#) and shall require the approval of the City Council.



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