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1 E First Street
2nd Floor
Reno, NV 89501
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CityClerk@reno.gov

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EXHIBIT A

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:

LD024-00029 (Reno Axe)

2. Appellant Information:

Appellant Name: Morten O. Homme II
Authorized Representative: _____
Address: 50 North Sierra Street # 703 Reno, NV
7757378778
Telephone No.: _____
cmhabx767@protonmail.com
Email Address: _____

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.)

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

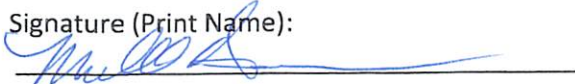
5. Describe in detail the reason(s) why the action, decision, or order being appealed should be reversed, modified or set aside. (Attach additional sheets, as necessary.)

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

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

Appellant or Authorized Representative

Signature (Print Name):



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

For Office Use:

Hearing Date: 3/27/2024

Hearing Time: 6 pm

Hearing Location: Reno City Hall - 1 E 1st St.

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

Received by: JL

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Reno, NV 89501 775-334-2030 CityClerk@reno.gov

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1. Type of Appeal (please select only one)

RMC: Title 18 Code Planning Commission Decision

2. Appellant Information

Appellant Name: Morten Homme
Authorized Representative: Morten Homme
Address: 50 North Sierra Street # 703 Reno NV 89501
Telephone No.: 775-737-8778
Email Address: cmhabx767@protonmail.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.)

I am appealing Reno City Planning Commission approval of Case Number LDC24-00029 (Reno Ax)

The Planning Commission approved, as submitted, the Staff Report for LDC24-00029.

A conditional use permit is required if live entertainment (including a DJ) is to occur between 11:00 pm and 10:00 am. Reno Ax was granted the conditional use permit to provide live entertainment Thursday, Friday, Saturday 10:00 am until 3:00 am.

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

For the past eight years, I and other residents have been repeatedly woken from our sleep at night by intoxicated, disorderly, loud, patrons; shouting, screaming, happy or sad, coupled with verbal and physical altercations. This typically started Thursday (college night) Friday, and Saturday, starting around 12:30 am to 3:00 am, which I observed occurring from patrons of the Sticks bars which provided live DJ entertainment until approximately 3:00 am. I could hear and observe this from my closed windows my residential condominium.

The Sticks bar is now closed, but the Planning Department has granted approval for Reno Ax, located nearly adjacent to the Palladio residential condominium, (approximately 96' away) with similar activity use and hours of operation in their approval. In addition, it is unknown what operation will replace the Stick's bar and if the operator will likewise request the same live entertainment all night use permit, located directly across street from the Palladio (approximately 72 feet away).

Security workers of the establishments, alone, do not solve the problem. When unruly patrons (usually well intoxicated) are evicted from the premises, it mitigates the problem inside the establishment, but now pushes the problem out into the public where residents living nearby must contend with. I have repeatedly been awoken from my sleep and keep awake as the behavior continues unabated without intervention.

MOST IMPORTANTLY this is complicated by the fact that calling Reno Police 911 is not allowed, I and others are instructed to only call the Reno PD non-emergency number, which is responded to " if and when time allows " which has typically been 45 minutes to an hour, if at all, during which time the disturbance continues. Bottom line, timely Police intervention is non-existent for drunken disorderly conduct, which would provide relief for residents living in downtown Reno.

The harms done to me by permitting live entertainment 11:00 pm to 3:00 am with no timely Police intervention harms me from: lack of enjoying a good nights sleep, interrupts needed sleep patterns, prevents me getting necessary sleep hours resulting lack of alertness, slower response times, overall risks to my personal safety, and the safety of others. This kind of behavior, and ensuing repeated noise disturbances, and lack of timely Police response lowers my property value and makes the option of renting it out very difficult. I had renters move out due to the noise. Individuals are not willing to pay the rent or purchase in a high end residential

building, like the Palladio, with the frequent noise disturbances and related activity outside their doors and windows. Realtors know about these issues and fully inform their clients; including the shooting that occurred at the Sticks Bar early last fall.

I and other residents living in the area submitted fifteen (15) public comments in opposition, as well as seven (7) speaking against the requested use permit LCD24-00029, at the Planning Commission hearing 02-07-2024. Addressing these issues.

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 Planning Commission Staff Report correctly identifies the key issue of noise compatibility with the Palladio residential condominium and other nearby condominiums. The report has taken steps to implement conditions to mitigate noise compatibility by requiring conditional use permit required conditions. Many of those conditions will be helpful. Although the Planning Commission Staff Report states, page 4, "Based on the recommended conditions and existing code requirements, staff finds that the public concerns are adequately mitigated." I and others disagree.

The conditional use permit, approved by the Planning Commission, states required conditions including items 12 and 14 of the Planning Staff Report.

Item 12 conditions specifies the applicant shall provide a security plan that will be subject to the satisfaction of the Zoning Administrator, Code Enforcement Department and Reno Police Department; reviewed by the Administrator. No plan has been submitted, reviewed, or accepted. Noise compatibility with residents have not been mitigated until an acceptable plan addresses and significantly reduces disturbing the peace noise issues of residents living nearby.

Item 14 conditions require hired security workers 'patrol' to alleviate police problems, excessive noise, abusive behavior, disturbances and any other violation of the law on or about the licensed premises. Security workers do not have the legal authority to enforce law or code violations, they can only patrol and monitor. Reno Police Department trained officers are required to respond and enforce the law.

The Reno Planning Commission has granted the use permit for live entertainment activities between 11:00 pm and 3:00 am; a time during which I and other residents need to sleep. I and other residents have been denied timely law enforcement intervention of excessive noise, abusive behavior, and disturbances of our peace. No conditions in the Planning Commission Staff report specify the Reno PD will timely responding to disturbances in item 14 of the staff report, listed above, when reported by residents. Without timely law enforcement intervention, when requested by myself or other residents, there is no mitigation of noise compatibility.

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

1. Planning Commission Staff Report February 7, 2024 Case Number LCD24-00029 (City has document on file). *INCLUDED IN PACKET*

2. PC Public Comment for LDC24-00029 (City has Document on File). *INCLUDED in PACKET*
3. Planning Commission Hearing February 7, 2024 (City has video record on file).

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

I believe residents and business both share the common desire for fast Police intervention (within reason) when requested by either the business or residents. Both need to know we can depend on the Reno PD to respond quickly, to disturbances of the peace related issues, and not on an " if or when time allows" basis; within reason. Proposed relief actions sought are:

1. Reno Police Department and City of Reno agree to quickly respond, within reason, to calls by residents for disturbing the peace related issues; not on as ' if or when time allows ' basis; thereby quickly mitigating noise compatibility issues

AND/OR:

2. Limit live entertainment 11:00 pm to 3:00 am to Friday and Saturday nights only; thereby mitigating the number of nights residents are exposed to noise compatibility issues.

Commissioner Silvia Villanueva suggested the above at the Planning Commission Hearing. Reno Ax was friendly and agreeable to that change. The Planning Commission quickly ignored the agreeable proposal and moved to approve LDC24-00029 as is. The motion passed with Silvia Villanueva voting against.

AND/OR:

3. Stop permitting live entertainment 11:00 pm to 3:00 am, when residents need to sleep.

Appellant or Authorized Representative

Signature (Print Name): Morten O. Homme

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

**PLANNING COMMISSION
STAFF REPORT**

Date: February 7, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action): Case No. LDC24-00029 (Reno Axe) - A request has been made for a conditional use permit to allow an existing indoor recreation and bar use to operate live entertainment activities between the hours of 11:00 p.m. and 10:00 a.m. The ±0.32 acre site is located on the northeast corner of North Sierra Street and West First Street (100 North Sierra Street). The site is within the Mixed-Use Downtown – Riverwalk District (MD-RD) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU).

From: Carter Williams, Assistant Planner

Ward #: 5

Case No.: LDC24-00029 (Reno Axe)

Applicant: Reno Experiences LLC

APN: 011-061-09

Request: **Conditional Use Permit:** To allow an existing indoor recreation and bar use to operate live entertainment activities 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 listed in the staff report.

Summary: The ±0.32-acre project site is located on the northeast corner of North Sierra Street and West First Street (100 North Sierra Street, Suite B2). The proposed conditional use permit would allow for the existing bar use to provide live and amplified entertainment in the basement from 10:00 a.m. to 3:00 a.m., Thursday through Saturday. Although live entertainment is allowed by-right as an accessory use, it requires a conditional use permit if activity is to occur between the hours of 11:00 p.m. and 10:00 a.m. Existing uses within the space include indoor recreation (axe throwing) and a bar which are allowed to operate 24/7 by-right within the Mixed-Use Downtown – Riverwalk District. The key issue analyzed in this report is compatibility with surrounding uses.

Background: The original building was constructed in 1957. In 2019 the businesses Reno Axe, a recreation facility and bar, and Dark Pursuit, an escape room in the basement, established in a portion of the building accessible from North Sierra Street. In 2022, the basement was remodeled to remove the escape room activity in favor of an additional bar to expand the operations of Reno Axe. In the same year, Reno Axe was approved for a business license amendment to be able to provide live entertainment between the hours of 10:00 a.m. and 11:00 p.m.

Analysis:

Compatibility with Surrounding Uses: The existing building is a three-story, multi-tenant structure with a basement (**Exhibit B**). Reno Axe occupies a portion of the first floor and ±4,400 square feet of the basement (**Exhibit C**). The development pattern around the intersection at West First Street and North Sierra Street achieves many of the characteristics sought in mixed-use development. Within each building, ground floors feature restaurants, retail establishments, bars, and other activity generating uses and the upper floors are either office, residential, or parking. Because of the proximity of this business to the Palladio, a high-rise condominium development across West First Street, and the Nevadan residential high-rise to the northeast, a key point of compatibility is noise.

The live entertainment activity is proposed to operate within the basement for which the primary entrance is located inside the building and separated from the upper floors by an interior door. Bar operations are allowed 24-hours by right in the MD-RD zone. Staff recommends 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. the following day

A sound study was not conducted. As conditioned, afterhours live entertainment is limited to the CMU walled basement portion of the building and is not expected to increase noise levels above that of the existing ambient levels outside of the building. Regardless, staff recommends a condition that requires that operational noise levels, including intermittent noise, not exceed 65 decibels (dBC) as measured from the exterior of the building (**Condition No. 6**). In addition to this, live or amplified entertainment shall be confined to the basement after 11:00 p.m. (**Condition No. 7**), exterior speakers anywhere on the outside of the building shall also not be used after 10:00 p.m. (**Condition No. 8**), and all other standard use regulations remain in effect, including the requirement to close windows and doors after 9:00 p.m. when live or amplified entertainment is

occurring. Furthermore, **Condition No. 9** requires that emergency exits from the basement remain closed and only be used after 9:00 p.m. in the case of an emergency to address intermittent noise.

If issues were to arise with noise impacts upon surrounding properties, the recommended conditions support code enforcement action to reduce those impacts associated with extending the hours for live entertainment activity. If future noise compliance issues are realized after the implementation of these conditions, **Condition No. 10** establishes that the Administrator can require additional noise mitigation. If any such additional noise mitigation is not successful in addressing noise compliance issues, this may be considered cause for potential revocation of this conditional use permit.

Public Safety and Live Entertainment Operations: The following conditions are recommended to support the orderly conduct by patrons of the establishment during extended live entertainment activities. **Condition No. 11** requires that all live entertainment events shall be restricted to patrons age 21 and over. Prior to the issuance of the amendment to the cabaret license, a security plan shall be submitted for review and approved by the 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 several security staff. 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 (**Condition Nos. 12 & 13**).

The security plan shall also require that the operator employ one security officer for every 50 patrons during live entertainment events. 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 (**Condition No. 14**). Security staff shall regularly patrol the immediate exterior of the building and patio area at least every 30 minutes (**Condition No. 15**).

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 (**Condition No. 16**). 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 (**Condition No. 17**). The operator shall ensure that all adjacent sidewalks,

curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing **(Condition No. 18)**.

Prior to issuance of a 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 **(Condition No. 19)**.

Master Plan Conformance: The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU) and is located along an Urban Corridor within the Downtown Regional Center per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, 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 that were received were integrated into this staff report. The applicant presented the project to the Ward 5 Neighborhood Advisory Board (NAB) on January 9, 2024. A number of concerns were raised related to noise impacts, public outreach to residential properties nearby, security measures, and fire safety. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and four written comments in opposition and one in concern were received noting similar concerns **(Exhibit D)**. Based on the recommended conditions and existing code requirements, staff finds that the public concerns are adequately mitigated. 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 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.

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.

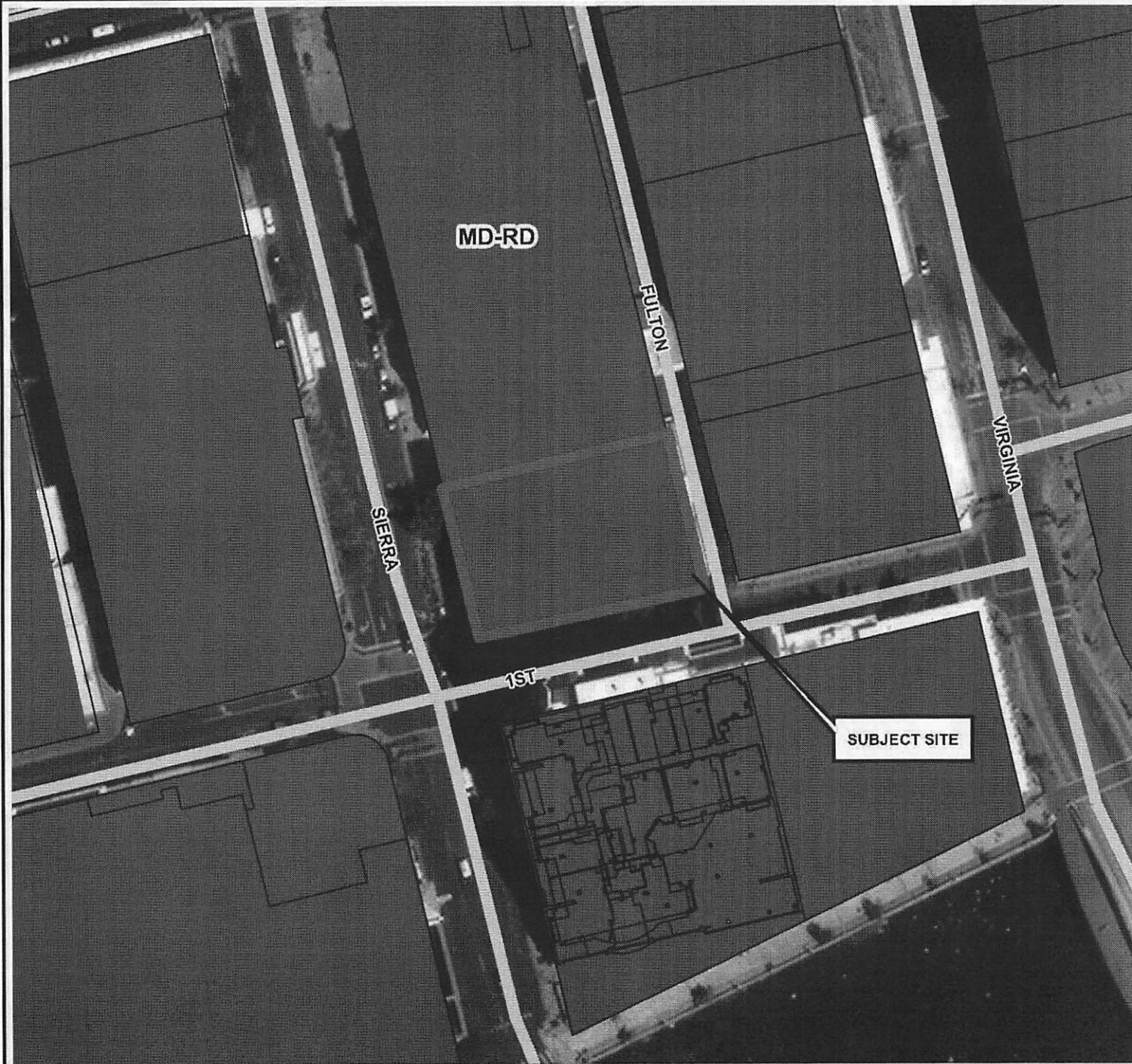
Attachments:

Exhibit A – Case Maps

Exhibit B – Building Photos

Exhibit C – Floor Plan

Exhibit D – Public Comment



ZONING MAP


LDC24-00029

(Reno Axe)

ZONING = MD-RD

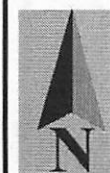
Subject Site ► 

Zoning Designations

	MD-ED
	MD-RD

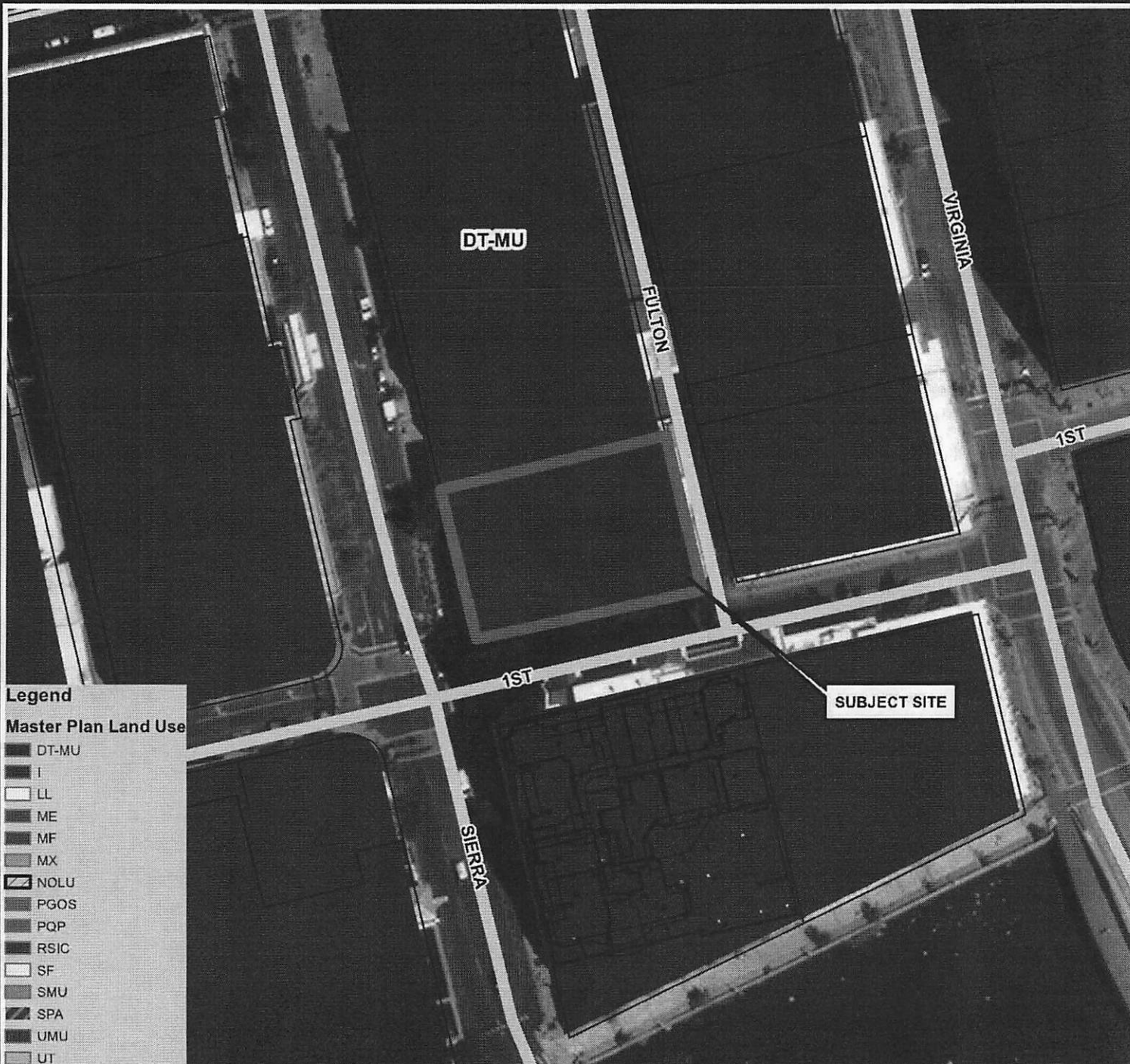


Development
Services
Department



The information heron
is approximate and
is intended for display
purposes only.

DATE: December 2023
SCALE: 1 inch = 65 feet

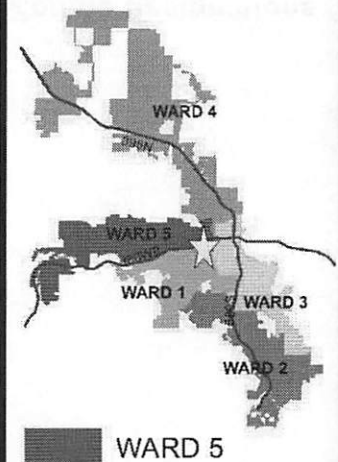


MASTER PLAN MAP

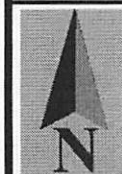
LDC24-00029

(Reno Axe)

Subject Site ►



Development
Services
Department



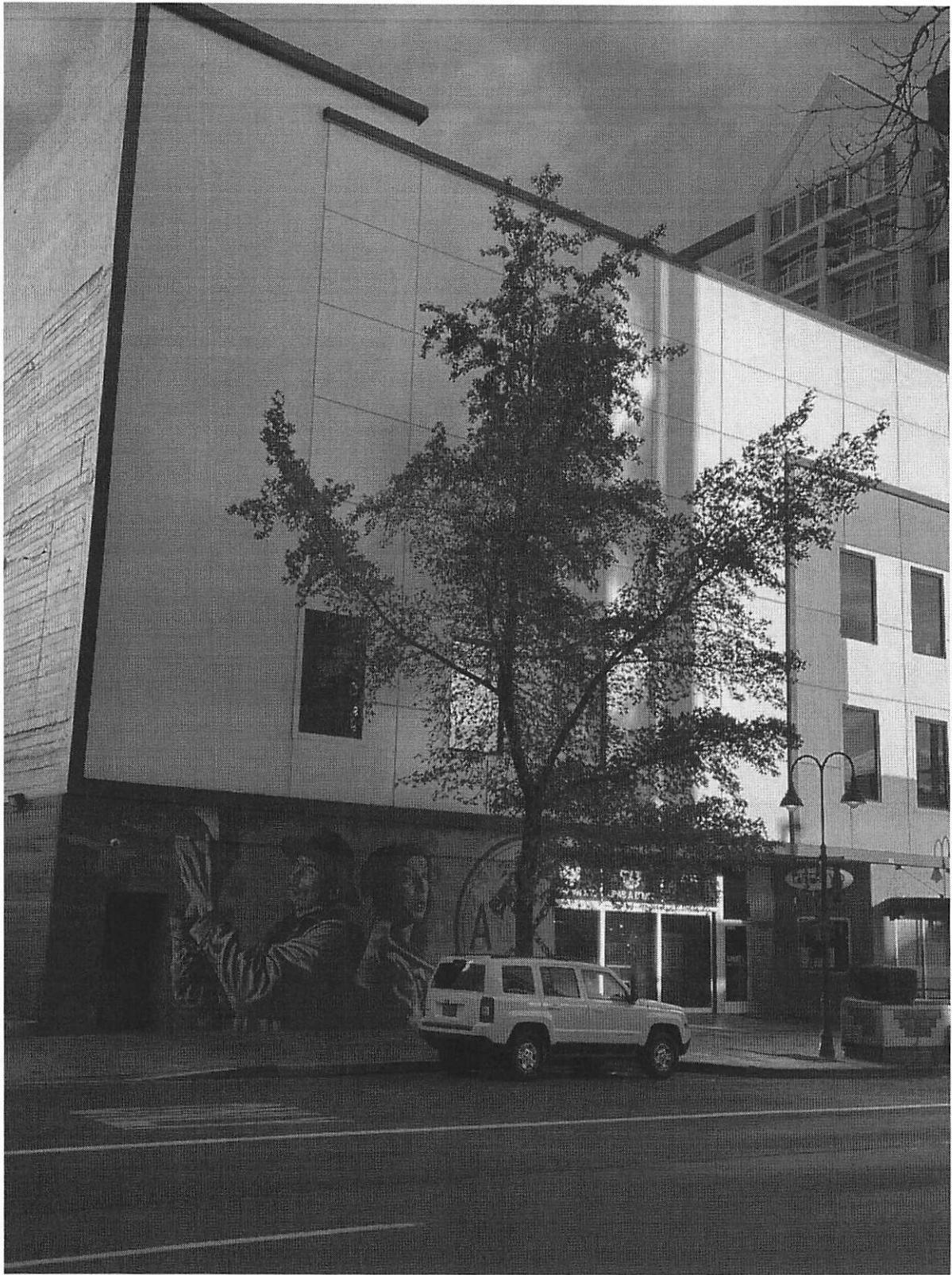
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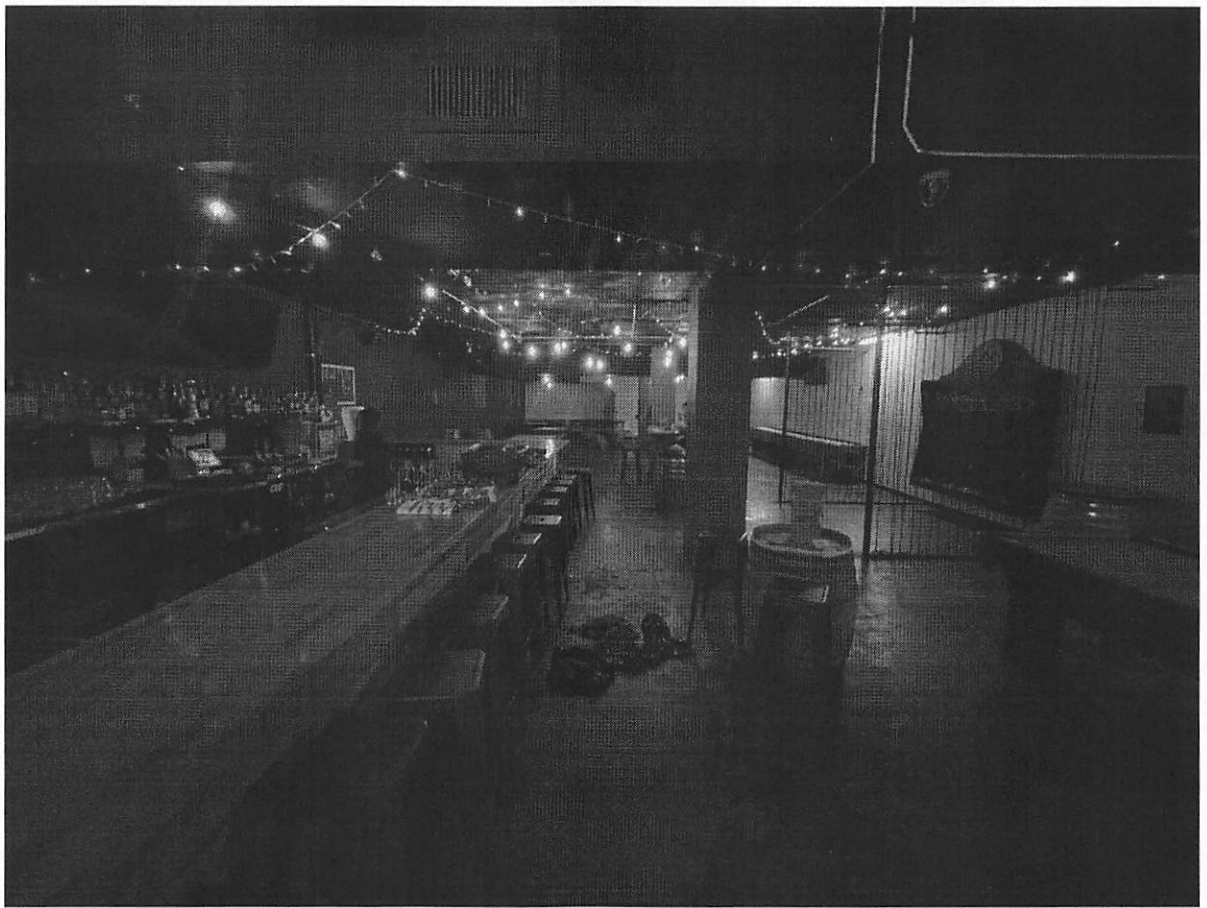
Date: December 2023
Scale: 1 inch = 85 feet

Photographs of Existing Building and Site:

EXHIBIT B







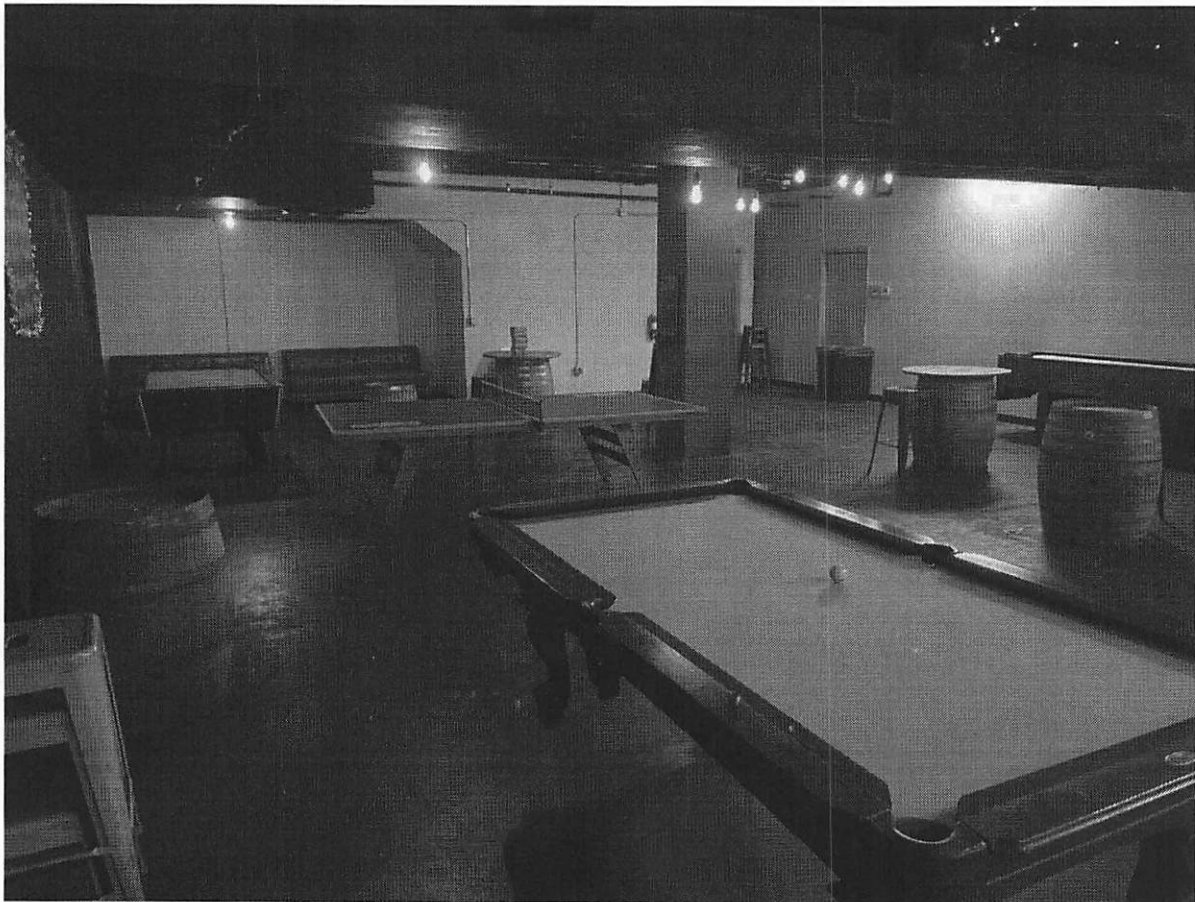
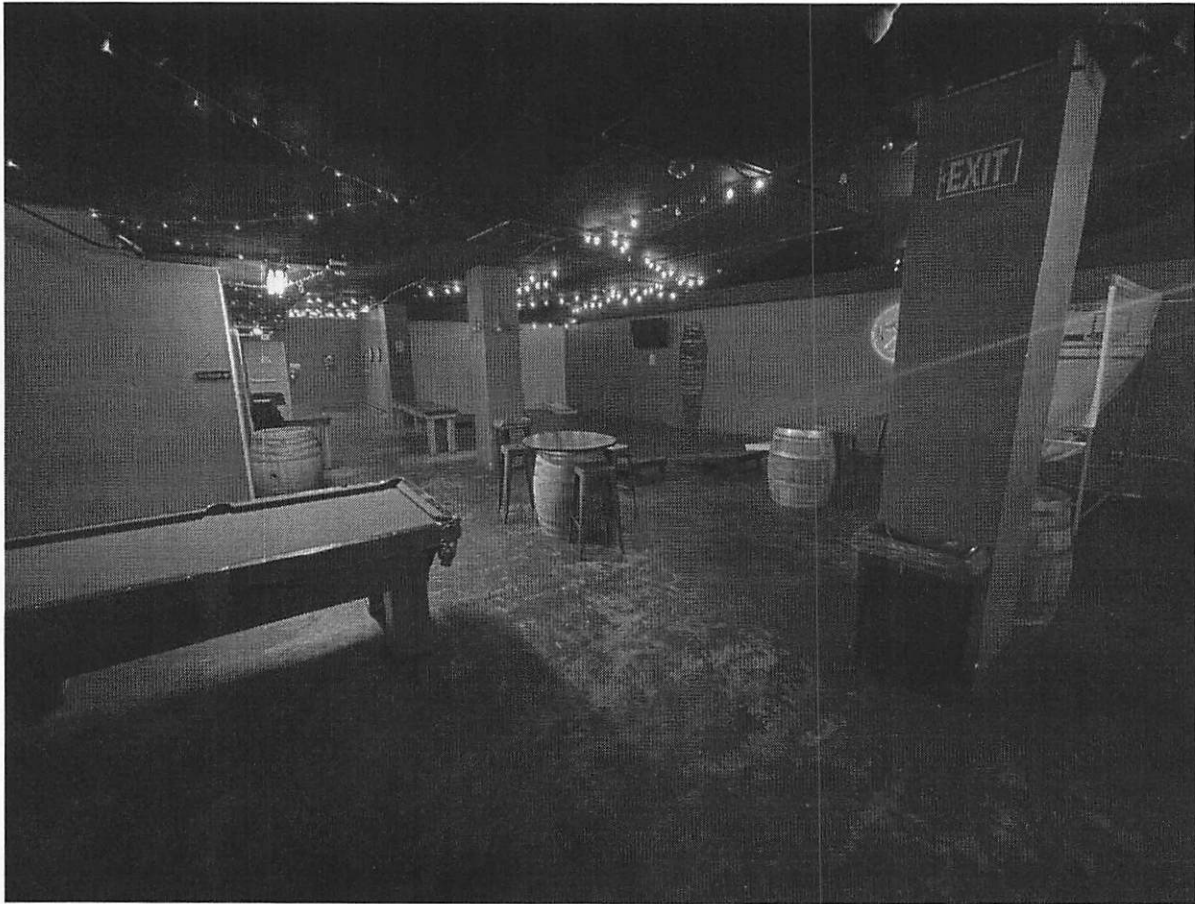
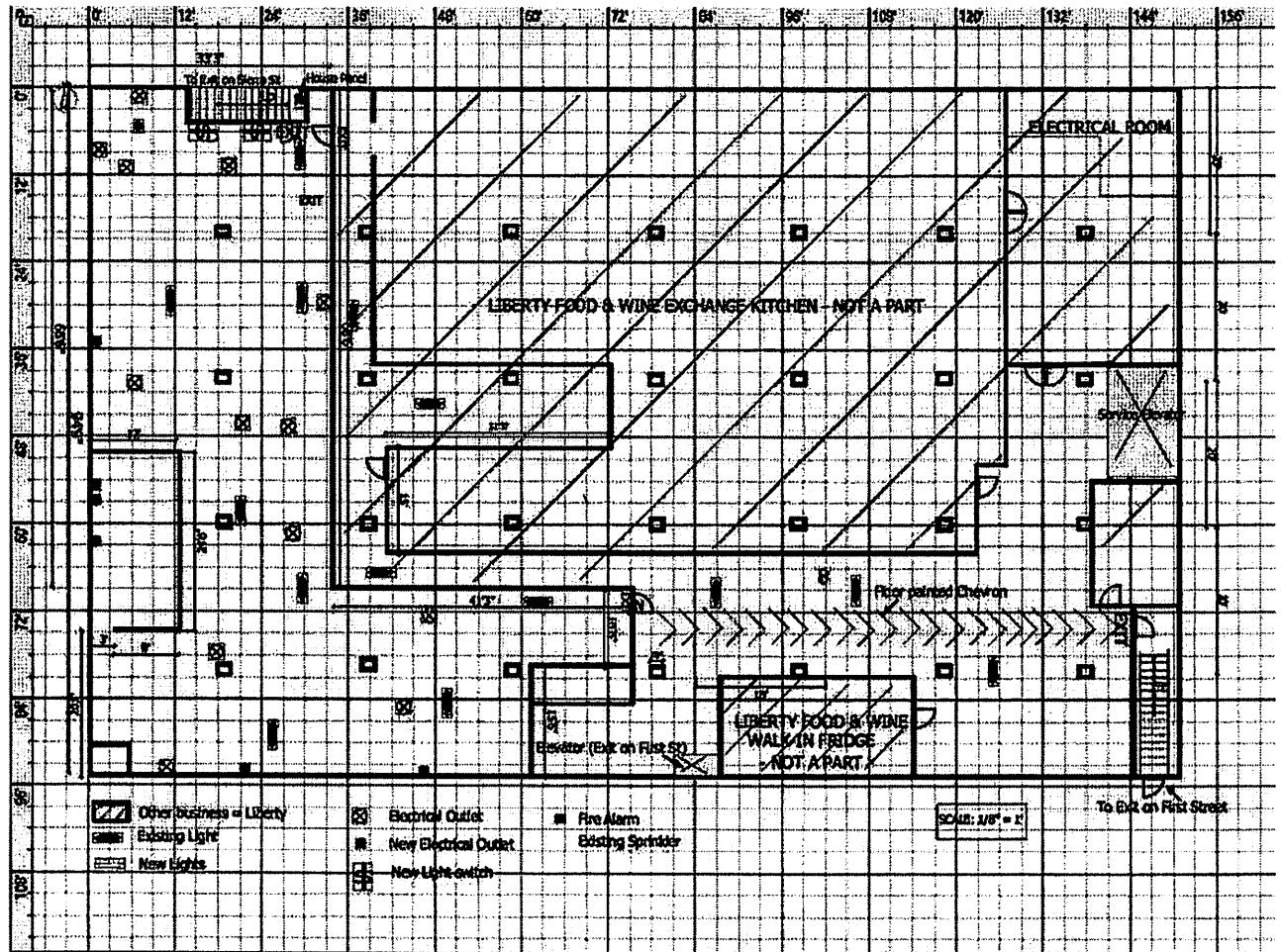




EXHIBIT C

Floor Plan / Site Plan

The floor plan will remain the same as currently shown:



Carter Williams

EXHIBIT D

From: Cali Shy
Sent: Wednesday, December 27, 2023 9:42 AM
To: Carter Williams
Subject: Public Comment for LDC24-00029

Follow Up Flag: Follow up
Flag Status: Flagged

*Public
Comments*

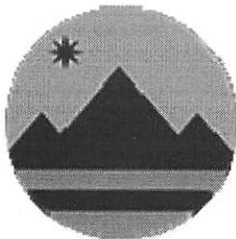
Hi Carter,

Please see the comments below from Laura Meillier for Reno Axe. I directed her to contact you or fill out a public comment should she have more concerns.

I recently got a notice of 'intent' from the City of Reno filed by: Reno Axe & Bar to conduct business between 11pm and 10am.

Said business was looking to host concerts, etc. through these biz hours. I live in the building next door and am concerned on noise and traffic at all hours. I am against this request to extend business hours. Thank you,






Best,



RENO

Cali Shy
(She/Her/Hers)

Planning Technician
Development Services
775-393-1039 (o) or 775-895-9019 (c)
ShyC@Reno.Gov
Working hours: Monday-Thursday 7am-5:30pm
1 E. First St., Reno, NV 89505

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Carter Williams

From: jer.pfarr@gmail.com
Sent: Wednesday, December 27, 2023 8:52 AM
To: Carter Williams
Cc: jer.pfarr@gmail.com
Subject: Reno Axe

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Carter,

I reside in the Palladio, which is in close proximity to Reno Axe. Thanks for sharing the Conditional Use Permit application to allow live entertainment between the hours of 11:00 PM to 10:00 AM. As a downtown resident, I feel this will be very disruptive to downtown living with highly intoxicated patrons shouting, celebrating, screaming, and fighting. Past experience has shown that when establishment security intervenes with problem behavior in a downtown business, the individuals are evicted, and the problem behavior is pushed out onto the public sidewalks and city streets.

I personally do not see the need for entertainment from 11:00 PM to 10:00 AM and I am not in favor of approval of this Conditional Use Permit. Are there city ordinances that address this type of activity?

Thanks for your time,
Jerry Pfarr

Which Category Describes You NAB Member

Case Number LDC24-00029

Do you wish to opt-in to receive Reno Connect Development Project email newsletters? Yes

NAB Member Comment Form

Ward Number Ward One (Jenny Brekhus)

Full Name karla werninghaus

Contact Email kwerninghaus@gmail.com

Contact Phone Number 7756223554

Compatibility of proposal with surrounding area. Poor

Traffic impacts & pedestrian safety. Poor

Does the proposed design contribute to and enhance the character of the area. No

Environmental impacts. Unclear

Leave other comments on this case here. We don't need to have bars and entertainment going all night, producing noise and drunk drivers. Ending at 11:00—or latest midnight —is better for surrounding neighborhoods.

This PDF is generated with the [Google Forms Notification](#) add-on.

To generate customized PDFs from Google Forms, download [Document Studio \(video demo\)](#).

These messages are not added in the [premium version](#).

Carter Williams

From: Roswitha Smale <roswithakima@gmail.com>
Sent: Wednesday, January 10, 2024 8:32 AM
To: Carter Williams
Subject: Reno Axe

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

This regards case # LDC24-00029.

I am responding to a mailing about an application to allow live entertainment between 11pm and 10 am. I live in the Palladio hi-rise across the street. I'm writing you because I am unable to attend the public meeting on Feb 7, 24. As a downtown resident I am already contending with incredible traffic noise and people loudly shouting into the small hours of the morning.

Please give some consideration to the residents in this mixed neighborhood. After all we pay a considerable tax \$1,829.29 for the privilege of living in downtown Reno.

Sincerely,

Roswitha Kima Smale
1760 9924428 cell

Which Category Describes You NAB Member

Case Number LDC24-00029

Do you wish to opt-in to receive Reno Connect Development Project email newsletters? Yes

NAB Member Comment Form

Ward Number Ward Five (Kathleen Taylor)

Full Name Gary Cecil

Contact Email garycecil621@msn.com

Compatibility of proposal with surrounding area.

There are no cabaret-licensed nightclubs in close proximity in the area of the intersection of Sierra and 1st. Streets. Reno Axe would be the first to stay open to 3am. To their credit, there is only one police report (23-17077) and one code enforcement action (ENF22-C00977) on record for the four years of their operation as a bar at their current location. There are also a number of bars in the vicinity....just not a cabaret-licensed nightclub.

Traffic impacts & pedestrian safety.

They are opposite the 24/7 Parking Gallery, so no concerns.

Does the proposed design contribute to and enhance the character of the area.

N/A

Environmental impacts.

N/A

Leave other comments on this case here.

I have two areas of concern, and I am hoping the operators bring more information to the PC than is shown in their scant application materials and also in the answers to questions posed at the ward 5 NAB meeting on January 9.
1. SECURITY: They are proposing to add five hours to their closing time on Friday and Saturday (currently close at 10pm; proposing to close at 3pm). When asked about how they were going to change security staffing their answer was unclear and not precise enough. They currently employ 6 security staff, but after asking a question on changes, I am still not clear if they plan to just extend the hours of existing staff or add new security staff or some combination. I would ask that the PC members ensure there is clarity and commitment to this issue. There is a

concern that extended hours may lead to fatigue and mistakes.
2. NOISE: Item A.3 of the application for a CUP clearly states that "A sound study is required with this application prepared by a licensed acoustical engineer". The operators said they had measured sound, but neither of them are licensed acoustical engineers, nor have they yet engaged one. As Noise is part of finding 6a, I respectfully ask that the PC ensure they receive a copy of a sound study performed by a licensed acoustical engineer before the CUP decision is made.

I also expressed a general concern that they should carefully monitor any increases to the number of patrons if they are granted a CUP. While they did not believe the extended hours would lead to a significant number of extra patrons, as the nightclub will be in their basement, I would want to be assured that the limit approved by Fire Inspectors is never exceeded.

I also made two recommendations:

- a. That they reach out to the HOA Board at the nearby Palladio building (approx. 100 residential units). They said they want to be good neighbors so, as some Palladio residents have had problems with another local bar, as they had not yet reached out, I recommended they should. I offered to connect them with people in the Palladio, but they have not yet followed up.
- b. That they install an exterior light over the wall painted with a mural facing Sierra St. Should they get more patrons and need to organize a line outside in the early morning hours, this currently unlit wall is where they would line up.

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These messages are not added in the [premium version](#).

NO on Axe bar request!

Ann Cascarano <alcascarano@gmail.com>

Thu 2/1/2024 11:57 AM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Dear Commissioners,

I am a resident in the Palladio building at 50 N. Sierra st. in Reno, and have lived there 13 years. After listening to the noise generated by the Sticks bar for years, with many calls to the police at 2 am, I am strongly opposing this request by the Axe bar.

Drunken disorderly conduct escalates between 1am and 3am. For people trying to live a normal life, work, up in the day, sleep at night, this is completely disturbing.

NO, NO, NO! to all night bars! Please.

Would you want this happening across the street from your house?

Thank you,

Ann Cascarano

775-223-9383

Sent from my iPad

Request for the Axe's extended downtown hours

Barbara Fleming <barbara-fleming@sbcglobal.net>

Thu 2/1/2024 3:04 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

As an 8-year full-time Palladio resident (& 57-yr Reno resident) I have several reasons for objecting to the bar's requested hours of operation:

Will the owner/managers be responsible for patrons who become unruly, drunk, disruptive or simply toss them onto the public street? Do the condominium residents/owners deserve the same quiet overnight hours as those living in non-downtown neighborhoods? We do pay extra property taxes & assessments to the downtown partnership for security & maintenance.

If people want to party all night long there are the casinos in the Row, the Atlantis, Peppermill & GSR who have the facilities, staff & security to deal with behavior that gets out-of-hand.

Please deny this request.

Respectfully,

Barbara L Fleming

Palladio owner & full-time resident

Sent from my iPhone

Application Request #LDC24-00029

James Livingstone <junglejimbo@comcast.net>

Wed 1/31/2024 12:39 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Planning Commission,

WE support the request by Reno Axe #LDC24-00029. My parcel # is 011-530-05 50 N. Sierra St. Unit 1005 Reno NV, 89501

Thanks

James and Maria Livingstone

Reno Axe

Jeffrey Dunham <jeffrey.dunham@dunham.com>

Sat 2/3/2024 7:38 AM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Reno Axe is a fine business and a pleasure to have Downtown.

Yet, they should in **no way be allowed to expand their noise permit**. Massive residential complexes are located within 1 block to the North and to the South. Noise from customers on motorcycles, car screeching tires, congregating, celebrating outside and along the curb and in the street were a major problem with the sports bar that recently closed between Pizanos Pizza and the theater was a MAJOR problem.

Restaurants are a huge / welcome addition to the neighbor hood. Liberty, the Pizza place, the Mexican food, all 3 restaurants in Palladio are lovely. Those kind of tenants that wind down by 9 or 10 pm attract the right kind of tenants, customers and sales tax revenue for the city are perfect. Not ideal for this area is businesses that get louder and "rev up" the congestion as residents are North and South are retiring for the evening.

Please continue to attract upscale restaurants / lounges to this area, driving up tax revenue and visitor back to downtown, but let it wind down to let residents sleep. Win – Win – Win.

Thanks for listening.

Jeffrey A. Dunham

Chairman / CEO

Office: (800) 442-4358 ext 2100

Business Cell: 775-557-5257

Dunham Trust Company

Reno, NV

www.dunhamtrust.com

LDC24-00029

Mark French <mark.william.french@gmail.com>

Tue 1/30/2024 11:38 AM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Hi.

My name is Mark French and I own a property at 255 N Sierra St, Reno, NV 89501, Unit 614.

I fully support the proposed permit to allow live entertainment activities.

Additionally, I do hope that the Reno Planning Commission is looking to put a grocery store (e.g. Trader Joe's) in a downtown location. With so many people moving into condos, and new spaces being built it seems ridiculous that we don't have a fully operating grocery store in the downtown area. Perhaps one of the empty spaces in The Montage (255 N Sierra) could be utilized as a small grocery moving forward.

Regards,

Mark French

LDC24-00029 (Reno AX)

CMH <cmhabx767@proton.me>

Fri 2/2/2024 9:11 AM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Dear Honorable Council Members:

I have been an owner residing at the Palladio Condominium, 50 North Sierra Street, # 703 Reno, NV; purchasing in 2010. I and other residents slept peacefully at night until the year 2015; at which time the Stick Sports bar opened across the street, with closing time around 2:00 am.

I oppose LDC24-00029 Reno Ax request to operate live entertainment activities between the hours of 11:00 pm and 10:00am, for the following experienced reasons.

I have suffered the ongoing, year after year, never ending nightmare of my sleep being disturbed in the middle of the night. Scientific studies have well documented safety risks associated with lack of adequate sleep. The disturbances of my peace were generated from patron's of the Stick Sports Bar; until it recent closing.

Loud intoxicated patrons screaming, shouting, happy or mad, coupled with verbal and physical altercations typically started and continued 12:30 am thru 3:00 am. This exposure was typically three to four nights a week, starting with College nights promoted on Thursdays and then throughout the general weekend Friday, Saturday and sometimes Sunday nights.

Security officers and bouncers did not solve the problem. When patrons behavior become a problem for the establishment they ejected the patrons out onto public area sidewalks; across the street from the Palladio residential condominium. I and other resident's peace and sleep was often disturbed; as we were awoken from the noise and fighting. These disturbances were further complicated by the Reno Police Department understaffing and limited ability to respond to disturbing to peace complaints. Calling 911 is not allowed; if you call in a disturbing the peace complaint you are told to call the non-emergency number, which is responded to as time allows. I found the typical call back was often 45 minutes to 1 hour after an event precipitated, during which time the disturbance event continued unabated. I have needed to call the police several times per year, including the shooting at the Stick Bar I witnessed, which ensued after being awoken again hearing another typical verbal / physical altercation disturbance.

City approval of the Reno Ax's request for all week, all night, live alcohol served events located across the street from the Palladio condominium homes will create disturbing the peace and safety issues. I purchased my home in downtown Reno zoned to include residential living. There comes with that purchase and zoning the reasonable expectation of being able to sleep at night.

Operators of the Reno Ax, knew or had a duty to know, a high rise residential condominium is located across the street from their business enterprise. It is not existing Palladio residents who should bear the burden (of being disturbed from their sleep and associated safety risks) for the financial benefit of the Reno Ax's owners now wanting to operate live events 7 days a week, all night, serving alcohol. Reno Ax's owners, choosing another location, not across or adjacent to residential living units, would be reasonable, considerate and good business neighbor practices. But they are seeking City approval for the opposite.

All night live events are what they are; marked to attract large numbers of patrons with alcoholic consumption; it is problematic being located across the street from a residential condominium, whose residents want and need to sleep to function safely the next day. This is further complicated by the Reno Police Department

2/5/24, 10:42 AM

Mail - Michelle Fournier - Outlook

unable to promptly respond to disturbing the peace issues, which allows the disturbance to continue unabated until it resolves on its own.

I have lived my 8 year nightmare with the Sticks Bar. I do not want to repeat it.

I respectfully request the Reno City Council reject Reno Ax's LDC24-00029.

Morten O. Homme
50 North Sierra Street
703
Reno, NV 89501

Re: LDC24-00029 (Reno AX)

CMH <cmhabx767@proton.me>

Wed 2/7/2024 3:45 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Sent from Proton Mail for iOS

On Fri, Feb 2, 2024 at 09:10, CMH <cmhabx767@proton.me> wrote:

Dear Honorable Council Members:

I have been an owner residing at the Palladio Condominium, 50 North Sierra Street, # 703 Reno, NV; purchasing in 2010. I and other residents slept peacefully at night until the year 2015; at which time the Stick Sports bar opened across the street, with closing time around 2:00 am.

I oppose LDC24-00029 Reno Ax request to operate live entertainment activities between the hours of 11:00 pm and 10:00am, for the following experienced reasons.

I have suffered the ongoing, year after year, never ending nightmare of my sleep being disturbed in the middle of the night. Scientific studies have well documented safety risks associated with lack of adequate sleep. The disturbances of my peace were generated from patron's of the Stick Sports Bar; until it recent closing.

Loud intoxicated patrons screaming, shouting, happy or mad, coupled with verbal and physical altercations typically started and continued 12:30 am thru 3:00 am. This exposure was typically three to four nights a week, starting with College nights promoted on Thursdays and then throughout the general weekend Friday, Saturday and sometimes Sunday nights.

Security officers and bouncers did not solve the problem. When patrons behavior become a problem for the establishment they ejected the patrons out onto public area sidewalks; across the street from the Palladio residential condominium. I and other resident's peace and sleep was often disturbed; as we were awoken from the noise and fighting. These disturbances were further complicated by the Reno Police Department understaffing and limited ability to respond to disturbing to peace complaints. Calling 911 is not allowed; if you call in a disturbing the peace complaint you are told to call the non-emergency number, which is responded to as time allows. I found the typical call back was often 45 minutes to 1 hour after an event precipitated, during which time the disturbance event continued unabated. I have needed to call the police several times per year, including the shooting at the Stick Bar I witnessed, which ensued after being awoken again hearing another typical verbal / physical altercation disturbance.

City approval of the Reno Ax's request for all week, all night, live alcohol served events located across the street from the Palladio condominium homes will create disturbing the peace and safety issues. I purchased my home in downtown Reno zoned to include residential living. There comes with that purchase and zoning the reasonable expectation of being able to sleep at night.

Operators of the Reno Ax, knew or had a duty to know, a high rise residential condominium is located across the street from their business enterprise. It is not existing Palladio residents who should bear the burden (of being disturbed from their sleep and associated safety risks) for the financial benefit of the Reno Ax's owners now wanting to operate live events 7 days a week, all night, serving alcohol. Reno Ax's owners, choosing another location, not across or adjacent to residential living units, would be reasonable, considerate and good business neighbor practices. But they are seeking City approval for the opposite.

All night live events are what they are; marked to attract large numbers of patrons with alcoholic consumption; it is problematic being located across the street from a residential condominium, whose residents want and need to sleep to function safely the next day. This is further complicated by the Reno Police Department unable to promptly respond to disturbing the peace issues, which allows the disturbance to continue unabated until it resolves on its own.

I have lived my 8 year nightmare with the Sticks Bar. I do not want to repeat it.

I respectfully request the Reno City Council reject Reno Ax's LDC24-00029.

Morten O. Homme
50 North Sierra Street
703
Reno, NV 89501

Regarding LDC24-00029

Susan Palmer <susan@palmerwestport.com>

Thu 2/1/2024 9:30 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Dear Madame and Sirs:

I am writing to voice, my strong opposition to the request of the Ax bar in the Palladio building on N. Sierra St., be granted permission to remain open between 11 PM and 10 AM. The majority of the occupants of this building are residential occupants, and take solace that most noise making activity is concluded by 10 PM in our neighborhood. Keeping the bar open around the clock would diminish our quality of life and our property values. I own my condo and I am a registered voter in the city of Reno, and I strongly urge the Reno city council people to deny this request.

Susan Palmer Sperber

President

50 North Sierra Street

Unit 1201

Reno, NV 89501

The Palmer Westport Group

413 297 3619

Ax hearing

Suzy McLeod <caesarsuzy@gmail.com>

Sat 2/3/2024 9:27 AM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

My name is Susan McLeod and I am a long time resident of the Palladio. I object to having the Ax extend its hours. We already have too much late night noise due to inebriated patrons screaming, shouting arguing and sometimes fighting. Please consider that we were here first. need some sleep, and deny the request to remain open all night. Thank you.

--

Have a great day,
Suzy McLeod

No on LDC24-00029

grace@nevadamcleodgroup.com <grace@nevadamcleodgroup.com>

Thu 2/1/2024 12:44 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

To whom it may concern @ the Reno Planning Commission-

We have been condo owners @ the Palladio since the day it opened. We are huge supporters of downtown and love the different restaurants, shops, bars and casinos that make up our downtown community. We are writing to express our desire for the commission to reject the permit for the Axe bar to play music from 11pm to 10am. I have been a patron of the Axe bar and I do not understand why they think they need to keep the bar/music scene open for an extended period of time but I am not in charge of their business so I expect they have a solid reason for it. I would like to express my concern mostly on the noise. We have had late night music @ the Chocolate bar- which than turned into the Stick (95 N Sierra) and those late nights of music have definitely affected our sleep. The permits that restaurants/bars receive from the city expressly forbid loud music after certain hours and I don't see why AXE needs to change their approved permit @ this time. We are the closest residential building to the Axe bar and we will definitely be affected by an approval of this nature.

We are one owner (out of 92) who is strongly telling the commission to reject the proposal.

Thank you for your time-

The McLeod's

50 North Sierra #13

Reno, Nevada 89501

PC Public Comment Form - 02/07/2024, LDC24-00029(RenoAxe), Carlee Ferrari

PC Public Comment <wilseyc@reno.gov>

Thu 2/1/2024 4:07 PM

To:Michelle Fournier <FournierM@reno.gov>;Reno Planning Commission <RenoPlanningCommission@reno.gov>

 1 attachments (49 KB)

PC Public Comment - 02072024, LDC24-00029(RenoAxe), Carlee Ferrari.pdf;

Your form has a new entry. Here are all the answers.

Email Address kazams!3@yahoo.com**Your Name (First and Last)** Carlee Ferrari**Address** 50 N Sierra St. 604**Phone Number** 775-530-4005**If you are representing someone other than yourself, please indicate who you are representing.** self**Planning Commission Meeting Date** 02/07/2024**Agenda Item or Case Number** LDC24-00029(RenoAxe)**Please state if you are in favor of or in opposition of the agenda item in which you are commenting:** In Opposition**Your Comment** This is a residential neighborhood and it would not lend itself to any type of nightclub: the noise, the gathering of people at all hours, the trash that would be strewn about. The ambassadors can't keep up with the homeless population: this added into the mix would be a disaster.**By checking the "Yes" below, you understand,** Yes

acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

Sent via [Google Form Notifications](#)

PC Public Comment Form - 02/07/2024, LDC24-00029, Naomi Tsuda

PC Public Comment <wilseyc@reno.gov>

Tue 2/6/2024 2:26 PM

To:Michelle Fournier <FournierM@reno.gov>;Reno Planning Commission <RenoPlanningCommission@reno.gov>

 1 attachments (51 KB)

PC Public Comment - 02072024, LDC24-00029, Naomi Tsuda.pdf;

Your form has a new entry. Here are all the answers.

Email Address naomitsuda@yahoo.com**Your Name (First and Last)** Naomi Tsuda**Address** 50 N Sierra St, #511, Reno, NV 89501**Phone Number** 7754094833**Planning Commission Meeting Date** 02/07/2024**Agenda Item or Case Number** LDC24-00029**Please state if you are in favor of or in opposition of the agenda item in which you are commenting:** In Opposition

Your Comment I live in The Palladio, the mixed-use high-rise just south of Reno Axe. Based on experience with The Stick bar and problems with other nightclubs nearby (Fusion, for example) live music and entertainment tends to attract a far more noisy and raucous crowd after 11:00 pm. There is a marked increase in vehicles racing down First Street and Sierra Streets, unchecked by law enforcement. Recent history with The Stick revealed that long lines of revelers line up outside the venue waiting to get in, yelling, singing, urinating on buildings, and engaging in street fighting. Similarly, when they leave, many appear intoxicated and engage in loud and unruly behavior inconsistent with nearby residents who are trying to sleep. There is also a large number of patrons who enjoy creating the loudest engine noises possible with cars and motorcycles as they circle the downtown area both before and after enjoying themselves at these

venues.

The downtown residents appreciate the existence of businesses and restaurants that attract and serve family and friendly patrons. Indeed, that is a big part of what I enjoy about living in The Palladio. However, mixed use areas like downtown where business and residents exist together requires both to ensure that the benefits to one do not overtake the needs of the other. I urge the Reno Planning Commission to take the sleep needs of the downtown residents into consideration and deny the request for a conditional use permit to operate live entertainment activities from 11:00 pm and 10:00 am.

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

Sent via [Google Form Notifications](#)

PC Public Comment Form - 02/07/2024, Case No. LDC2400029 (Reno Axe), Rebecca Nunes

PC Public Comment <wilseyc@reno.gov>

Fri 2/2/2024 9:59 AM

To:Michelle Fournier <FournierM@reno.gov>;Reno Planning Commission <RenoPlanningCommission@reno.gov>

📎 1 attachments (50 KB)

PC Public Comment - 02072024, Case No. LDC2400029 (Reno Axe), Rebecca Nunes.pdf;

Your form has a new entry. Here are all the answers.

Email Address	rn_cpa@yahoo.com
Your Name (First and Last)	Rebecca Nunes
Address	50 N Sierra St Reno NV #809
Phone Number	5592854656
If you are representing someone other than yourself, please indicate who you are representing.	Self
Planning Commission Meeting Date	02/07/2024
Agenda Item or Case Number	Case No. LDC2400029 (Reno Axe)
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
Your Comment	Loud intoxicated patrons start causing disturbances in the area around 12:30 am. Allowing this to continue 24/7 will add an additional burden to the understaffed Reno Police Department. Responding to disturbing the peace complaints will be a very low priority. This is a highly populated residential area. Although the area is a mixed-use area, we still need to be good, kind and

courteous neighbors. This request by Reno Axe seems to violate all those tenets.

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

Sent via [Google Form Notifications](#)

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2-7-24

CASE NO. LDC 24-05029

Please Print:

NAME: MORTON HOMME

ADDRESS: 50 N. SIERRA ST

I REPRESENT: MYSELF

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: MORTON

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2-7-24

CASE NO. LDC 24-00029

Please Print:

NAME: ANN (Crew) Cascarano

ADDRESS: 50 N Sierra St

I REPRESENT: myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

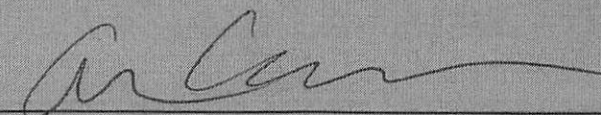
☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: 

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/7/2024

CASE NO. LDC 24-00029

Please Print:

NAME: ROBERT RABKIN

ADDRESS: 50 N Sierra

I REPRESENT: Self

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: [Signature]

RENO CITY PLANNING COMMISSION
REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/7/2024

CASE NO. LDC 24-00029

Please Print:

NAME: MARILYN JOHNSON

ADDRESS: 100 N. ARLINGTON

I REPRESENT: Myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☒ ~~IN FAVOR~~

☒ ~~IN OPPOSITION~~

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: Marilyn Johnson

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 6/17/24

CASE NO. LDC 24-00029

Please Print:

NAME: Magali Rivera

ADDRESS: 255 N Sierra St Unit 2304 Reno, 89501

I REPRESENT: a resident of the mountain

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

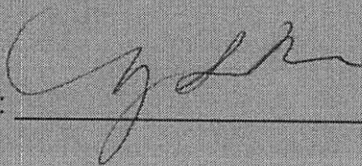
I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: _____



RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 02/07

CASE NO. LDC 24-00029

Please Print:

NAME: PAUL D. IRVING

ADDRESS: 50 No. Sierra St. # 501 Reno, NV 89501

I REPRESENT: Palladio Condominium Association

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

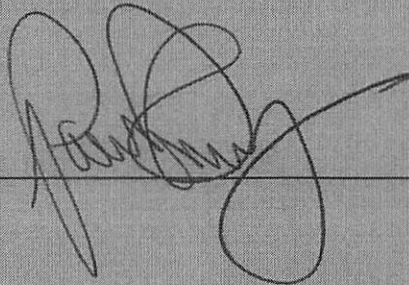
I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: _____



RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: Feb 7, 2024

CASE NO. LDC 24-00029

Please Print:

NAME: Jennifer Hagen

ADDRESS: 255 N. Sierra

I REPRESENT: myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☒ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

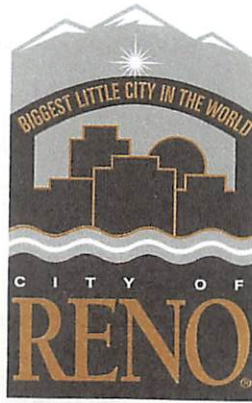
☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: Noise mitigation in a
neighbor hood where many of
us have our homes.
No way to monitor, enforce

SIGNATURE: Jennifer M Hagen

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



FILED THIS DATE
2 / 8 / 2024
BY: BT
CITY CLERK

February 8, 2024

Reno Experiences LLC
c/o Sumiko Maser
4221 Hillview Dr
Carson City, Nv 89701

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

Dear Applicant:

At the regular meeting of the Planning Commission on February 7, 2024, the Planning Commission, as set forth in the official record, approved your request for a conditional use permit to allow an existing indoor recreation and bar use to operate live entertainment activities between the hours of 11:00 p.m. and 10:00 a.m. The ± 0.32 acre site is located on the northeast corner of North Sierra Street and West First Street (100 North Sierra Street). The site is within the Mixed-Use Downtown – Riverwalk District (MD-RD) 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 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.

The decision of the Planning Commission may be appealed within ten business 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

Reno Experiences LLC
RE: LDC24-00029 (Reno Axe)
Page 4

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 business (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', is written over the word 'Sincerely,'.

Mike Railey, AICP, Planning Manager
Development Services Department

LDC24-00029 (Reno Axe) - CDW

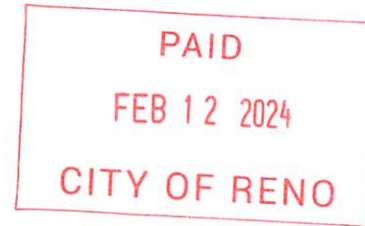
xc: Fenway Properties II LLC
PO Box 80427
City of Industry, CA 91716

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

PAYMENT DATE
02/12/2024
COLLECTION STATION
7933 - Front Desk 2
RECEIVED FROM
APPEAL FEE -MORTEN
HOMME
DESCRIPTION
LDC24-00029

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2024-00003187
RECEIPT NO.
2024-00176158
CASHIER
Roman, Lorena



PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$100.00	\$100.00
	<div><div>Total Cash\$0.00</div><div>Total Check\$100.00</div><div>Total Charge\$0.00</div><div>Total Wire\$0.00</div><div>Total Other\$0.00</div><div>Total Remitted\$100.00</div><div>Change\$0.00</div><div>Total Received\$100.00</div></div>	
Total Amount:		\$100.00
Customer Copy		

Printed by: Roman, Lorena

Page 1 of 1

02/12/2024 11:12:35 AM