

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

January 21, 2016

Hellfire Group, LLC
c/o David Heffern
3676 Bozeman Dr.
Reno, NV 89511

Subject: LDC16-00035 (The Hellfire Saloon/3372 S. McCarran Blvd)
APN No. 021-281-12

Dear Applicant:

At the regular meeting of the Planning Commission on January 20, 2016, the Planning Commission approved your request for a special use permit to establish a: (1) bar with a restaurant; (2) nightclub offering live entertainment; and (3) operations between 11:00 p.m. and 6:00 a.m. The ±4,500 square foot tenant space is located within an existing ±8.69 acre commercial center on the southeast corner of South McCarran Avenue and Mira Loma Drive in the Arterial Commercial (AC) zone. The site has a Master Plan land use designation of Urban Residential/Commercial.

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 within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
4. Prior to the issuance of any building and/or a business license, the applicant shall attach a copy of the final approval letter.

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5. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday. No construction activities may occur on Sundays or Federal holidays.
6. Trash pickup, parking lot sweeping, deliveries and all other exterior maintenance activities shall be limited between the hours of 7:00 a.m. and 9:00 p.m. daily.
7. If noise complaints arise from the business, the owner or operator shall work with the Community Development Department to demonstrate via a sound study prepared by a licensed acoustical consultant, that noise generated by the project will not exceed the existing ambient noise levels between the hours of 11:00 p.m. and 6:00 a.m. at the property line of the nearest residential property line. The sound study shall determine what mitigation is necessary (e.g. additional sound baffling, volume reduction, etc.) as applicable, to prevent noise levels from exceeding 49dB at the nearest residential property line between the hours of 11:00 p.m. and 6:00 a.m.
8. Prior to operations, the applicant shall place a sign in the window or exterior door containing the operations managers phone number to notify the operator directly of any concerns (e.g. noise, loitering, etc.).
9. Prior to the issuance of a business license for a night club, security camera plans shall be submitted to the approval of the Community Development Department to cover the exterior and interior of the business. Cameras shall be High Definition (HD), infrared enabled, vandal resistant and installed according to the approved plans. Cameras must be continuously maintained and operational on the inside and outside of the establishment during business hours. Signs shall be clearly placed indicating that the area is under video surveillance.
10. Prior to issuance of a business license for a night club, the applicant shall demonstrate that a sign with the business name will be installed on the rear door of the facility and be externally illuminated in order to create a concept of ownership over space.
11. The business operations shall be allowed to extend to 1:00 a.m. on Friday and Saturday nights.

The decision of the Planning Commission may be appealed within ten calendar days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice

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of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

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

Sincerely,

Claudia C. Hanson, AICP, Planning Manager
Community Development Department

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xc: Pacific Capital Investments
c/o Denise Graziani
1400 Rocky Ridge Drive, Ste 150
Roseville, CA 95661

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

- 5.1 Staff Report (For Possible Action): Case No. LDC16-00035 (The Hellfire Saloon/3372 S. McCarran Blvd) - This is a request for a special use permit to establish a: (1) bar with a restaurant; (2) nightclub offering live entertainment; and (3) operations between 11:00 p.m. and 6:00 a.m. The ±4,500 square foot tenant space is located within an existing ±8.69 acre commercial center on the southeast corner of South McCarran Avenue and Mira Loma Drive in the Arterial Commercial (AC) zone. The site has a Master Plan land use designation of Urban Residential/Commercial. jdb [**Ward 3**] 6:47 PM

David Heffern, owner, gave a brief overview of his project.

Jeff Borchardt, Assistant Planner, presented the staff report. Staff can make all the findings and recommends approval.

The Commissioners present disclosed that they either visited the site or are familiar with the site.

At this time Chairman Weiske opened public comment for this item. Hearing and seeing no public comment requests, Chairman Weiske closed public comment.

Commissioner Reno asked about the requested hours of operation for special events and occasions.

Mr. Heffern explained that they would like to remain open later than 11:00 p.m. on Fridays and Saturdays which are their primary entertainment nights. He also confirmed that they will not be a 24-hour operation.

Commissioner Gower asked about the purpose of Condition No. 10 requiring an illuminated sign on the rear door.

Mr. Borchardt stated that this condition was requested by the Reno Police Department. It is meant to be a small door sign establishing the business name so that it can be quickly and easily identified.

Chairman Weiske asked if the shopping center was designed to have illumination along the back of the building.

Mr. Borchardt stated that rear doors do typically have a lighting mechanism for safety reasons.

Chairman Weiske asked if a condition is needed for hours of operation or if the description in the staff report is sufficient.

Mr. Borchardt stated that he would recommend a condition.

Commissioner Olivas asked about the condition regarding the times for sweeping the parking lot and if it would conflict with when the lot is already being swept for the other businesses.

Claudia Hanson, Planning Manager, stated that this condition would require the applicant to work with the property manager to make sure the condition is met and that the lot is being swept at the required times.

Commissioner Reno stated that he does not have an issue with the requested hours of operation.

Commissioner Woosley suggested that more language is needed in Condition No. 10 regarding the lighting of the sign.

Mr. Heffern confirmed that the back door will not be used as an operational entrance for this facility.

It was moved by Commissioner Johnson, seconded by Commissioner Reno, in the case of LDC16-00035 (The Hellfire Saloon/3372 S. McCarran Blvd), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with the addition of a condition that the hours of operation be extended to 1:00 a.m. on Fridays and Saturdays. The motion carried unanimously with seven (7) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Charles Reno, Commissioner
AYES:	Weiske, Woosley, Olivas, Reno, Gower, Johnson, Schneider