

## Mullin, Kelly

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**From:** Tom Burkhart  
**Sent:** Thursday, May 16, 2019 1:53 PM  
**To:** Mullin, Kelly  
**Cc:** Debby Bullentini  
**Subject:** The Lodge Coffee + Wine

**UPDATED REQUEST:  
NO OUTDOOR  
MUSIC INCLUDED**

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

I met last evening at the Lodge at 6:00 PM with Karen Mullen, DeLee Lee, Dennis Callahan, Ken & Kasey Kummet, Bill Burke, and Cheryl and Randy Swan. They are all nearby neighbors who expressed their concerns about the outdoor deck music. Though they were all concerned about the potential noise levels they expressed that they were equally concerned about what happens after the next owner takes over.

After much discussion I asked if anyone objected to indoor music/entertainment. Not only were there no objections they all agreed that indoor music/entertainment would be welcomed.

Later that evening, after discussing the meeting with my manager, Debby Bullentini, I decided that we would only request the Cabaret License for indoor entertainment. This is assuming there would be no restrictions on dates or times throughout the year.

At the end of the meeting, Karen Mullen stated that no-one would show up at the Board of Adjustment meeting to object if we only had indoor music/entertainment. She also stated that moving the closing time to 9:00 PM was also acceptable.

My previous email stated the times and months we requested to be open so I won't go over that again in this email.

Lastly, unfortunately I must be out of town during the next Board of Adjustment meeting on June 6th but Debby Bullentini, my manager, is fully prepared to represent our interests. Let me know if I, as the owner, am required to be present. If that is the case we will need another postponement on the agenda.

Thank you,

Tom Burkhart 775-870-7202

## Mullin, Kelly

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**From:** Tom Burkhart  
**Sent:** Tuesday, May 07, 2019 7:14 AM  
**To:** Mullin, Kelly  
**Cc:** Debby Bullentini  
**Subject:** Revised hours

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Now that we have been open for four months we now better understand what the needs of our customers are. We are requesting the following opening hours:

Summer hours:

June through October -

Sunday through Thursday - 7:00 AM until 8:00 PM

Friday and Saturday - 7:00 AM until 9:00 PM

Winter hours:

November through May

Sunday through Thursday - 7:00 AM until 7:00 PM

Friday and Saturday - 7:00 AM until 8:00 PM

Thank you,

Tom Burkhart  
775-870-7202

Community Services Department  
Planning and Building  
AMENDMENT OF CONDITIONS  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

Property Owner Affidavit

Applicant Name: BURKHART MANAGEMENT GROUP, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, THOMAS A. BURKHART  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 047-161-13

Printed Name THOMAS A. BURKHART

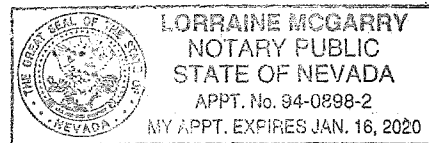
Signed [Signature]

Address 6593 CHAMPETRE DT, RENO, NV 895

Subscribed and sworn to before me this 15 day of March, 2019.

[Signature]  
Notary Public in and for said county and state  
My commission expires: 1-16-2020

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <i>BURKHART MANAGEMENT GROUP, LLC</i>			
DBA: <i>THE LODGE COFFEE + WINE</i>			
Project Description: <i>CABARET LICENSE FOR THE LODGE COFFEE + WINE</i>			
Project Address: <i>17025 MOUNT ROSE HIGHWAY, RENO, NEVADA 89511</i>			
Project Area (acres or square feet): <i>.99 ACRES</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>CLOSEST CROSS STREET IS AREQUIPA LN</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>047-161-13</i>	<i>.99</i>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s): <i>WADMIN 18-0009</i>			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <i>BURKHART MANAGEMENT GRP</i>		Name:	
Address: <i>6593 CHAMPETRE CT</i>		Address:	
<i>RENO, NEVADA</i> Zip: <i>89511</i>		Zip:	
Phone: <i>715 810 7202</i> Fax:		Phone: Fax:	
Email: <i>TBURKHART1938@GMAIL.COM</i>		Email:	
Cell: <i>AS ABOVE</i> Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <i>AS ABOVE</i>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Amendment of Conditions Application Supplemental Information

(All required information may be separately attached)

### Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

I APPLIED FOR AND PAID THE FEE FOR A CABARET LICENSE OVER A YEAR AGO BUT WAS NOT APPROVED WHEN THE CERTIFICATE OF OCCUPANCY WAS ISSUED. THUS, I WAS TOLD TO AMEND MY ORIGINAL APPLICATION

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

~~THE LODGE COFFEE + WINE WOULD LIKE OCCASIONAL MUSIC FOR BOTH INSIDE AND OUTSIDE ON THE DECK DURING THE SUMMER MONTHS. ANY AMPLIFICATION WOULD BE MODEST WITH SPEAKERS TURNED TOWARD THE BUILDING. WE ENVISION A TRIO AT MOST PLAYING POPULAR SONGS. WE RESPECT THE NEIGHBORS ACROSS THE HIGHWAY AND WILL NOT ALLOW LOUD HARD ROCK AS WE DON'T ENVISION OUR PATRONS WANTING THAT. WE ALSO NOT ALLOW ANY MUSIC AFTER 8:00 PM~~

**Staff note: #2 is outdated.**  
Please see email at beginning of application for current request.

WDMINKA00P  
EXHIBIT F

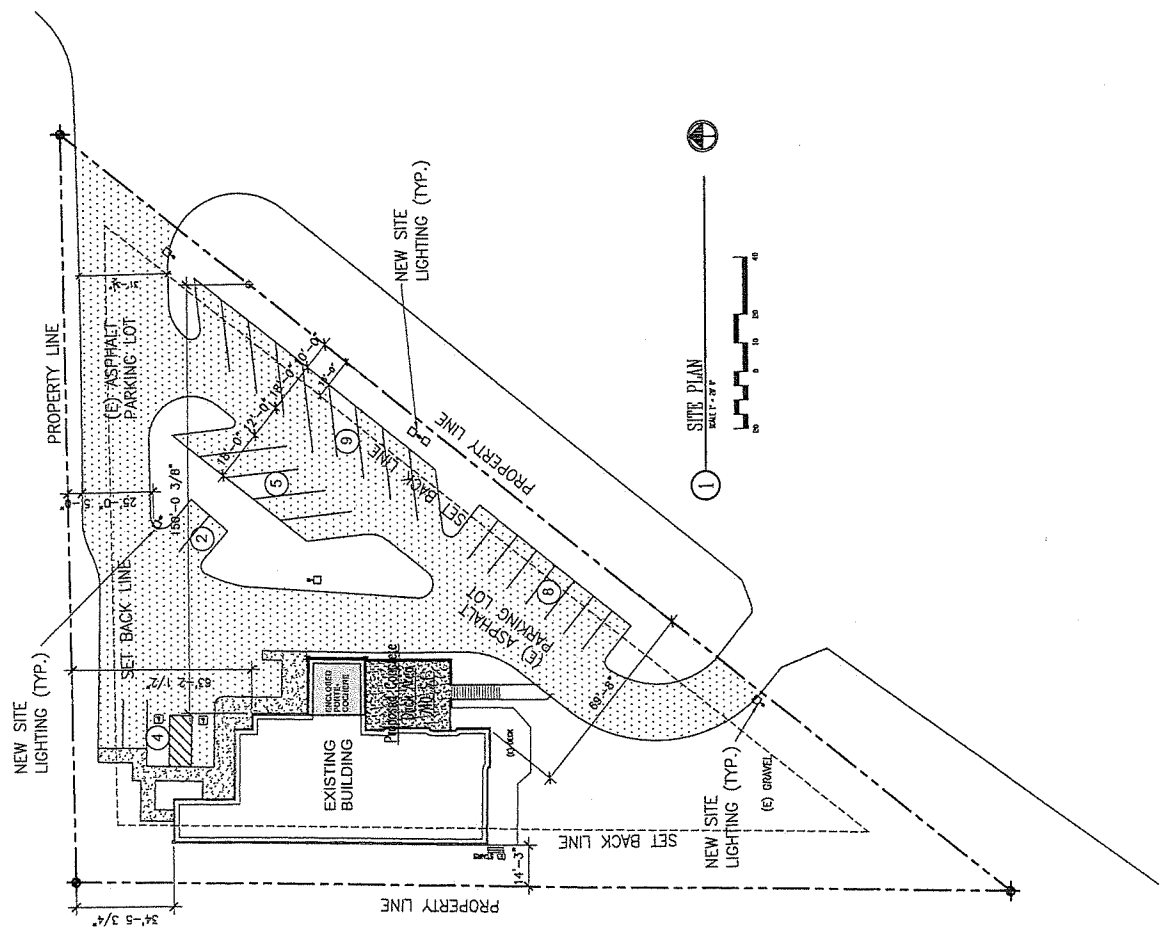
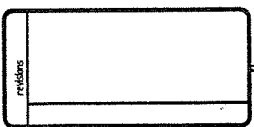
sheet title	SITE PLAN
drawn by	E
checked by	E
date	
scale	
A-1.0	

sheet title	SITE PLAN
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Project  
 The Lodge at Galena Remodel  
 17025 Mt. Rose Hwy  
 Reno, Nevada 89511

architects + llc

1000 North  
 1300 West  
 850 South  
 Reno, NV 89502  
 775-329-8000  
 FX 775-329-8000



Architects and Engineers - Galena Lodge - Galena Forest, Washoe County, NV, 5/1/2018 8:50:58 AM

revisions

architects + llc

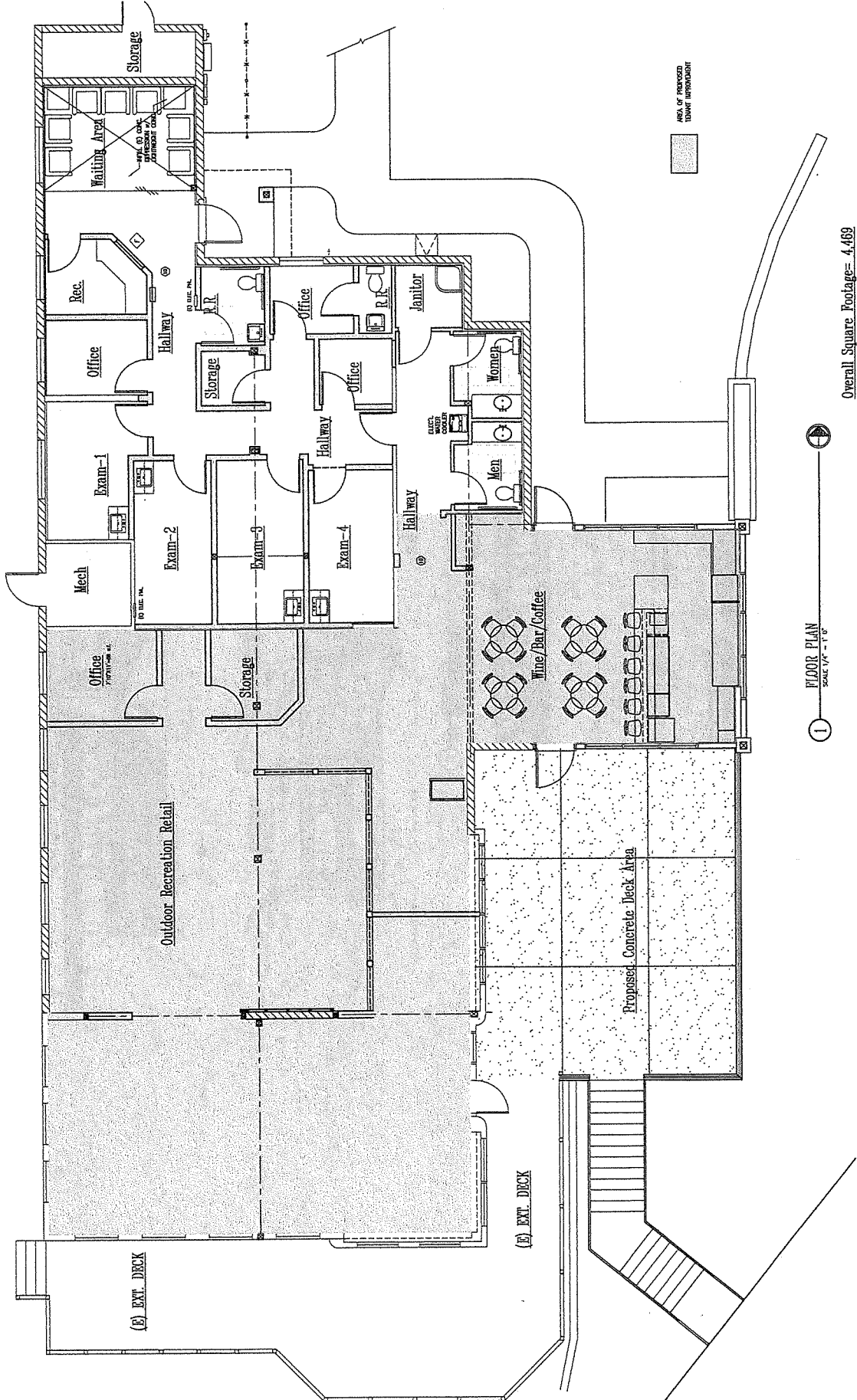
717 N. 4th St.  
Reno, NV 89509  
Tel: 775-229-8292

The Lodge at Galena Remodel  
17025 Mt. Rose Hwy  
Reno, Nevada 89511

Project  
FLOOR PLAN

Sheet No.	A.2.0
Drawn by	
Checked by	
Date	

WADSWORTH EXHIBIT E





Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total
	0	\$0.00

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
04716113	Active	3/14/2019 2:07:12 AM

**Current Owner:**

BURKHART MANAGEMENT GROUP LLC  
  
 6593 CHAMPETRE CT  
 RENO, NV 89511

**SITUS:**

17025 MOUNT ROSE HWY

**Taxing District**

4000

**Geo CD:**

Legal Description

Township 17 SubdivisionName \_UNSPECIFIED Range 19 Section 3

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2018</a>	\$5,536.42	\$5,536.42	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$5,628.93	\$5,628.93	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$5,910.62	\$5,910.64	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$5,909.81	\$5,909.81	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$5,726.56	\$5,726.56	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)