



# Board of Adjustment Staff Report

Meeting Date: May 2, 2024

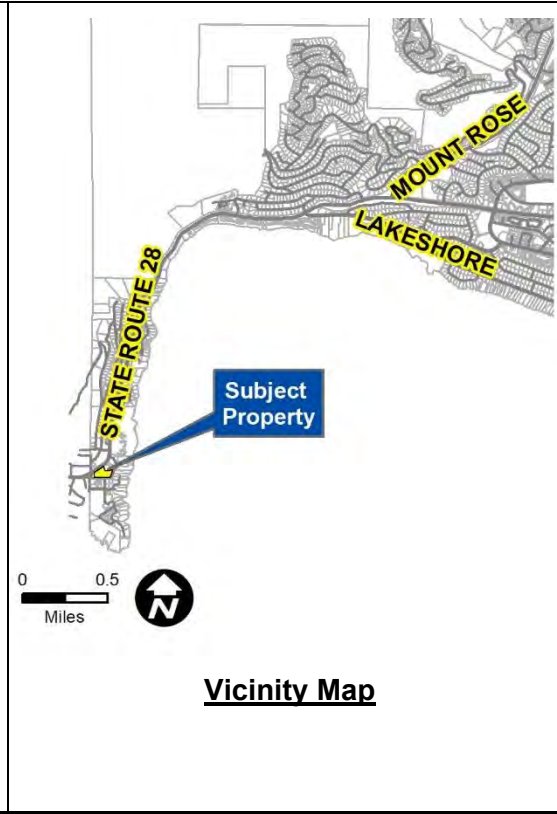
Agenda Item: 8C

|                             |   |
|-----------------------------|---|
| ADMINISTRATIVE CASE NUMBER: | WADMIN24-0001 (Gamblers Run Music Festival)   |
| BRIEF SUMMARY OF REQUEST:   | An administrative permit for an outdoor community event with a music festival                     |
| STAFF PLANNER:              | Courtney Weiche, Senior Planner<br>Phone Number: 775.328.3608<br>E-mail: cweiche@washoecounty.gov |

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event business license for the Gamblers Run Music Festival. The event will be held at Crystal Bay Casino, 14 State Route 28, and approximately 850 people will be in attendance on each day of the festival. The dates of the festival are July 26-28, 2024, with outdoor activities being held from noon to 10:00 PM.

Applicant: Crystal Bay Casino  
 Property Owner: Miracle Investments LLC  
 Location: 14 State Route 28  
 APN: 123-042-15  
 Parcel Size: 2.923 acres  
 Master Plan: Tahoe – Crystal Bay Tourist  
 Regulatory Zone: Tahoe – Crystal Bay Tourist  
 Area Plan: Tahoe  
 Development Code: Authorized in Article 808, Administrative Permits  
 Commission District: 1 – Commissioner Hill



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN24-0001 for Crystal Bay Casino, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

*(Motion with Findings on Pages 8)*

**Staff Report Contents**

Administrative Permit Definition ..... 3

Site Plan.....4

Project Evaluation .....5

Tahoe Area Plan .....6

Reviewing Agencies.....7

Staff Comment on Required Findings .....7

Recommendation .....8

Motion .....8

Appeal Process.....9

---

**Exhibits Contents**

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Public Notice .....Exhibit C

Project Application .....Exhibit D

**Administrative Permit Definition**

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN24-0001 are attached to this staff report and will be included with the action order.

The subject property is designated as Tahoe – Crystal Bay Tourist (TA\_CBT). Based on the applicant's estimated maximum number of attendees on any one day of the event (850), the event qualifies as "outdoor community event" under WCC Section 110.25.272, which is allowed in the TA\_CBT regulatory zone but requires an administrative permit under WCC Section 110.310.20. The applicant is therefore seeking approval of the administrative permit for the proposed outdoor community event.



**Site Plan**

## **Project Evaluation**

Crystal Bay Casino is proposing an outdoor community event to host their annual music festival on July 26-28, 2024. The event will be held at Crystal Bay Casino, 14 State Route 28, with outdoor activities from noon to 10:00 PM on each of the three festival dates. Approximately 850 people are anticipated to attend each day of the event, which is being called Gamblers Run Music Festival. The event will include food, drink, crafts, and live music. The event will be ticketed entry.

The event will include a combination of indoor and outdoor activities. Only the outdoor portion of the event is being reviewed for this administrative permit. Food and drink will be provided by Crystal Bay Casino, and two additional food trucks will be located on the west end of the grounds. There will be five craft vending booths located in the same area. Northern Nevada Public Health reviewed the event application and provided conditions (included in Exhibit A) to ensure proper handling of food/water and temporary food permits, if necessary. The outdoor grounds will open at noon for food, drink, and crafts. Live music will start outdoors at 2:00 p.m. each day at a temporary stage on the east side of the grounds, backing up to the parking garage. There will be a 10:00 p.m. hard curfew for music in the outdoor venue. Festival grounds will be cleared of guests immediately following the end of live music, and after parties will be held indoors in Crystal Bay Casino's Crown Room to further encourage the vacating of outdoor festival grounds. Crystal Bay Casino and outsourced housekeeping staff will clean the grounds each night. A schedule of the live entertainment is included in the event application, which is Exhibit D to this report.

There will be two festival dispatch centers on site to allow festival administrators to communicate with officials, crew members, attendees, and outside agencies via two-way radios, cell phones, internet communications, and PA. Washoe County Sheriff's Office (WCSO) and North Lake Tahoe Fire Protection District (NLTFPD) will have designated parking spaces next to the festival's Security Dispatch center located in the southwest corner of the grounds. All emergency response agencies will have access to festival two-way radios to bridge communications. The Security Dispatch center will have phones, radios, spare batteries, power, lights, computers, maps, site plans, and pertinent contact lists. Surveillance Dispatch will monitor the festival's emergency channel and coordinate the response of emergency personnel, including event security, police, fire, and medical. Washoe County Sheriff's Office received notice of the application and provided no comments.

NLTFPD will be the emergency medical service provider for the event. NLTFPD reviewed the event application and provided a condition of approval, which is included in Exhibit A. There will be a first aid tent with designated parking for NLTFPD vehicles. There will be a minimum of one security personnel trained/certified in CPR/AED stationed at the Security Dispatch center, with a minimum of three other trained/certified personnel patrolling the grounds. Security, safety, and administrative staff will be located throughout all festival areas and will radio for response if they identify a medical situation. Medical situations will be called into Security Dispatch. NLTFPD will be called in or dispatched if required. Five security teams will patrol the event area on foot. Northern Nevada Public Health, EMS Coordinator, reviewed the event application and stated that the event does not meet the number of persons to require EMS coverage at the event. The EMS Coordinator also stated that the Program has no concerns or questions, based on the information provided.

Security, safety, and administrative staff members patrolling the event areas will conduct fire watch throughout their patrols. Fire situations will be called in to Security Dispatch, and the closest security team will be deployed with fire extinguisher. NLTFPD will be called in if required. All vendors, Security Dispatch center, and stage areas will be equipped with fire extinguishers.

Signs, approximately four feet high, will be hung to identify emergency exits, the security/medical booth, vendor locations, and restrooms. Each of these locations will be marked on an event map, which will be posted at the entry and throughout the grounds.

The applicant has submitted a plan and a specific set of steps to be taken in the event of an emergency evacuation or an emergency safe haven/shelter situation. These steps are provided in the event application, which is included as Exhibit D. Festival staff will defer authority to WCSO and/or NLTFPD if warranted in an emergency situation. The applicant has also submitted specific steps to be taken in the event of high heat, high winds, or rain/lightning during the event.

Water will be provided by the Crystal Bay Casino. Five potable water stations will be located throughout the festival grounds. Northern Nevada Public Health provided a condition in Exhibit A that addresses several aspects of water usage.

Portable restroom and handwashing facilities will be provided by Quick Space. There will be 15 standard restrooms, two ADA restrooms, and ten double-sided handwash stations located in the northwest section of the festival grounds. All restrooms and handwash stations will be serviced daily by Quick Space. Northern Nevada Public Health provided a condition (included in Exhibit A) requiring restrooms to be located at least 50 feet from food vendors. The restroom facilities inside Crystal Bay Casino will also be available.

Event staff will handle cleanup. Staff will be on patrol throughout the festival. All rubbish will be placed in dumpsters at Crystal Bay Casino. Crystal Bay Casino has an existing contract with Waste Management, and an extra pickup is scheduled for July 27, 2024, following the event. Northern Nevada Public Health provided a condition (included in Exhibit A) requiring rubbish to be stored in a sufficient number of containers throughout the venue to prevent overflow. The Health District also required that extra pick-ups from Waste Management must be available if needed.

Parking for event guests will be available in the Crystal Bay Casino parking garage with 300 parking spaces available. Additional parking will be available at their neighboring property located one block southwest of the festival grounds. There will be entry/exit points on Hwy 28 and Cal Neva Way with one traffic control/parking attendant located at the Cal Neva Way entrance and a minimum of one attendant located at the Hwy 28 entrance/exit. Washoe County Engineering reviewed the application and provided conditions of approval (included in Exhibit A) requiring a map showing parking lot locations, ingress and egress routes, the locations of traffic control/parking attendants, and the number of parking spaces available for the overflow parking area.

**Tahoe Area Plan**

The subject parcel is located within the Tahoe Area Plan in the Crystal Bay Tourist regulatory zone. The following are the pertinent policies from the Tahoe Area Plan:

**Relevant Area Plan Policies Reviewed**

| <b>Policy</b> | <b>Brief Policy Description</b>  | <b>Complies</b> | <b>Condition of Approval</b>  |
|---------------|--|-----------------|---|
| Policy LU2-7  | Strengthen the regulatory zone’s potential as a world class, nationally renowned tourist destination resort. Encourage a wide range of family-oriented entertainment and recreational activities within the Crystal Bay Tourist regulatory zone. | Yes             | No condition required – The proposed event will offer family-oriented entertainment with food/drink, craft vending booths, and music in an outdoor venue. |

|              |   |     |  |
|--------------|---|-----|--|
| Policy LU7-2 | Encourage appropriate community events and special events within the planning area.   | Yes | No condition required – The proposed music festival offers a special event in the Tahoe planning area.   |
| Policy R3-2  | All temporary events that require a discretionary permit shall show that parking, access, and safety issues have been considered and addressed. If necessary, those responsible for these events should be required to conduct any necessary studies to show the parking, access, and safety issues generated by the event are fully mitigated. | Yes | The event application was reviewed by Northern Nevada Public Health, Washoe County Engineering, and NLTFPD. Conditions related to parking, access, and safety have been provided by these agencies and are included in the conditions of approval (Exhibit A). In addition, the applicant has provided safety and security plans as discussed previously in this report. |

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

| Agencies   | Sent to Review | Responded | Provided Conditions | Contact                                      |
|--|----------------|-----------|---------------------|--|
| NDOT (Transportation)  | X              |           |                     |  |
| Washoe County Building & Safety                                  | X              |           |                     |  |
| Washoe County Sewer  | X              |           |                     |  |
| Washoe County Traffic  | X              | X         |                     |  |
| Washoe County Water Rights Manager (All Apps)                    | X              | X         |                     |  |
| WCSO Law Enforcement   | X              |           |                     |  |
| (Land Development) (All Apps)                                    | X              |           |                     |  |
| Washoe County Engineering & Capital Projects Director (All Apps) | X              | X         | X                   | Janelle K. Thomas, jkthomas@washoecounty.gov |
| NNPH EMS   | X              | X         |                     |  |
| NNPH Environmental Health  | X              | X         | X                   | Jim English, jenglish@washoecounty.gov       |
| NNPH Special Events  | X              | X         | X                   | Kristen deBraga, kdebraga@washoecounty.gov   |
| Incline Village Roads  | X              |           |                     |  |
| IVGID  | X              | X         |                     |  |
| North Lake Tahoe FPD   | X              | X         | X                   | John James, jjames@nltpd.net                 |
| Tahoe Regional Planning Agency                                   | X              |           |                     |  |

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

**Staff Comment on Required Findings**

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

*Staff Comment: There are no policies or action programs that prohibit the approval of a temporary three-day event of this nature in the Master Plan or Tahoe Area Plan. There are policies in the Tahoe Area Plan, as discussed previously in this report, that support appropriate community events and special events.*

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

*Staff Comment: The applicant has addressed the applicable requirements for providing sanitation, water, and parking for the temporary three-day event. The event application was reviewed by Washoe County Engineering and Northern Nevada Public Health, and these agencies provided conditions of approval related to parking, water, and sanitation. These conditions are included in Exhibit A.*

- (c) Site Suitability. That the site is physically suitable for a three-day outdoor community event and for the intensity of such a development.

*Staff Comment: Crystal Bay Casino operates/promotes approximately 70 to 80 indoor music events annually. They are familiar with procedures for holding large events. For the proposed outdoor festival, temporary improvements have been planned to make the site suitable for the three-day event.*

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

*Staff Comment: Impacts associated with the event are of limited impact, and duration is temporary for the three-day event. The applicant has arranged appropriate security, health, and emergency procedures for the duration of the event. The event application was reviewed and approved by the Washoe County Sheriff's Office. Washoe County Engineering, Northern Nevada Public Health, and NLTFFD reviewed the application and provided appropriate conditions of approval (Exhibit A) to ensure the health and safety of event staff and guests. Therefore, there will be no significant impact to public health, safety or welfare. The event is unlikely to be injurious to the property or improvements of adjacent properties or detrimental to the character of the surrounding area.*

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment: There is no military installation in the area that is required to be noticed for this administrative permit. Therefore, this finding does not need to be made.*

## **Recommendation**

After a thorough analysis and review, Administrative Permit Case Number WADMIN24-0001 is being recommended for approval with conditions. Staff offers the following motion for the Board of Adjustment's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN24-0001 for Crystal Bay Casino, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:



- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a three-day outdoor community event and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: Crystal Bay Casino, Attn: Eric Roe  
[eroe@cbc-nv.com](mailto:eroe@cbc-nv.com) & [eroe@crystalbayclubcasino.com](mailto:eroe@crystalbayclubcasino.com)

Property Owner: Miracle Investments LLC  
PO Box 37, Crystal Bay, NV 89402



# Conditions of Approval

Administrative Permit Case Number WADMIN24-0001

The project approved under Administrative Permit Case Number WADMIN24-0001 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 2, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Courtney Weiche, Senior Planner, 775.328.3608, [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)**

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- d. The site shall be cleaned up and all trash removed within two days of the conclusion of the event.

**Contact Name – Scott Huntley, Plans Examiner Supervisor, 775.328.2027, [shuntely@washoecounty.gov](mailto:shuntely@washoecounty.gov)**

- a. The applicant shall obtain a building permit for the temporary stage, which includes engineering for the lighting truss and anchorage of the stage.

**Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Mitchell Fink, P.E., 775.328.2050, [mfink@washoecounty.gov](mailto:mfink@washoecounty.gov)**

- a. Provide a separate map showing the parking lot locations, ingress and egress routes, and the locations of the traffic control/parking attendants.
- b. Provide the number of parking spaces available for the overflow parking area.

**Northern Nevada Public Health**

3. The following conditions are requirements of Northern Nevada Public Health, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Kristen deBraga, REHS, Senior Environmental Health Specialist, 775.900.7230, [kdebraga@washoecounty.gov](mailto:kdebraga@washoecounty.gov)**

- a. At least 15 days in advance of event start date, please provide NNPH Environmental Health Services with a list of all food/beverage vendors including their menus. Please also include any Crystal Bay Casino food or beverages that will be served outside or in a location other than their annually health permitted brick-and-mortar establishment.
- b. Any food trucks/mobiles must have a health permit (annual or temporary) with NNPH; must prep and store food on their mobile (not outside adjacent to the mobile); and must return to their servicing area nightly to obtain potable water, dump grey water, wash dishes, etc. or temporary food permits may be required.
  - a. Use of a 3-compartment sink may be required for food/beverage vendors not associated with Crystal Bay Casino.
- c. Any necessary temporary food permits are due at least 7 days prior to the event start date.
- d. The proposed number of restrooms and hand wash stations look to be sufficient. Event organizer must ensure restrooms are at least 50' from any food vendors.
- e. The proposed Rubbish Removal Plan looks to be sufficient. The event organizer must ensure that rubbish/garbage is stored in a sufficient number of covered containers throughout venue to prevent overflow, and that extra pick-ups from Waste Management are available if needed.

**North Lake Tahoe Fire Protection District (NLTFPD)**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – John James, Fire Marshall, 775.831.0351 x8131, [jjames@nltpd.net](mailto:jjames@nltpd.net)**

- a. Please submit the necessary documents to NLTFPD for review and reference the provided submittal checklists. Temporary Activity Permit Checklist:

[https://nltpd.org/images/Temporary\\_Activity\\_Application07252023.pdf](https://nltpd.org/images/Temporary_Activity_Application07252023.pdf)

\*\*\* End of Conditions \*\*\*

**From:** [Program, EMS](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: March Agency Review Memo II - Administrative Permit Case Number WADMIN24-0001 (Gamblers Run Music Festival)  
**Date:** Monday, March 18, 2024 9:10:20 AM  
**Attachments:** [March Agency Review Memo II.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

Good morning,

The EMS Program has reviewed the Agency Review - Gambler's Run Music Festival. This event does not meet the number of persons to require EMS coverage at the event. The application does address AEDs on property as well as a minimum of one security staff member being training in CPR/AED. The Program has no concerns or questions at this time based on the information provided.

Thank you,



**Kelsey Zaski**

*Office Specialist*

*Epidemiology and Public Health Preparedness*

O: [775-326-6051](tel:775-326-6051)

1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](http://NNPH.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

|                 |                    |
|-----------------|--------------------|
| Date            | 3-18-24            |
| Attention       | Courtney Weiche    |
| Re              | WADMIN24-0001      |
| APN             | 123-042-15         |
| Service Address | 14 State Route 28  |
| Owner           | Crystal Bay Casino |

**Administrative Permit Case Number WADMIN24-0001 (Gamblers Run Music Festival)** – For hearing, discussion, and possible action to approve an administrative permit for an Outdoor Community Event business license for the Gambler’s Run Music Festival. The event will be held at the Crystal Bay Casino. Approximately 800 people will be in attendance. The dates of the festival are July 26-28, 2024.

- Applicant: Crystal Bay Casino
- Property Owner: Miracle Investments LLC
- Location: 14 State Route 28
- Assessor’s Parcel Number(s): 123-042-15
- Parcel Size: 2.923 acres
- Master Plan Category: Tahoe – Crystal Bay Tourist
- Regulatory Zone: Tahoe – Crystal Bay Tourist

- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3608
- E-mail: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

IVGID Comments: No impact to IVGID.

**From:** [deBraga, Kristen](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [English, James](#)  
**Subject:** RE: March Agency Review Memo II Gamblers Run Music Festival 2024  
**Date:** Monday, March 18, 2024 1:05:37 PM  
**Attachments:**

---

Hi Courtney,

Below are NNPH EHS/Special Events comments for Crystal Bay Casino's Gamblers Run Music Festival to be held July 26-28, 2024:

- At least 15 days in advance of event start date, please provide NNPH Environmental Health Services with a list of all food/beverage vendors including their menus. Please also include any Crystal Bay Casino food or beverages that will be served outside or in a location other than their annually health permitted brick-and-mortar establishment.
- Any food trucks/mobiles must have a health permit (annual or temporary) with NNPH; must prep and store food on their mobile (not outside adjacent to the mobile); and must return to their servicing area nightly to obtain potable water, dump grey water, wash dishes, etc. or temporary food permits may be required.
  - Use of a 3-compartment sink may be required for food/beverage vendors not associated with Crystal Bay Casino.
- Any necessary temporary food permits are due at least 7 days prior to the event start date.
- The proposed number of restrooms and hand wash stations look to be sufficient. Event organizer must ensure restrooms are at least 50' from any food vendors.
- The proposed Rubbish Removal Plan looks to be sufficient. Event organizer must ensure that rubbish/garbage is stored in a sufficient number of covered containers throughout venue to prevent overflow, and that extra pick-ups from Waste Management are available if needed.



**Kristen deBraga, REHS**  
*Senior Environmental Health Specialist*  
*Environmental Health Services*

O: [775-328-2434](tel:775-328-2434)M: [775-900-7230](tel:775-900-7230)  
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](http://NNPH.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

March 27, 2024

Washoe County Community Services  
Planning and Development Division

RE: Gamblers Run Music Festival; 123-042-15  
Administrative Review Permit; WADMIN24-0001

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as outlined in the email sent from Kristen deBraga on March 18, 2024, outlining the requirements for a special event.
- b) Condition #2: The festival is proposed on a parcel served by community water and sewerage systems.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health





**From:** [John James](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Russell Barnum](#)  
**Subject:** Administrative Permit Case Number WADMIN24-0001 (Gamblers Run Music Festival) Board of Adjustment meeting scheduled for May 2, 2024.  
**Date:** Wednesday, March 20, 2024 3:45:27 PM

---

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

Hello Courtney,

With regard to the Administrative Permit Case Number WADMIN24-0001 (Gamblers Run Music Festival) Board of Adjustment meeting scheduled for May 2, 2024.

Please specify that they submit the necessary documents to NLTFPD for review and reference the provided submittal checklists.

Temporary Activity Permit Checklist:

[https://nltfpd.org/images/Temporary\\_Activity\\_Application07252023.pdf](https://nltfpd.org/images/Temporary_Activity_Application07252023.pdf)

Thanks,



**John James**  
**Fire Marshal**

Office: [775.831.0351](tel:775.831.0351) x8131 | Cell: [775.413.9344](tel:775.413.9344)  
Email: [jjames@nltfpd.net](mailto:jjames@nltfpd.net)  
[866 Oriole Way](#) | [Incline Village](#) | [NV 89451](#)



**From:** [Burke, Cody M](#)  
**To:** [Weiche, Courtney](#)  
**Subject:** #1 and #3 March Agency Review  
**Date:** Monday, March 18, 2024 11:08:50 AM  
**Attachments:** [Outlook-3awqk5n.png](#)  
[Outlook-jkfchdv2.png](#)  
[Outlook-ujx31ckn.png](#)  
[Outlook-ly1cnrkp.png](#)  
[Outlook-Opaewin4.png](#)

---

I see no issues with Case #1 (Gamblers Run Music Festival).

Case #3 (250 Village Blvd) poses snow removal storage concerns with the 6ft wood fence that borders the AC pedestrian path along Incline Way. It is my belief that the proposed fence would be too close to the pedestrian path and allow for less than adequate snow storage. If the wood fence were to tie into the property of 908 Incline I would see no issues with snow removal storage.



**Cody Burke**  
**Supervisor | Community Services Department**  
[cmburke@washoecounty.gov](mailto:cmburke@washoecounty.gov) | Office: 775.300.1985  
625 Mt. Rose Hwy, Incline Village, NV 89451





Date: March 25, 2024

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: WADMIN24-0001 Gambler's Run Music Festival  
APN: 123-042-15

## GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with the following comments and conditions:

### Traffic and Roadway (County Code 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

### Conditions:

1. Provide a separate map showing the parking lot locations, ingress and egress routes, and the locations of the traffic control/parking attendants.
2. Provide the number of parking spaces available for the overflow parking area.



Date: March 27, 2024

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Administrative Permit Case Number WADMIN24-0001 (Gamblers Run Music Festival)

## GENERAL PROJECT DISCUSSION

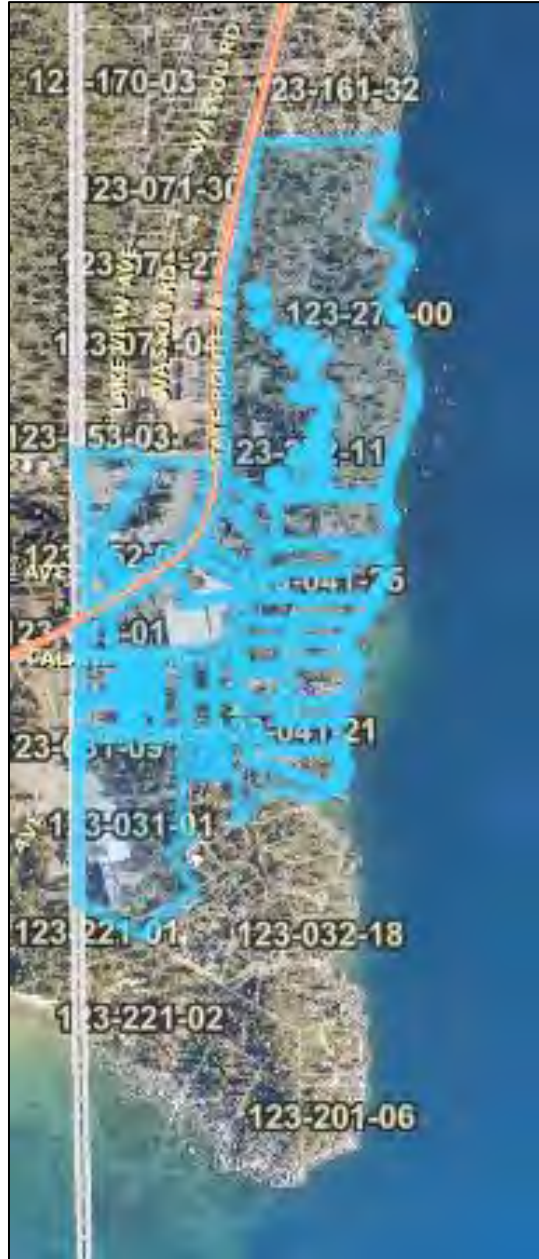
For hearing, discussion, and possible action to approve an administrative permit for an Outdoor Community Event business license for the Gambler's Run Music Festival. The event will be held at the Crystal Bay Casino. Approximately 800 people will be in attendance. The dates of the festival are July 26-28, 2024.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

No water rights conditions for this permit.

**Public Notice**

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 61 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

**WADMIN24-0001 Gamblers Run Music Festival**

# **OUTDOOR COMMUNITY EVENT LICENSE APPLICATION**

**1001 EAST 9TH STREET, BUILDING A  
RENO, NEVADA 89512**

**(775) 328-3733**

**[www.washoecounty.us](http://www.washoecounty.us)**

## OUTDOOR COMMUNITY EVENT LICENSE GENERAL PROCEDURES

**Definition:** "Outdoor community event" means an assembly of more than 100 and less than 1,000 persons on any one day of the event gathered together for any purpose, at any location, other than a permanent building or permanent installation that has been constructed for and will accommodate the number of persons gathered therein.

1. **APPLICATION.** Complete the form in ink. This application is for events with attendance over 100 and less than 1,000 persons on any one day the event. There is a \$50.00 nonrefundable application fee. Applications will be returned if the application fee is not included. Three paper copies of the application and one electronic pdf file (memory stick or DVD) must be turned in at least **90 days** before the event. The application must include all required forms.
2. **APPLICATION DEADLINE.** All applications must be submitted at least **90 days** in advance of the event.
3. **LICENSING/PERMIT REQUIREMENTS.** An outdoor community event license is required on any public or private lands in the unincorporated area of Washoe County except for lands managed by the Washoe County Parks Department and state, trust, tribal, and federal lands. All events must meet land use/regulatory zone requirements before the license will be issued. For information on land use/regulatory zone requirements, call (775) 328-6100 with the parcel number(s) of the event. There are special application processes, depending on the size of the event:
  - a. *Events with between 100 and 299 people on any one day of the event.* These events require an outdoor community event license only. The Director of the Planning and Development Division shall approve, approve with conditions, or deny the license.
  - b. *Events with between 300 and 999 people on any one day of the event.* These events shall obtain **both** an outdoor community event license and an administrative permit. This application shall suffice for the outdoor community event license application and the administrative permit application. No additional fees are required for filing the administrative permit application. The Board of Adjustment shall approve, approve with conditions, or deny the license and permit.
4. **FEES.** The license fee for an outdoor community event is \$350.00 per day plus any booth fees if applicable. If the event is a carnival, circus or tent show the daily license fee is \$300, to a maximum amount of \$4,200, plus booth fees if applicable.

| BOOTH FEES   |        |                      |   |
|--------------|--------|----------------------|---|
| 1-4 booths   | \$ 25  | 50-59 booths         | \$ 300  |
| 5-9 booths   | \$ 50  | 60-69 booths         | \$ 350  |
| 10-19 booths | \$ 100 | 70-79 booths         | \$ 400  |
| 20-29 booths | \$ 150 | 80-89 booths         | \$ 450  |
| 30-39 booths | \$ 200 | 90-100 booths        | \$ 500  |
| 40-49 booths | \$ 250 | More than 100 booths | \$ 500 plus \$5 for each booth in excess of 100 |

5. **INVESTIGATION.** The sheriff's office shall conduct a criminal history background check of the applicants (to include partners and corporate officers). Fingerprint impressions may be taken and submitted to the Nevada central repository for criminal history records and the Federal Bureau of Investigation. Fingerprint impressions will be taken after the application is turned in and deemed complete.
6. **CONDITIONS.** All conditions imposed by the Director or the Board of Adjustment for the outdoor community event license and/or the administrative permit must be met before the license will be issued.
7. **APPROVALS.** The application will be reviewed by the appropriate agencies. The application will be approved by the Director of the Planning and Development Division or the Board of Adjustment.
8. **ISSUANCE OF LICENSE.** The outdoor community event license will be issued after all fees have been paid and all necessary approvals have been received. The event license must be displayed prominently at the event and must be available for inspection. This license is valid only for the event authorized and not for any other event.

# OUTDOOR COMMUNITY EVENT LICENSE/PERMIT

## Materials required for submittal

\_\_\_\_\_ Fees – check(s) made payable to "Washoe County"

### Application fee

\_\_\_\_\_ \$50 non-refundable application fee

### Daily fee(s)

\_\_\_\_\_ \$350 daily fee plus appropriate booth fees

### Carnival, circus or tent show fees

\_\_\_\_\_ \$300 daily fee (maximum of \$4200) plus appropriate booth fees

\_\_\_\_\_ Three packets and one electronic pdf file (memory stick or DVD). Each packet shall include the completed application and event plan. The event plan must include:

\_\_\_\_\_ Site plan showing the arrangement of all facilities; including ingress, egress, parking and camping; and,

Detailed explanations for:

\_\_\_\_\_ ✓ Security and fire protection

\_\_\_\_\_ ✓ Water supply and facilities

\_\_\_\_\_ ✓ Sanitation facilities

\_\_\_\_\_ ✓ Medical facilities and services

\_\_\_\_\_ ✓ Vehicle parking spaces

\_\_\_\_\_ ✓ Vehicle access and on-site traffic control

\_\_\_\_\_ ✓ Communication system

\_\_\_\_\_ ✓ Illuminating the premises (if applicable)

\_\_\_\_\_ Camping (if applicable)

\_\_\_\_\_ ✓ Cleanup and rubbish removal plan and cost estimates to return the event site to its pre-event condition

\_\_\_\_\_ Certified copies of articles of incorporation filed in Nevada (if applicable)

\_\_\_\_\_ Copy of partnership papers (if applicable)

\_\_\_\_\_ Insurer Information and copy of insurance policy specific to event (copy must be furnished prior to the issuance of the license)



## Submission Materials (continued)

- \_\_\_\_\_ Property ownership affidavit and permission to conduct event signed by each property owner(s) and notarized (separate form for each property owner)
- \_\_\_\_\_ Vendor list
- \_\_\_\_\_ Statement of Assets
- \_\_\_\_\_ Statement of Liabilities
- \_\_\_\_\_ Personal history of all applicants (to include corporate officers and partners)
- \_\_\_\_\_ Names and addresses of any person contributing, investing or having an expected financial interest greater than \$500 in producing the event
- \_\_\_\_\_ Names and addresses of any person expected to provide, for consideration, services or activities ancillary to or in conjunction with the event
- \_\_\_\_\_ Release of claims and authorization to release information signed by each applicant (to include corporate officers and partners) and notarized

OUTDOOR COMMUNITY EVENT APPLICATION

(Requires a non-refundable \$50 application fee)

Application date: \_\_\_\_\_

Applicant Information

Applicant's name: CRYSTAL BAY CASINO

Mailing address: PO Box 37 CRYSTAL BAY NV 89402

Phone: 775.798.7821 (Business) (Home) 517.404.3937 (Cell)

Email: ERCE@CBCI-NV.COM

All applicants, to include corporate officers or partners must complete a personal history form

Is the applicant a(n): [X] Corporation [ ] Partnership [ ] Individual

If a corporation or a partnership, list corporate officers or partners:

Name Address Title
ROGER NORMAN 465 S. MEADOWS PARK #6 Reno NV 89521 MANAGING MEMBER

Event Information

Name of Event: GAMBLERS RUN MUSIC FESTIVAL

Date(s) of Event: 7/26, 7/27, 7/28/2024 Hours of operation: 12 PM - 10 PM

Location of Event: CRYSTAL BAY CASINO

Assessor Parcel Number(s): 123-042-15

Description of Event: MUSIC FESTIVAL

Name of the designated event representative who will be on-site during the event and who has authority to bind the applicant: ERIC PCE

Will an admission fee be charged for your event? [X] Yes [ ] No

If yes, amount and type of fee(s): TICKETS \$20, \$50/DAY

When will fee be collected? [X] Pre-sales [X] At entrance

Approximate number of participants and other persons: 850 EST

Approximate number of customers and spectators: 800

Approximate maximum number of persons on any one day of the event: 850

Will food and/or beverages be served? [X] Yes [ ] No

(all food and beverage vendors must have the appropriate Washoe County Health District permits)

Will alcoholic beverages be served? [X] Yes [ ] No

(all intoxicating liquor vendors must be individually licensed with Washoe County Business License)

Will there be live music? [X] Yes [ ] No

# OUTDOOR COMMUNITY EVENT LICENSE

## Insurer Information

(see Insurance, Hold Harmless & Indemnification Requirements)

Name of Insurer: ARCH INSURANCE COMPANY Policy number: SWSCELO342705

Attach copy of insurance policy specific to event (must be furnished prior to the issuance of the license)

Address of Insurer: 2375 GRAND BLVD SUITE 200 BRAS CITY MO 64108  
Street City State Zip code

Limits of liability: \$,000,000

## HISTORY OF SIMILAR EVENTS

(attach additional sheets if needed)

Describe the history of all similar events conducted, operated or promoted by the applicant. Include, at a minimum, event names, types, dates, locations, permits or licenses issued.

GAMBAGES Rust Music Fest 7/14 - 7/16/23  
OPERATE/PROMOTE RUST MUSIC EVENTS ANNUALLY AT A 750 CAPACITY IN  
OUR WOOD VENUE

## Vendor List

(attach additional sheets if needed)

Name of Vendor

Type of service or product

**OUTDOOR COMMUNITY EVENT  
AFFIDAVIT OF PROPERTY OWNERSHIP  
and/or PERMISSION TO CONDUCT EVENT**

STATE OF NEVADA

SS:

COUNTY OF WASHOE

I, Roger Norman being duly sworn, depose, and say that I am an Owner of property involved in this outdoor community event and I do hereby:

(check appropriate box)

Affirm that I am an applicant for the below named proposed outdoor community event and also own the property or properties on which the event will be conducted

OR

Affirm that I give permission to the applicants for the below named proposed outdoor community event to conduct the event on the following property or properties which I own:

Assessor Parcel Number(s): 123-042-15

Proposed Outdoor Community Event: Gambler's Run Music Festival

Signed [Signature]  
Miracle Investments LLC

Subscribed and sworn to before me this Feb day of 26 2024

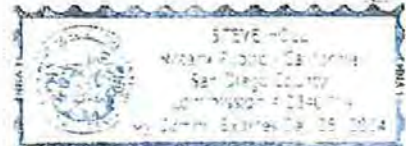
[Signature]  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
Subscribed and sworn to before me on this 26 day of FEB  
24 ROGER NORMAN  
I, \_\_\_\_\_, Notary Public in and for said county, do hereby certify that the person(s) who appeared before me is/are the owner(s) of the above described property.

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

- OWNER/JOINT OWNER
- CORPORATE OFFICER/PARTNER
- POWER OF ATTORNEY (Provide copy of Power of Attorney)
- AGENT (Notarized letter from property owner giving legal authority to agent)
- LETTER FROM GOVERNMENT AGENCY WITH STEWARDSHIP



**OUTDOOR COMMUNITY EVENT  
STATEMENT OF ASSETS**

As of FEBRUARY 4, 20 24

(Describe fully and indicate assets pledged)

(If additional space is required, attached supporting pages or documents)

**Current Assets**

Cash on hand \_\_\_\_\_ \$ 547,381.70

Cash in safe deposit box \_\_\_\_\_ \$ \_\_\_\_\_

Cash in NEVADA STATE BANK, CARSON CITY Location of Box  
Name, Bank and Branch \$ 524,710.24

Cash in \_\_\_\_\_ \$ \_\_\_\_\_  
Name, Bank and Branch

Accounts and notes receivable (describe nature of receivable and when due)  
LEASES RECEIVABLE (PARKING/SPACE RENTALS @ 0025/MO) \$ 100,275

Other current assets  
INVENTORY & PRE-PAYMENTS \$ 364,067.24

**Investments**

Stocks, Bonds, etc (Market value) (If close held corporation, furnish current balance sheet)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

Investments, other than stocks and bonds  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

**Fixed assets**

Real estate (Give location, description and fair value of each parcel)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

**Other assets**

Automobiles and other personal property  
MACHINES, TRUCK, EQUIPMENT ETC. \$ 309,219.91

**Total Assets** ..... \$ 2,111,552.09

Phillip Wood  
Print Name

[Signature] 2/4/24  
Signature Date

**OUTDOOR COMMUNITY EVENT  
STATEMENT OF LIABILITIES**

As of FEBRUARY 4, 2024

(Describe fully, indicate secured liabilities)  
(If additional space is required, attached supporting pages or documents)

**Current liabilities**

Notes payable AMERICAN SPECIALTY INSURANCE \$ 23,446.56  
Name, Bank and Branch

Due 2/12/24 How secured \_\_\_\_\_

Notes payable \_\_\_\_\_ \$ \_\_\_\_\_  
Name, Bank and Branch

Due \_\_\_\_\_ How secured \_\_\_\_\_

Notes payable \_\_\_\_\_ \$ \_\_\_\_\_  
Name, Bank and Branch

Due \_\_\_\_\_ How secured \_\_\_\_\_

Notes payable \_\_\_\_\_ \$ \_\_\_\_\_  
Name, Bank and Branch

Due \_\_\_\_\_ How secured \_\_\_\_\_

Other notes payable (indicate name, address and how secured)  
\_\_\_\_\_  
\_\_\_\_\_

Accounts payable ..... \$ 12,214.94  
Liability for Federal Income Tax (delinquent) ..... \$ -  
Provision for current year's Federal Income Tax ..... \$ -  
Provisions for other current taxes ..... \$ 55,950.05  
Liability for other delinquent taxes ..... \$ -

Mortgages payable (List each mortgage separately, how secured, and monthly payments due thereon)  
\_\_\_\_\_  
\_\_\_\_\_

Other liabilities  
OPEN TICKET LIABILITY \$ 20,358.55  
\_\_\_\_\_  
\_\_\_\_\_

**Total Liabilities** ..... \$ 111,870.10

Contingent liabilities (describe)  
\_\_\_\_\_  
\_\_\_\_\_

Phillip Wood  
Print Name

[Signature] 2/4/24  
Signature Date

OUTDOOR COMMUNITY EVENT  
PERSONAL HISTORY

(complete a separate form for each applicant, to include corporate officers and partners)

Name in full: ERIC ALAN POE  
First Middle Last

List ALL other names you have been known by: \_\_\_\_\_

Residence address: \_\_\_\_\_  
Street City State Zip Code

Residence phone: \_\_\_\_\_ Business phone: 775.298.7821

Name of your present business or employer: CRYSTAL BAY CASINO

Business address: 14 STATE ST CRYSTAL BAY NV 89402  
Street City State Zip Code

Type of business: CASINO HOSPITALITY Position: GENERAL MANAGER

How long engaged in this business: 15 YEARS

Date of birth: \_\_\_\_\_ Age: \_\_\_\_\_ Place of birth: \_\_\_\_\_

List cities in which you have lived during the last ten years:

Dates From and To City State  
7/2007 - PRESENT INCLINE VILLAGE NV

I, the undersigned, have answered all questions in this application and to the best of my knowledge all answers are true and correct. I further understand that disclosure of any false, misleading or incorrect answers could result in the denial of the license. The filing of the application does not authorize the conducting of any event for which a license is required, and any carrying on of such event before a license is issued may also be grounds for denial of a license.

ERIC POE  
Printed name of applicant

[Signature]  
Signature of applicant

2/6/24  
Date

**OUTDOOR COMMUNITY EVENT  
CONTRIBUTORS OR INVESTORS LIST**

(List the names and addresses of any person contributing, investing or  
having an expected financial interest greater than \$500 in producing the event)  
(attach additional sheets if needed)

| Name | Address |
|------|---------|
| N/A  |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |

**ANCILLARY SERVICES OR ACTIVITIES LIST**

(List the names and addresses of any person expected to provide, for consideration,  
services or activities ancillary to or in conjunction with the event)  
(attach additional sheets if needed)

| Name       | Address                           |
|------------|-----------------------------------|
| QUICKSPACE | 820 MARLETTA WAY SPARKS NV 89431  |
| CROX SERRA | 2705 OGDEN HWY 40 VERDI, NV 89439 |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |
|            |                                   |



**OUTDOOR COMMUNITY EVENT  
RELEASE OF CLAIMS**

(complete a separate form for each applicant, to include corporate officers and partners)

The undersigned has filed with Washoe County Business License an application for outdoor community event license. In consideration of the assurance by the Board of County Commissioners that no vote on said application will be taken except after a deliberate, intensive and thorough investigation of the undersigned, including but not limited to criminal history background, associates and finances, the undersigned does for himself, his heirs, executors, administrators, successors and assigns, hereby release, remise and forever discharge the County of Washoe, Washoe County Sheriff's Office, Washoe County Commission, and Washoe County Business License from any and all manner of actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known or unknown, in law or equity, which the undersigned ever had, now has or may have, or claim to have against any or all of said entities or individuals arising out of or by reason of the processing or investigation of or other action relating to the undersigned application.

**AUTHORIZATION TO RELEASE INFORMATION**

As an applicant for an outdoor community event license with Washoe County Business License, I am required to furnish information for use in determining my qualifications. In this connection, I authorize release of any and all information of a confidential or privileged nature.

I hereby release you, your organization and others from liability or damage, which may result from furnishing the information requested. This release will expire 180 days after the date signed.

I, the undersigned, have read this release and understand all its terms; I execute it voluntarily and with full knowledge of its significance.

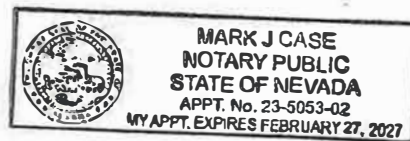
IN WITNESS WHEREOF, I have executed this release at INDIAN VILLAGE on the  
6 day of FEBRUARY, 2024

Eric Roe  
Printed name of applicant

[Signature]  
Signature of applicant

Subscribed and sworn to before me this 6<sup>th</sup> day of February, 2024

[Signature]  
Notary Public in and for said county and state



My commission expires: February 27, 2027

## OUTDOOR COMMUNITY EVENT INSURANCE, HOLD HARMLESS AND INDEMNIFICATION REQUIREMENTS

Pursuant to Washoe County Code section 25.303, any applicant for a Washoe County outdoor community event license must ensure the following requirements are met to the satisfaction of the Washoe County Risk Management Division before the outdoor community event license may be issued.

### INDEMNIFICATION & HOLD HARMLESS

As respects acts, errors or omissions relating to the event, APPLICANT agrees to indemnify and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly or indirectly out of the event or any activity leading up to, during, or following the event, excepting those which arise out of the sole negligence of the COUNTY.

APPLICANT further agrees to defend COUNTY and assume all costs, expenses and liabilities of any nature to which COUNTY may be subjected as a result of any claim, demand, action or cause of action arising out of the negligent acts, errors or omissions of APPLICANT or its agents concerning the event.

### INSURANCE REQUIREMENTS

COUNTY requires that APPLICANT purchase General Liability Insurance as described below against claims for injuries to persons or damages to property which may arise from or in connection with the event by APPLICANT, its agents, representatives, or employees. The cost of all such insurance shall be borne by APPLICANT.

APPLICANT shall maintain coverage and limits no less than \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the general aggregate limit shall be increased to equal twice the required occurrence limit, to apply separately to this event.


Any deductibles or self-insured retentions must be declared to and approved by the COUNTY Risk Management Division prior to the event. COUNTY reserves the right to request additional documentation, financial or otherwise prior to giving its approval of the deductibles and self-insured retention and prior to issuing the license. The COUNTY Risk Manager prior to the change taking effect must approve any changes to the deductibles or self-insured retentions.

APPLICANT shall provide COUNTY with a certificate of insurance that identifies COUNTY, its officers, agents, employees and volunteers as additional insured's.

**NOTE: A certificate of insurance complying with the provisions stated above is not required with the outdoor community business license application, but must be furnished prior to the issuance of the license.**

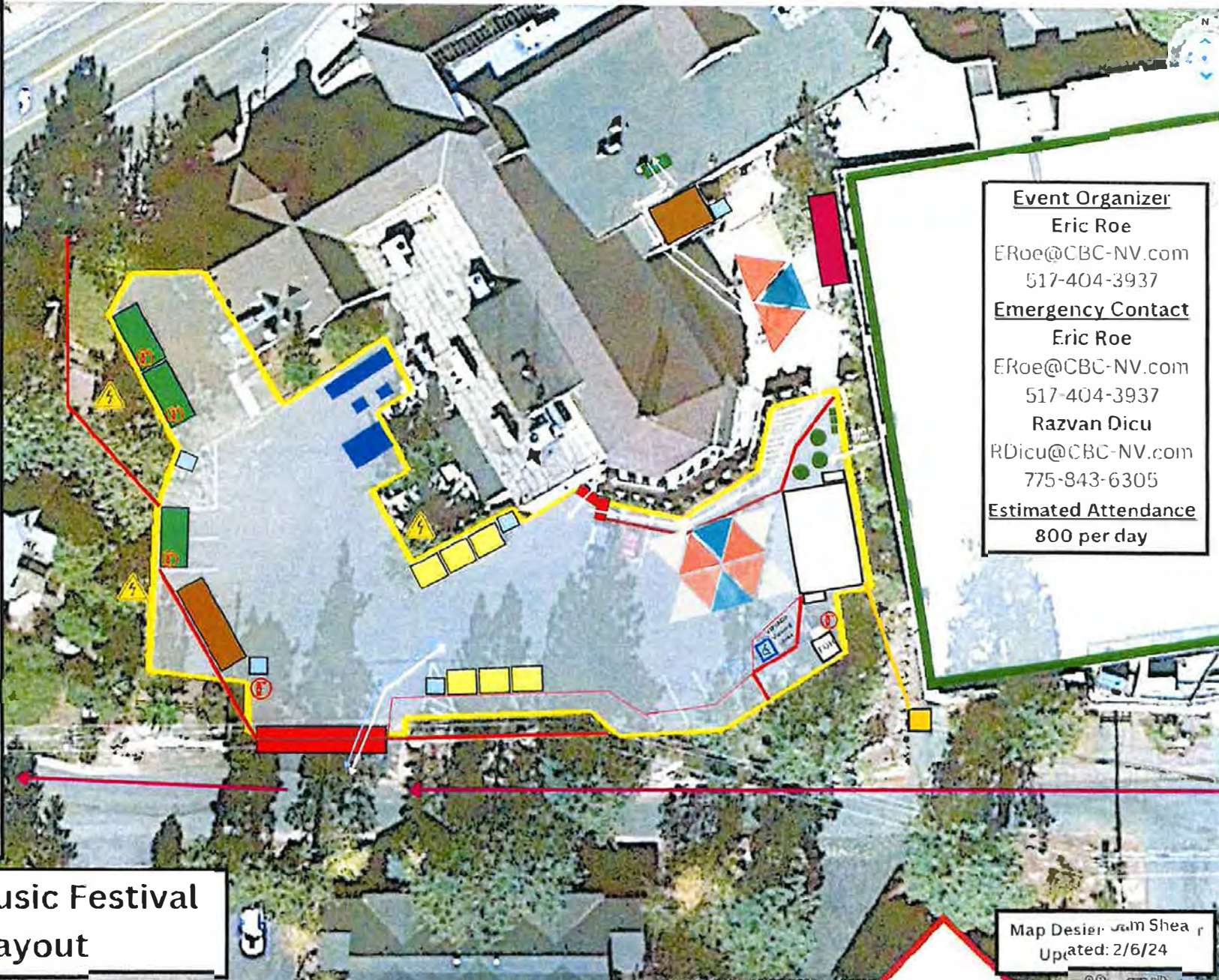
I hereby agree to the all of the provisions stated above:

Gambiers Run Music Festival 7/26, 7/27, 7/29/2024  
Name of Event Date(s) of Event

Eric Roe   
Applicant's name (printed) Applicant's signature

Date: 2/6/24

- Festival Grounds
- Festival Parking
- Stage
- Generator
- Festival Pass Check
- Entrance/Exit
- Water Stations
- Bathroom Facilities
- Merchandise Tent
- CBC Bars
- Craft Vendors
- Food Vendors
- Emergency Services
- Local Fire Station
- ADA Viewing Area
- Fence Lines
- Tape Lines
- Barricade Lines
- Ingress & Egress
- ADA Ingress & Egress
- Vehicle Ingress & Egress
- Fire Extinguisher
- Electrical
- Bands/Fans Tournament
- Shade Structure



**Event Organizer**  
 Eric Roe  
 ERoe@CBC-NV.com  
 517-404-3937

**Emergency Contact**  
 Eric Roe  
 ERoe@CBC-NV.com  
 517-404-3937  
 Razvan Dicu  
 RDicu@CBC-NV.com  
 775-843-6305

**Estimated Attendance**  
 800 per day

**Gamblers Run Music Festival  
 Festival Layout**

Map Designer: Jim Shear  
 Updated: 2/6/24



**GAMBLERS RUN MUSIC FESTIVAL  
July 26<sup>th</sup> – 28<sup>th</sup> 2024**

**SECURITY/EMERGENCY PLAN**

**Central Command Center**

Festival administrators will communicate with officials, crew members, attendees, and outside agencies via 2-way radios, cell phones, internet communications and PA. There are two festival dispatch centers on site: Security Dispatch (festival grounds) and Surveillance Dispatch (main property). Washoe County Sheriff and North Lake Tahoe Fire Protection District vehicles will have designated parking space next to the festival's Security Dispatch center located in SW corner of the grounds. All emergency response agencies will be provided or have access to Festival 2-way radios to bridge communications. The Security Dispatch center will be equipped with phones, radios, spare batteries, power, lights, computers, maps, site plans, and pertinent contact lists.

**Festival Dispatch & Emergency Communications**

Surveillance Dispatch monitors the Festival's emergency channel and coordinates the response of emergency personnel including Event Security, Police, Fire, and Medical.

Emergency Contact and Radio Channel Assignments

| <b>RADIO COMMUNICATIONS</b> |              |
|-----------------------------|--------------|
| <b>DEPARTMENT</b>           | <b>CH #</b>  |
| SECURITY                    | 1            |
| ADMIN                       | 2            |
| EMERGENCY                   | 3            |
| HOUSEKEEPING                | 4            |
| ENGINEERING                 | 5            |
| <b>PHONE COMMUNICATIONS</b> |              |
| EMERGENCY                   | 911          |
| WCSO NON-EMERGENCY          | 775.785.9276 |
| ERIC ROE GM                 | 517.404.3937 |
| SAM SHEAR PRODUCTION        | 224.345.1137 |
| RAZVAN DICU SECURITY MGR    | 775.843.6305 |



**GAMBLERS RUN MUSIC FESTIVAL**  
**July 26<sup>th</sup> – 28<sup>th</sup> 2024**

**Medical Response, Facilities, and Personnel**

North Lake Tahoe Fire Protection District (NLTFPD) is the festival's emergency medical service provider, a station located adjacent to the festival grounds. There will be one first aid tent with designated parking for NLTFPD vehicles. The Security Dispatch center will house all non-emergent medical supplies as well as AED. There will be a minimum of one Security personnel trained/certified in CPR/AED stationed at the Security Dispatch center, with a minimum of three other trained/certified patrolling the grounds.

Security, safety, and administrative staff members will be located throughout all Festival areas and are the first to identify medical situations. Staff members identify a situation and will radio for response. Medical situations will be called in to Security Dispatch using the Emergency channel with the closest security team being deployed to confirm their authenticity and NLTFPD called in if the scene requires. Response may entail the security team bringing the patient to Security Dispatch, meeting NLTFPD at an intercept point, or in severe medical situations, NLTFPD may be dispatched directly to the patient. Five Security teams will patrol the event areas on foot. When Security dispatch receives a radio call from staff, they will deploy resources appropriate to the call: Security, Medical, Police, Fire, operations, or a combination of the above.

**Fire Safety and Control. See Attachment A.**

The festival is split into vending and a general assembly (GA) "Venue" area. The GA Venue is the center region of the site that contains the main concert area with vending located on the north and west ends of the grounds. Security, safety and administrative staff members patrolling the event areas will conduct fire watch throughout their patrols. Fire situations will be called in to Security Dispatch using the Emergency channel with the closest security team being deployed (with fire extinguisher) to confirm their authenticity and NLTFPD called in if the scene requires. All vendors, Security Dispatch center and stage areas are equipped with fire extinguishers.

Portable Fire Extinguishers:

1. Portable fire extinguishers provided by the event shall be of the multipurpose dry chemical type or equivalent.
2. Fire extinguishers shall have a minimum safety rating of 2-A:20-B:C
3. Fire extinguishers shall be maintained in a fully charged and operable condition and shall be kept in their designated places at all times when they are not being used.
4. Fire extinguishers shall be conspicuously located where they are readily accessible and immediately available in the event of fire.
5. Fire extinguishers shall be located along normal paths of travel, including exits from areas.

*Gamblers Run Music Festival 7/26 – 7/28/24*



**GAMBLERS RUN MUSIC FESTIVAL  
July 26<sup>th</sup> – 28<sup>th</sup> 2024**

6. Fire extinguishers shall not be obstructed or obscured from view.
7. Fire extinguishers' operating instructions shall be located on the front of the extinguisher and shall be clearly visible.

**Location Identifiers**

Signs, approximately 4' high, will be hung identifying Emergency Exits, Security/Medical booth, vendor locations and restrooms. Each of these locations will be marked on the Event Map posted at entry and throughout the grounds.

**Incident Management, Emergency Situations, Evacuation**

In the event of a natural disaster or manmade occurrence that mandates the mobilization of attendees & staff, or the evacuation of the site, several steps will be taken to ensure the safety of all persons in attendance. Festival staff and emergency personnel will defer authority to WCSO and/or NLTFPD if warranted and depending on the situation.

In the event that an Emergency Evacuation or Emergency Safe Haven Plan needs to be implemented, the following actions will be taken to facilitate the rapid, safe and orderly mobilization of people, vehicles, and equipment.

Determination and Notification of Implementation: DPD/VSD and/or DFD/VFD shall determine that evacuation is necessary and notify the Event's Emergency Manager. The City's Incident Commander initiates emergency action and takes over Central Command:

1. Emergency channel #3 becomes the central command communications channel.
2. The Security Manager, takes over the Emergency Dispatch channel.
3. The Security Manager notifies Admin, Production Manager and Operations Manager. If there is time, these departments are requested to come to Security Dispatch center. If no time, they are directed to turn to Emergency channel #3 and await instruction.
4. The Assistant Security Manager radios every other channel and advises all Department Heads that we are in an emergency and to switch to Emergency channel #3 to await instruction.
5. The Security Manager gives instructions to all Department Heads via Emergency channel #3. Department heads then instruct their team to remain on their channel for further instruction. Department Head checks back with Security Dispatch for further instruction, and goes back to his/her channel when released by dispatch.
6. Attendees: Announcements will be made from the Main Stage using the Public Address System throughout the festival area. Security, safety and



**GAMBLERS RUN MUSIC FESTIVAL  
July 26<sup>th</sup> – 28<sup>th</sup> 2024**

administrative staff members will be responsible for directing attendees to emergency egresses and for maintaining order.

Emergency Egress

- ◆ Upon implementation of an Emergency Evacuation, all site egresses will be accessible for exit, in addition to the emergency exit located on the south side of grounds exiting on to Cala Neva Way. All emergency egresses will be clearly marked with signage during Hours of Operation and shown on the Site Map.

Place of Refuge:

- ◆ In severe weather situations that only require a temporary place of refuge, guests are advised to go inside Crystal Bay Club Casino. Elderly, handicapped, and other special need attendees may be temporarily sheltered in The Border House. Non-essential staff may take refuge in Crystal Bay Club Casino loading area (door located next to restrooms).

Miscellaneous:

- ◆ Weather monitoring: The National Weather Service will be monitored for relevant weather warnings, watches, bulletins and/or other relevant information continuously throughout the Event.
- ◆ Notification of Public Safety Agencies: Upon implementation of the Emergency Evacuation Plan, the Security Manager notifies all appropriate agencies to be activated.
- ◆ Staff Deployment: Upon implementation of the Emergency Evacuation Plan, all Event Staff on duty, but not otherwise assigned to specific evacuation operations will be available to provide information and assistance to evacuees.
- ◆ On Call and Off Duty Staff: Upon implementation of the Emergency Evacuation Plan, any on-call Event Staff will immediately be brought on duty. In addition, any off-duty Event Staff members who can feasibly be brought on duty to assist with evacuation will be activated.

Adverse Weather Conditions

In the event of severe weather, the following steps will be taken to ensure the safety of the public:

Heat:

In the event of high heat, guests will be reminded by use of the PA to stay hydrated and seek shade. Water stations will be present in the vending areas.

High Winds:

With winds in excess of 40 miles per hour, the performance will be

***Gamblers Run Music Festival 7/26 – 7/28/24***



**GAMBLERS RUN MUSIC FESTIVAL**  
**July 26<sup>th</sup> – 28<sup>th</sup> 2024**

temporarily halted. When it is safe to do so, the performance will resume. Implement place of refuge procedures if necessary.

Rain/Lightning:

In the event of heavy rain or a severe electrical storm, power to the stage and PA system will be shut down until such time as it is safe to restart. Guests and staff will be directed to a place of refuge as stated in this plan.





GAMBLERS RUN MUSIC FESTIVAL

July 26<sup>th</sup> – 28<sup>th</sup> 2024

## **WATER SUPPLY/SANITATION/RUBBISH REMOVAL PLAN**

### **Water Supply**

Water supply will come from Crystal Bay Casino, with five potable water stations located throughout the festival grounds.

### **Sanitation**

Potable restroom and handwashing facilities will be provided by Quick Space based out of Sparks. There will be fifteen standard restrooms in addition to two ADA restrooms located in the northwest section of the festival grounds. There will be ten double sided handwash stations located in the same area. All restrooms and handwashing stations to be serviced daily by Quick Space. Festival guests and staff will have access to the restroom facilities inside Crystal Bay Casino as well.

### **Rubbish Removal**

Cleanup will be handled by event staff, with staff on patrol throughout the festival. All rubbish will be disposed of and placed in the dumpsters located at Crystal Bay Casino in the northwest section of the festival grounds. Crystal Bay Casino will rely on our currently existing contract with Waste Management for rubbish removal, with an extra pickup scheduled for 7/27/2024.



**GAMBLERS RUN MUSIC FESTIVAL**

**July 26<sup>th</sup> – 28<sup>th</sup> 2024**

***TRAFFIC CONTROL/PARKING PLAN***

**Parking**

Parking for event guests will be accessible in our existing parking garage with 300 parking spaces available. Additional overflow parking will be available at our neighboring property located one block southwest of the festival grounds. There will be entry/exit points on both Hwy 28 and Cala Neva Way.

**Traffic Control**

There will be one traffic control/parking attendant located at the Cala Neva Way entrance and a minimum of one attendant present at the Hwy 28 entrance/exit for the duration of the event. Additional attendants may be necessary during high traffic times and will deploy as necessary.

**ARTICLES OF ORGANIZATION  
OF  
CRYSTAL BAY CASINO, LLC  
a Nevada limited liability company**

FILED # 2501000  
DEC 04 2002  
DEAN WELLS, SECRETARY OF STATE

The undersigned, for the purpose of forming a limited liability company under Chapter 86 of the Nevada Revised Statutes, hereby make, adopt, and acknowledge the following Articles of Organization.

**ARTICLE I  
NAME OF LIMITED LIABILITY COMPANY**

The name of the limited liability company is "CRYSTAL BAY CASINO, LLC", (the "Company").

**ARTICLE II  
PERIOD OF DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed with the Nevada Secretary of State and shall have perpetual existence.

**ARTICLE III  
PURPOSES AND POWERS**

The Company is organized for any legal and lawful purpose for which a limited liability company may be organized in the State of Nevada. The Company shall have all the powers granted to a limited liability company under the laws of the State of Nevada. The character and general nature of the business to be conducted by the Company is to own property upon which gaming is operated by others or to operate, manage, and conduct gaming in a gaming casino on or within the premises known as and located at

14 State Route 28  
Crystal Bay, Nevada

**ARTICLE IV  
RESIDENT AGENT AND REGISTERED OFFICE**

The name and complete street address of the Company's resident agent in the State of Nevada is Sierra Corporate Services, 241 Ridge Street, Fourth Floor, Reno, Nevada 89501. The same address shall be the address of the Company's registered office, and the address of the office where certain records of the Company required by Nev. Rev. Stat. §86.241 shall be maintained, except as otherwise provided in the Operating Agreement.

RECEIVED  
JMS/K 12/10/02  
GAL 12/10/02

**ARTICLE V**  
**MEMBERS**

Owners of the Company shall be designated individually as "Member" and collectively as "Members." Additional Members may be admitted at such times and on such terms and conditions as the Members of the Company may agree and as provided in the Operating Agreement of the Company. Except when these Articles of Organization or applicable law require the unanimous vote of the Members, the right of any Member to vote shall be as provided in the Operating Agreement of the Company. No Member may resign from the Company or assign his interest before the dissolution and winding up of the Company. Any member that is found unsuitable by the Nevada Gaming Commission shall return all evidence of any ownership in the Company to the Company, at which time the Company shall within ten (10) days, after the Company receives notice from the Nevada Gaming Commission, return to the member in cash, the amount of his capital account as reflected on the books of the Company, and the unsuitable member shall no longer have any direct or indirect interest in the Company.

**ARTICLE VI**  
**RESTRICTIONS ON DISPOSITION**

Notwithstanding anything to the contrary expressed or implied in these articles, the sale, assignment, transfer, pledge or other disposition of any interest in the Company is ineffective unless approved in advance by the Nevada Gaming Commission. If at any time the Nevada Gaming Commission finds that a member which owns any such interest is unsuitable to hold that interest, the Nevada Gaming Commission shall immediately notify the limited- liability company of that fact. The Company shall, within 10 days from the date that it receives the notice from the Nevada Gaming Commission, return to the unsuitable member the amount of his capital account as reflected on the books of the Company. Beginning on the date when the Nevada Gaming Commission serves notice of a determination of unsuitability, pursuant to the preceding sentence, upon the Company, it is unlawful for the unsuitable member: (a) to receive any share of the distribution of profits or cash or any other property of, or payments upon dissolution of, the Company, other than a return of capital as required above; (b) to exercise directly or through a trustee or nominee, any voting right conferred by such interest; (c) to participate in the management of the business and affairs of the Company; or (d) to receive any remuneration in any form from the Company, for services rendered or otherwise.

**ARTICLE VII**  
**OPERATING AGREEMENT**

The Operating Agreement of the Company shall be adopted and executed by each Member of the Company and shall set forth all provisions for the affairs of the Company and the conduct of its business to the extent that such provisions are not inconsistent with the law or these Articles of Organization. The Operating Agreement, from time to time, may be restated, amended, or altered in accordance with its terms by the unanimous vote or written consent of the persons who are Members at the time of such restatement, amendment, or alteration.

**ARTICLE VIII**  
**MANAGEMENT OF COMPANY**

The management of the Company is vested in one (1) individual designated as "Manager" who shall be elected annually by not less than a Majority in interest of the Members of the Company. No individual Members of the Company, other than the Manager, shall have any individual rights or powers to take part in the management of the Company other than expressly set forth in the Act or the Operating Agreement. No Member who is not also a Manager shall have the right to contract debts or incur liability on behalf of the Company. The name and business street address of the Manager of the Company who is to serve until the first annual meeting of Members or until his successor is elected and qualified is as follows:

Roger William Norman  
9475 Double R. Blvd., Ste. 14  
Reno, NV 89521

**ARTICLE IX**  
**NAME AND ADDRESS OF ORGANIZER**

The name and business street address of the sole organizer of the Company is as follows:

A.J. Hicks  
241 Ridge Street, Fourth Floor  
Reno, Nevada 89501

**ARTICLE X**  
**LIABILITIES OF MANAGERS AND MEMBERS**

Members and managers of the Company are not individually liable under a judgment, decree, order of any court or in any other manner, for a debt, obligation, or liability of the Company except as otherwise set forth in Nev. Rev. Stat. §86.391.

**ARTICLE XI**  
**INDEMNIFICATION**

The Company may indemnify any person or entity who is or was a manager, officer, employee, or agent of the Company to the fullest extent permitted or authorized by Nev. Rev. Stat. §§86.411 to 86.471, et. seq. and consented to by not less than a Majority in interest of the Members of the Company. The indemnification and advance of expenses authorized herein shall not be exclusive to any other rights to which any manager, officer, employee, or agent may be entitled under any bylaw, agreement, vote of Members or disinterested managers or otherwise. The Articles of Organization shall not be interpreted to limit in any manner the indemnification or right to advancement for expenses of an individual who would otherwise be entitled thereto.

**ARTICLE XII**  
**DEFINITIONS**

Unless otherwise defined in these Articles of Organization, capitalized terms used shall have the meanings set forth for such terms in Chapter 86 of the Nevada Revised Statutes.

**IN WITNESS WHEREOF**, the undersigned organizer has hereunto set his hand and executed these Articles of Organization this 5<sup>th</sup> day of December, 2002.

  
\_\_\_\_\_  
A. J. Hicks, Organizer



DEAN HELLER  
Secretary of State  
202 North Carson Street  
Carson City, Nevada 89701-4201  
(775) 684 5708

**Certificate of Acceptance  
of Appointment by  
Resident Agent**

Office Use Only:

**General instructions for this form:**

1. Please print legibly or type; Black Ink Only.
2. Complete all fields.
3. Ensure that document is signed in signature field.

In the matter of CRYSTAL BAY CASINO, LLC  
(Name of business entity)

I, SIERRA CORPORATE SERVICES, hereby state that on 12/04/2002  
(Name of resident agent) (Date)

**I accepted the appointment as resident agent for the above named business entity.**

**The street address of the resident agent in this state is as follows:**

|                             |              |
|-----------------------------|--------------|
| 241 RIDGE STREET, 4TH FLOOR |              |
| Physical Street Address     | Suite number |
| RENO                        | 89501        |
| City                        | Zip Code     |
|                             | NEVADA       |
|                             | State        |

**Optional:**

|                            |      |       |     |
|----------------------------|------|-------|-----|
|                            |      |       |     |
| ADDITIONAL MAILING ADDRESS | CITY | STATE | ZIP |

\_\_\_\_\_  
Authorized Signature of Resident Agent or Resident Agent Company

12/04/2002  
Date

FILED # 150-28-22

DEC 04 2002

IN THE OFFICE OF  
  
DEAN HELLER, SECRETARY OF STATE