

STAFF REPORT FOR PLANNING COMMISSION MEETING OCTOBER 27, 2010

FILE NO: SUP-10-081

AGENDA ITEM: H-3

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

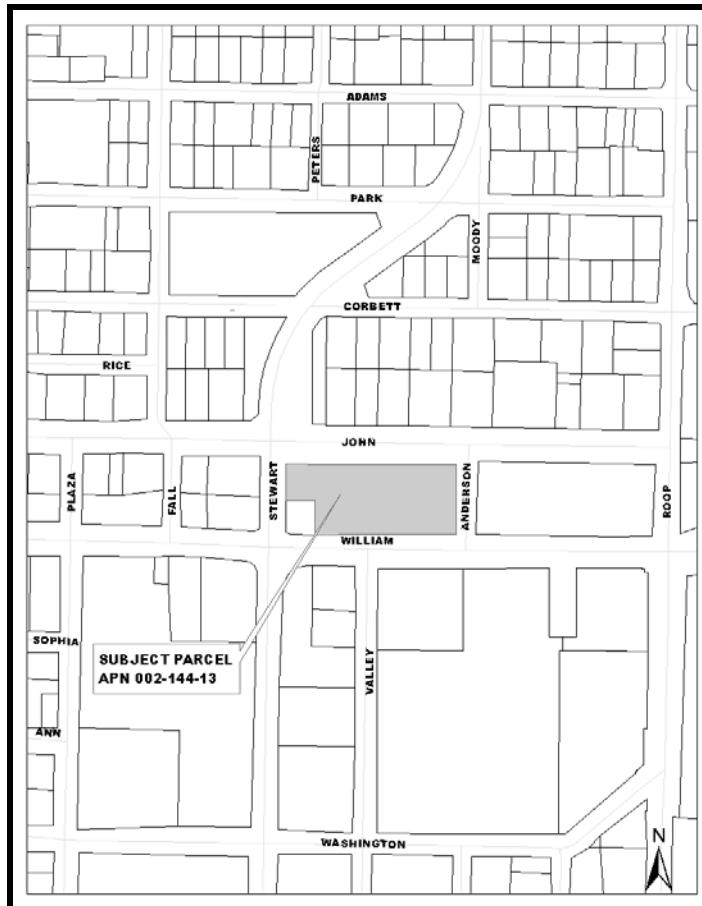
REQUEST: Approval of a Special Use Permit to allow a Gaming (unlimited) establishment in the Retail Commercial zoning district.

APPLICANT / OWNER: Palmer Engineering Group, LTD/City Center

LOCATION: 444 E. William Street, Suite #8

APN: 002-144-13

RECOMMENDED MOTION: "I move to approve SUP-10-081, a Special Use Permit application from Palmer Engineering Group, LTD., to allow a Gaming (unlimited) establishment in the Retail Commercial zoning district, located at 444 E. William Street, Assessor's Parcel Number 002-144-13, based on seven findings and subject to the recommended conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
5. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
6. The Carson City Gaming License shall be limited to 53 slot machines.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits) and 18.04.130 Retail Commercial

MASTER PLAN DESIGNATION: Regional Commercial/Community

ZONING DISTRICT: Retail Commercial

KEY ISSUES: Will the proposed unlimited gaming use be compatible with adjacent land uses and properties? Would the proposed unlimited gaming use cause material damage to surrounding properties? Is this an appropriate location for the proposed use?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Retail Commercial-Commercial uses
SOUTH: Downtown Mixed Use/Retail Commercial-Commercial uses
EAST: Retail Commercial-Commercial uses
WEST: Retail Commercial-Commercial uses

SITE HISTORY

- On July 27, 1982 – the Regional Planning Commission denied a Special Use Permit (U-82-18) a request to allow five freestanding billboards on various General Commercial and Retail Commercial zoned properties. The applicant withdrew the application due to opposition from the general public.
- On April 18, 1991 – the Board of Supervisors approved a Right of Way Abandonment from Marion Lewis and Douglas and Kathleen Hone to abandon a portion of Valley Street between East John and East William Streets; Planning Commission and staff had recommended approval.
- On April 28, 1992 – the Regional Planning Commission approved a Special Use Permit (U-91/92-36) to allow joint parking on properties zoning Retail Commercial and General Commercial; staff had recommended approval.
- On June 15, 1992 – the Planning Division approved a building permit to allow the construction of an approximate 30,000 square foot shopping center project known as City Center.

ENVIRONMENTAL INFORMATION

- FLOOD ZONE: Zone X
- SLOPE/DRAINAGE: The site is improved.
- SOILS: 71- Urban Land
- SEISMIC ZONE: Zone II

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 1.43 Acres
2. PROJECT SITE AREA: Approximately 2,000 square feet, Suite #8
3. EXISTING LAND USE: Shopping Center
4. SETBACKS: The proposed use is within an existing leasable space
5. PARKING REQUIRED: 13 parking spaces
EXISTING PARKING SPACES: 104 parking spaces
6. VARIANCES REQUESTED: None

DISCUSSION:

A Special Use Permit is required by CCMC Section 18.04.130, which states that:

- Gaming (unlimited) is a conditional use, requiring Special Use Permit approval.

Gaming Establishment, Non-restricted (unlimited) means an establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required. For informational purposes, the term refers to an establishment whose gaming operations consist of **16 or more slot machines**, or any number of slot machines together with any other game, gaming device, race book or sports pool establishment.

The subject is a 1.43 acre parcel located at 444 East William Street, which is improved with a shopping center known as the City Center Shopping Center. Slot World Smoke Shop is requesting approval of this Special Use Permit to allow Gaming (unlimited) as a conditional use on site, within a 2,000 square foot area currently for lease. Per the information provided by the applicant, Slot World has already received State Gaming Control Board approval to relocate the gaming establishment to the proposed location. The Nevada Gaming License is limited to 53 slots. The shopping center currently is occupied by multiple commercial uses on site.

The Slot World Smoke Shop is currently located at 1325 S. Carson Street, in the Carson Mall. The Smoke Shop has been located at the Carson Mall location for over 37 years. It occupied a kiosk in the middle of the mall in 1973 and moved to the current mall space in the early 1980's.

Upon evaluation of the subject request, there are no significant concerns with the proposal based on the following factors:

- Upon construction in 1992, the subject site (City Center Shopping Center) was designed for commercial/retail uses.
- More than adequate parking is existing on site.
- No exterior alterations are required for the proposed use.
- There are current commercial/retails uses on site.

The surrounding properties of the general area are a mix of restaurants, bars, businesses, offices and gaming establishments. As many are aware gaming is an integral part of the Nevada experience, with slot machines being a pervasive part of the business community. Currently, in Carson City there are 68 active gaming licenses. There are three active gaming licenses within close proximity to the subject site.

Nevada legalized "wide-open" gambling in 1931. Under this newly liberalized regime, commercial gaming slowly grew. In the 1940s and 1950s, with the success of the Las Vegas Strip, the modern American gaming industry truly emerged.

Per the information obtained by the State, Nevada gaming sites are divided into two categories: restricted locations, which have 15 or fewer gaming machines, and unrestricted locations, which have more than 15 machines and table games. Nevada casinos are investigated and policed by the Gaming Control Board, and the Gaming Commission approves licenses.

In the past 10 years, the Planning Commission has approved two unlimited gaming Special Use Permits:

1. U-01/02-15 Unlimited Gaming for Ormsby House (lower section Ormsby House parking garage), approved on November 28, 2001.
2. U-03/04-05 Unlimited Gaming for Doppelgangers (previously known as Stew's), approved on July 30, 2003.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-10-081.

PUBLIC COMMENTS: Public notices were mailed on October 08, 2010 notices were sent to 30 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. At the writing of this report no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division comments:

- A building permit has already been issued for this project, therefore, there are no additional comments from the Building Division.

Engineering Division comments:

- The Engineering Division has no preference or objection to the special use request.

Fire Department comments:

- Slot World Casino, City of Carson City Must meet all codes and ordinances as they relate to this request.

FINDINGS: Staff recommends approval of the Special Use Permit based the findings below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

As herein described, the proposed project is consistent with the following applicable goals and policies (in *italics*) of the Master Plan in accordance with the seven findings (in **bold**) required for approval of a Special Use Permit:

1. The use will be consistent with the objectives of the Master Plan elements.

CHAPTER 3: A BALANCED LAND USE PATTERN

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is the proposed development located on priority infill development area (1.2a)

This property is surrounded by developed commercial establishments. The 1.43-acre parcel is bordered to the north by East John Street, by North Stewart Street to the west, Anderson Street to the East and East Williams Street to the south. The site contains a multi-use commercial strip mall with uses that include professional offices, restaurants and retail stores.

In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)

Although this project is not located specifically in a Mixed Use Area, the project is adjacent to the downtown mixed use area to the south. The retail center does provide for many mixed uses compatible with the use district.

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Does the proposed development provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?

Per the applicant, the retail center exterior was recently upgraded to provide more variety and visual interest.

Does the proposed development provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

This project promotes compatibility with the surrounding development and adjacent uses.

CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities and sidewalks.

Does the proposed development promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The project is located along the new Stewart Street extension and Williams Street corridors. The site has pedestrian sidewalks on all sides of the site.

Does the proposed development maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The site adjacent to the newly extended Stewart Street extension and close to the nearly complete Roop Street widening project. The project maintains the current roadway connections and networks.

- 2. The proposed use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no noise, vibrations, fumes, odors, dust, glare or physical activity.**

During the tenant improvement process dust must be controlled. Once complete, the proposed use should not create any objectionable noise, vibrations, odors, dust, glare or physical activity any more than the current use of the property does.

The proposed project does not involve uses that will take place outside, which will result in physical activity on site. It is not anticipated that outside uses will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.

- 3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.**

The proposed commercial use is not anticipated to have a detrimental impact on vehicular or pedestrian traffic. Pedestrian movement would not be affected.

4. **The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

The proposed project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

5. **The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

18.04.130 Retail Commercial (RC). The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone.

- All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

The proposed use will be in keeping with the specific definition noted above related to the Retail Commercial zoning district.

6. **The project will not be detrimental to the public health, safety, convenience and welfare.**

The proposed use will be commercial in character, which is similar to the uses on site currently. The proposed use is anticipated to not cause significant land use impacts, which would be detrimental to the public health, safety, convenience and welfare.

7. **The project will not result in material damage or prejudice to other property in the vicinity.**

As noted above, the distance to adjacent properties is measured in hundreds of feet. The impacts of the proposed project would hardly be noticeable and would not result in material damage or prejudice to adjacent residential, public or agricultural property in the vicinity.

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

- Application (SUP-10-081)
- Building Division comments
- Engineering Division comments
- Fire Department comments

File # (Ex: MPR #07-111)	SUP-10-081
Brief Description	<i>Slot World Casino</i>
Project Address or APN	<i>APN #002-144-13</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>October 27, 2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

A building permit has already been issued for this project, therefore, there are no additional comments from the Building Division.

**Engineering Division
Planning Commission Report
File Number SUP 10-081**

TO: Planning Commission

FROM: Rory Hogen, E. I.

DATE: September 24, 2010

MEETING DATE: October 27, 2010

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from City Center to allow Slot World Smoke Shop to increase the number of slot machines from the maximum of 15 allowed by City code at 444 E. William St., apn 02-144-13 and zoned RC.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will have little effect on traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities are not impacted.



CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: September 30, 2010

SUBJECT: AGENDA ITEMS FOR OCTOBER 27, 2010 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the October 27, 2010 Planning Commission Meeting and have the following comments:

- SUP-10-077 Pat Wiggins, City of Carson City Must meet all codes and ordinances as they relate to this request.
- SUP-10-070 Jeff Herman, Conaliz LLC We have no comments or concern with this request.
- SUP-10-081 Slot World Casino, City of Carson City Must meet all codes and ordinances as they relate to this request.

DL/lb

RECEIVED

SEP 21 2010

CARSON CITY
PLANNING DIVISION

SPECIAL USE PERMIT

for

SUP-10-081

Slot World Smoke Shop

444 East Williams Street #8
Carson City, Nevada

Assessor Parcel Number
002-144-13

Section 17, T15N, R20E, MDB&M

Prepared for:

Slot World, Inc. dba
Slot World Smoke Shop
3879 U.S. Highway 50 East
Carson City, Nevada 89701
Phone (775) 882-7568
Fax (775) 882-8670



Prepared by:

Palmer Engineering Group, Ltd.
611 North Nevada Street
Carson City, Nevada 89703
Phone (775) 884-0479
Fax (775) 884-4226

September 2010
Job No. 100802

RECEIVED**SEP 21 2010**

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 10 - : SUP - 10 - 081

City Center

PROPERTY OWNER

P.O. Box 2826, Minden, Nevada 89423

MAILING ADDRESS, CITY, STATE, ZIP

(775) 782-7327 (775) 782-4699

PHONE # **FAX #****Name of Person to Whom All Correspondence Should Be Sent**

Palmer Engineering Group, Ltd

APPLICANT/AGENT

611 North Nevada Street, Carson City, Nevada 89703

MAILING ADDRESS, CITY, STATE ZIP

(775) 884-0479 (775) 884-4226

PHONE # **FAX #**

harold@palmer-eng.com, mark@palmer-eng.com

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

002-144-13

Street Address

444 East Williams Street #8, Carson City, Nevada 89706

ZIP Code

Project's Master Plan Designation

Regional Commercial

Project's Current Zoning

Retail Commercial (RC)

Nearest Major Cross Street(s)

North Stewart Street

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section, Title 18 Zoning _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:
 see attached

PROPERTY OWNER'S AFFIDAVIT

I, Douglas K. Horne, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

PO Box 2826, Minden, NV 894239-20-2010

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY Douglas)

On Sept. 20, 2010 Douglas K. Horne, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Janelle M. Wilcks
Notary Public

JANELLE M. WILCKS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. Recorded in Douglas County
 My Appt. Expires November 30, 2011
 No: 99-11373-5

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

SUMMARY

Slot World is relocating the existing casino from 1325 South Carson Street (inside the Carson Mall) to 444 East Williams Street, #8 (City Center). Slot World Smoke Shop is requesting a Special Use Permit (SUP) seeking a conditional use in the Retail Commercial zoning district for Gaming (unlimited). Both locations are located in the RC (Retail Commercial) zoning district. Slot World Smoke Shop will operate at the new location under the primary permitted use of Gaming (limited) which limits the number of slots to 15 until approval of the SUP. Slot World has already received State Gaming Control Board approval to relocate the establishment to the proposed address. The Gaming License is limited to 53 slots.

The 1.43-acre parcel is currently shown on the Carson City Master Plan as Community/Regional Commercial and is bordered to the north by East John Street, by North Stewart Street to the west, Anderson Street to the East and East Williams Street to the south. The site contains a multi-use commercial strip mall housing professional offices, restaurants and retail stores.

Slot World has retained Palmer Engineering Group, Ltd, to prepare this Special Use Permit application. This Special Use Permit is being submitted to the City to allow development of the casino as a conditional use for the land designated Retail Commercial (RC). The request for a Special Use Permit will be pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.080 – Special Use Permit (Conditional Uses).

The primary permitted uses of CCMC 18.04.130 Retail Commercial includes gaming (limited). Gaming limited is defined as “15 or less gaming machines in one commercial establishment.” Gaming unlimited consists of “16 or more slots machines”

**Questionnaire Supporting the Application
for a
SPECIAL USE PERMIT**

I How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

CHAPTER 3: A BALANCED LAND USE PATTERN

Theme: The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Does the proposed development meet the Growth Management Ordinance (1.1d, Municipal Code 18.12)?

Not Applicable (not a residential development)

Does the proposed development use sustainable building materials and construction techniques to promote water and energy conservation (1.1e,f)?

Not Applicable (existing building)

Is the proposed development located on priority infill development area (1.2a)?

This property is surrounded by developed commercial developments. The 1.43-acre parcel is bordered to the north by East John Street, by North Stewart Street to the west, Anderson Street to the East and East Williams Street to the south. The site contains a multi-use commercial strip mall housing professional offices, restaurants and retail stores.

Does the proposed development provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

Not Applicable – Tenant improvements will be in an existing retail center

Does the proposed development protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

The proposed development does not affect any of the existing site features.

Is the proposed development at adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?

No, the proposed development is not adjacent to county boundaries or public lands.

In identified Mixed-Use areas, does the proposed development promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?

Although this project is not located specifically in a Mixed Use Area, the project is adjacent to the downtown mixed use area to the south. The retail center does provide for many mixed uses compatible with the use district.

Does the proposed development meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

The existing development is located within an existing retail commercial center.

Does the proposed development protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

Not applicable (the project is located in a fully developed site)

Is the proposed development sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

The property is mapped as a Zone "B" flood area, which is defined as an area determined to be between the limits of the 100 year and 500 year flood plain.

No changes to the existing site conditions are proposed.

Does the proposed development provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?

The existing development has adequate levels of services for this Land Use.

If located within an identified Specific Plan Area (SPA), does the proposed development meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

Not Applicable

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

Theme: The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Does the proposed development provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

No. The existing commercial center is located near existing park facilities (Mills Park).

Is the proposed development consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

Not Applicable (Existing development)

CHAPTER 5: ECONOMIC VITALITY

Theme: The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base; include a broader range of retail services in targeted areas; and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Does the proposed development encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

Not Applicable

Does the proposed development encourage the development of regional retail centers (5.2a)?

Not Applicable

Does the proposed development encourage reuse or redevelopment of underused retail spaces (5.2b)?

Not Applicable

Does the proposed development support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capital (5.4a)?

Not Applicable

Does the proposed development promote revitalization of the Downtown core (5.6a)?

Not Applicable

Does the proposed development incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

Not Applicable

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

Theme: The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods; compact mixed-use activity centers; and a vibrant, pedestrian-friendly downtown.

Does the proposed development use durable, long-lasting building materials (6.1a)?

Not Applicable (existing building)

Does the proposed development promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

Not Applicable (existing building)

Does the proposed development provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?

Yes. The retail center exterior was recently upgraded to provide more variety and visual interest.

Does the proposed development provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

This project promotes compatibility with the surrounding development and adjacent uses.

If located in an identified Mixed-Use Activity Center area, does the proposed development contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

Not Applicable

If located Downtown, does the proposed development integrate an appropriate mix and density of uses (8.1a, e)?

Not Applicable

If located Downtown, does the proposed development include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?

Not Applicable

If located Downtown, does the proposed development incorporate appropriate public spaces, plazas and other amenities (8.1d)?

Not Applicable

Does the proposed development incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

Not Applicable

CHAPTER 7: A CONNECTED CITY

Theme: The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities and sidewalks.

Does the proposed development promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The project is located along the new Stewart Street extension and Williams street corridors. The site has pedestrian sidewalks on all sides of the site.

Does the proposed development maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The site adjacent to the newly extended Stewart Street extension and close to the nearly complete Roop Street widening project. The project maintains the current roadway connections and networks.

Does the proposed development provide for appropriate pathways through the development and the surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1 a, c)?

Not Applicable (existing fully developed site)

II Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A. Adjoining Land Use and Zoning:

DIRECTION	USE	ZONING
West	Strip mall	Retail Commercial (RC)
North	Professional Offices	Retail Commercial (RC)
East	Bank of America Professional Office building	Retail Commercial (RC)
South	Bank/Restaurant/ Grocery Store	Retail Commercial (RC) Downtown Mixed Use (DT-MU)

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems such as noise, dust, odors, vibration, fumes, glare or physical activity, etc with neighboring property owners. Will the project involve any uses that are not contained within the building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The project is a tenant improvement in an existing retail commercial strip mall. The use will not hurt any property values or cause problems. The exterior of the exterior commercial center will not be altered as a result of this project.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The casino as limited gaming is a primary permitted use in the Retail Commercial zoning district. Since the existing site and surrounding area is already on land designated Retail Commercial, it is consistent with the allowed uses of the parcel. This conditional use as a gaming unlimited is not expected to have a detrimental impact on the surrounding property or neighborhood in general.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

The project is not expected to increase traffic to the retail center. The tenant improvement for Slot World replaces a portion of the vacated Hollywood Video rental center that has similar pedestrian and vehicular traffic.

E. Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

Short range, this project will benefit the people of Carson City by contributing to the economy through construction of the casino's tenant improvement, including material suppliers, the building trades, and design professionals. Long term, the city will benefit tax revenues from gaming.

III Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

The project should not have any addition impact on the school district or Sheriff's office. Slot World is relocating from their existing location in the Carson Mall to the City Center. The number of slots will remain the same.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? (Contact Engineering for required information.)

Not Applicable (existing building/site)

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? (Contact Public works for the required information.)

The water supplies in the existing retail center are adequate to meet the needs of the project. The project is served by public water system.

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? (Contact Public works for the required information.)

The project will not increase the sewage disposal. The existing restroom in the tenant space will be reused. No addition lines are proposed or warranted.

E. What kinds of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation road improvements?

No road improvements are proposed. The project is located in a fully developed site with all public work and transportation improvement in place.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

This application package was prepared by Palmer Engineering Group, Ltd. The primary source of information is the experience and knowledge the firm possesses regarding Carson City and its planning and development requirements. We have had meetings with City Planning Department staff and Business Development staff to ensure the compatibility of the casino within the existing City Center strip mall. Carson City's Engineering Department was consulted in regards to traffic and utility facility requirements.

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage, height, placement) provided.

The outdoor lighting to the existing building will not be modified from the existing state.

H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

This project is a interior tenant improvement only. No addition site or landscaping work is proposed. All landscaping on site is existing and in compliance with City ordinance.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing 1) parking on your site, 2) parking on the off-site parking lot and 3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscaping islands and traffic aisles must be provided.

Carson City's Planning Department was consulted for the parking requirements for the strip mall. It is not anticipated that off-site parking will be required for this project. The existing parking is show on the site plan.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Signature of Applicant



Date



City Center Mall (Slot World Smoke Shop Space looking east) Dfadf



Slot World Smoke Shop Location (two storefronts to the right of Burgers-N-Such)



RECEIVED

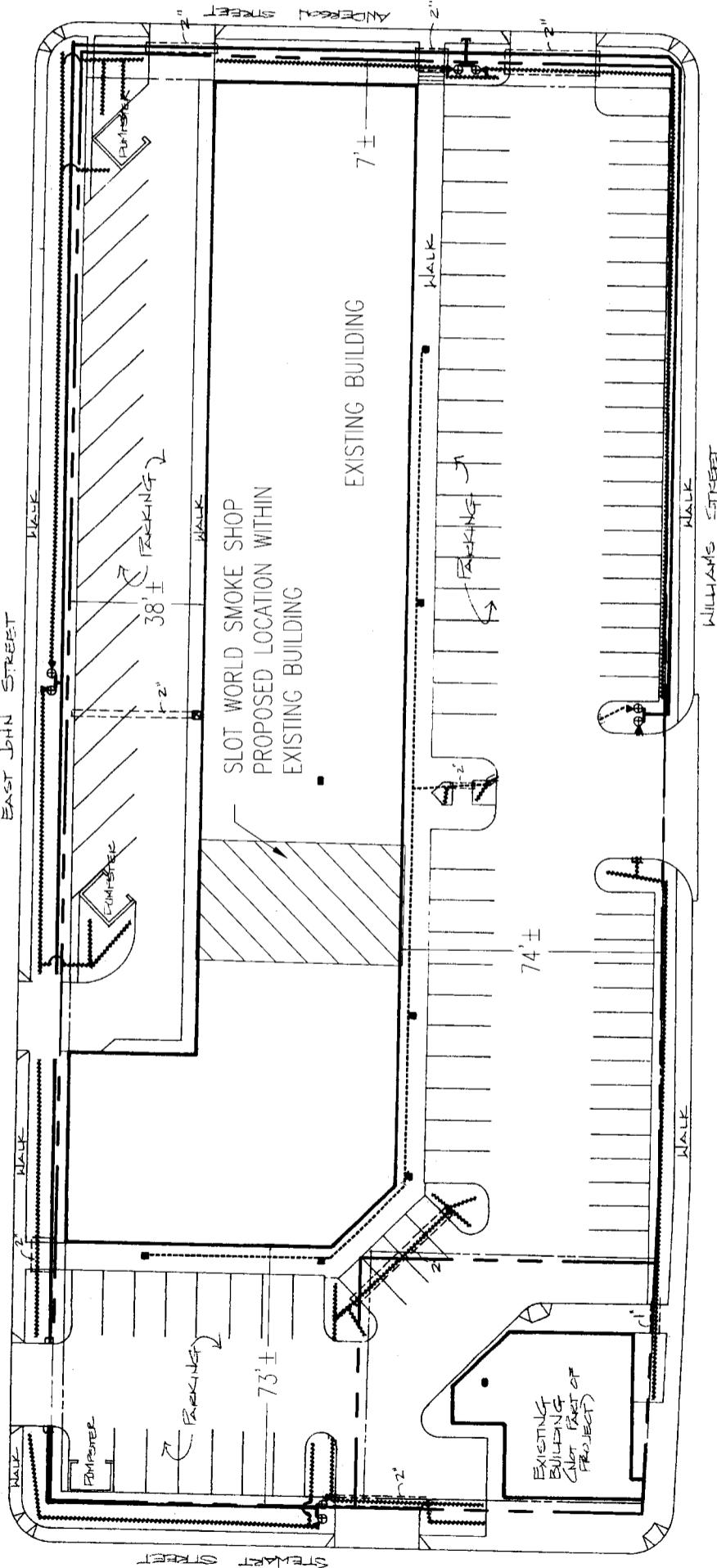
SEP 21 2010
CARSON CITY
PLANNING DIVISION

ADDITIONAL OFF SITE PARKING CREATED AS
A RESULT OF THE STEWART EXTENSION NOT
SHOWN (6 SPACES - NOT A PART)

Date	Rev. No.	Revision	Comments
	1		Initial Review
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SCALE: 1" = 20'



111

Vada Street Nevada 89703 Phone (775) 884-0479 Fax (775) 884-4226 www.palmer-energy.com

Carrie

PLAN FOR SLOT WORLD CARSON CITY, NEVADA 89701

TY CENTER

sheet C1
QB # 100802

VICINITY MAP NOT TO SCALE

REQUEST: TO ALLOW GAMING UNLIMITED IN EXISTING RETAIL CONVENIENCE CENTER

A.P.N. ZONING: MASTER PLAN LAND USE DESIGNATION: COMMUNITY/REGIONAL, COMMERCIAL
002-144-13 RETAIL COMMERCIAL (RC)
CARMON CITY, NEVADA 89706

SITE INFORMATION:

APPLICANT:
PALMER ENGINEERING GROUP, LTD.
611 NORTH NEVADA STREET
CARSON CITY, NEVADA 89703
PHONE: (775) 884-0479
FAX: (775) 884-4920

OWNER:

CITY CENTER
P.O. BOX 2826
MINDEN, NEVADA 89423
PHONE: (775) 782-7327

TO ALLOW GAMING IN

TO ALLOW GAMING UNLIMITED IN EXISTING RETAIL COMMERCIAL CENTER

REQUEST:

Map showing street names and a project site:

- BATH ST.
- MOUNTAIN ST.
- LONG ST.
- ST. CARSON
- ROOP ST.
- ROBINSON ST.
- WILLIAM ST.
- PROJECT SITE (shaded area)

A small square box is located at the intersection of CAROLINE ST. and ROOP ST.

VICINITY MAP NOT TO SCALE

1

Sheet 1 of 1

