

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2016

FILE NO: SUP-16-090

AGENDA ITEM: F-3

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: To consider a request for a Special Use Permit from Silver Bullet of Nevada, LLC (property owner: C & A Investments, LLC) to allow the operation of an unlimited gaming casino, bar, and additional signage on property zoned Retail Commercial – Planned Unit Development (RC – P), located at 3246 N. Carson St., APN: 007-462-06.

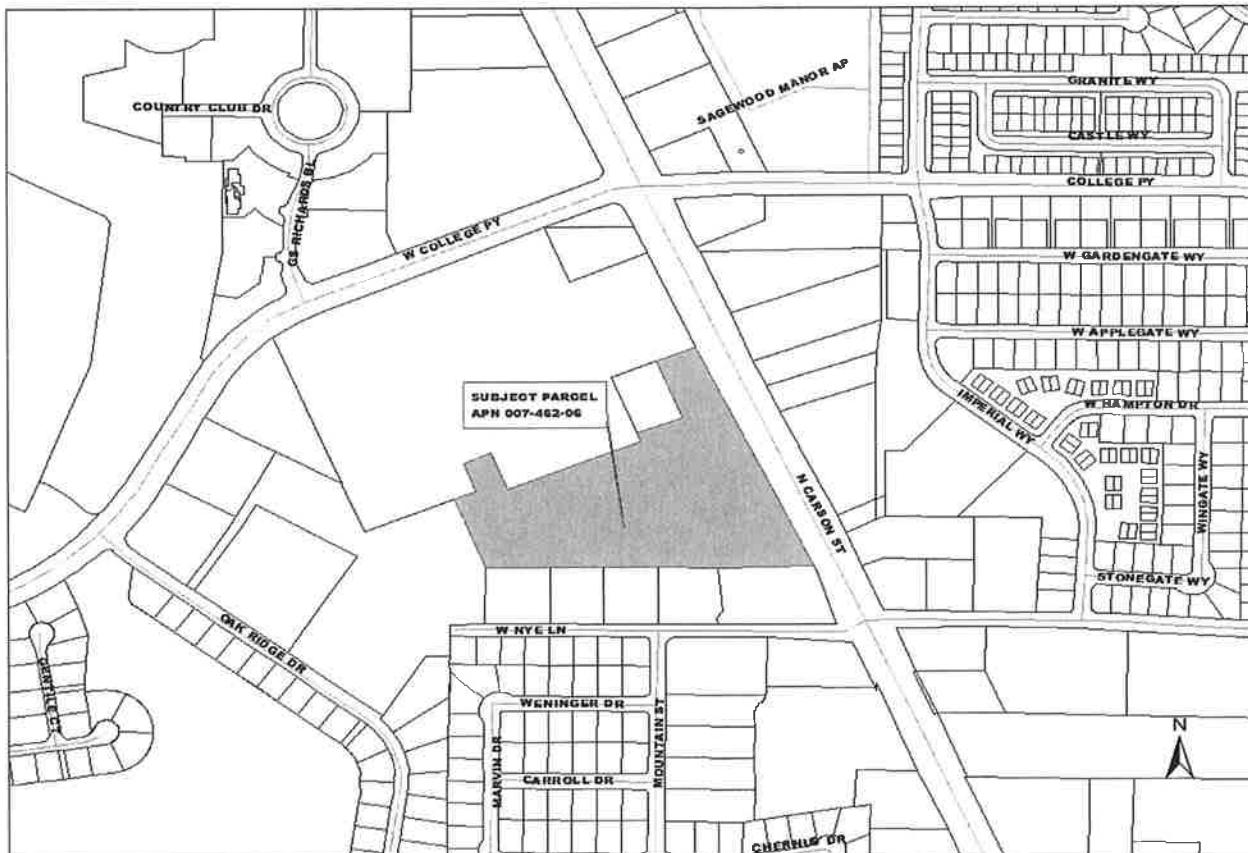
APPLICANT/AGENT: Silver Bullet of Nevada, LLC

OWNER: C & A Investments, LLC

LOCATION: 3246 North Carson Street

APN: 007-462-06

RECOMMENDED MOTION: I move to approve SUP-16-090, a request from Silver Bullet of Nevada, LLC (property owner: C & A Investments, LLC) for a Special Use Permit to allow the operation of an unlimited gaming casino, bar, and additional signage on property zoned Retail Commercial – Planned Unit Development, located at 3246 North Carson Street, APN 002-462-06, based on the findings and subject to the conditions of approval contained in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
6. All Repairs, replacements, and alterations must have proper building permits and comply with 2012 International and Building Codes, 2012 International Mechanical Code, 2012 Fuel Gas Code, 2012 International Energy Conservation Code, and Northern Nevada Amendments.
7. All Contractors are required to carry state and local license.
8. Project must comply with the 2012 International Fire Code and Northern Nevada Fire Code amendments.
9. Project is a A-2 occupancy and requires fire sprinklers and fire alarms.
10. A reduced pressure backflow preventer will be required on the domestic water line.
11. A grease interceptor must be added to the existing sewer line outside the building.
12. The water and sewer connection fee form must be completed and submitted along with accompanying calculations for the construction permit phase of the process.
13. The applicant shall demonstrate possession of a transferred unrestricted gaming license prior to the issuance of any building permit in lieu of providing 100 guest rooms consistent with Section 4.14.045 of the Carson City Municipal Code.
14. Prior to establishment of the use (final building inspection), the applicant shall demonstrate compliance with all applicable provisions of Chapter 4.14 of the Carson City Municipal Code.
15. Construction plans will require review by Health and Human Services.

16. An asbestos assessment will be required on all applicable materials being demolished or disturbed per CCMC 12.12.065
17. Carson City Acknowledgement of Asbestos Assessment form will be required per CCMC 12.12.065
18. Depending on asbestos assessment results, an Environmental Protection Agency 10 Day Notification may also be required.
19. Facility will be required to install a properly sized grease interceptor and possibly be required to connect the trash enclosure as well.
20. The electronic message portion of the sign shall be equipped with technology that automatically dims the display according to ambient light conditions. Sign brightness shall be limited to 0.3 foot-candles over ambient light, measured at a distance of 10 times the square root of the electronic message center sign area (approximately 56 feet, to be verified based on the actual size of the sign display area when installed). The applicant shall contact the Planning Division to arrange testing once the sign is installed.
21. The minimum message hold time shall be three seconds.
22. Transition time between messages shall be a maximum of one second.
23. Video graphics may be displayed as part of the electronic message center usage, provided that the text messaging complies with the other operational parameters.
24. No sound display is allowed with the sign.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.130 Retail Commercial (RC); Development Standards Division 4 (Signs)

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: Retail Commercial – PUD (RC - P)

KEY ISSUES: Will the proposed unlimited gaming casino and bar use, as well as additional signage be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Retail Commercial - PUD (RC - P) / Shopping Center

EAST: Retail Commercial (RC) / Retail (Paint Store, Tire Store)

WEST: Single Family 6000 (SF6) / Vacant

SOUTH: Residential Office – PUD (RO - P) / Offices

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (between the 100 year flood and 500 year flood)

EARTHQUAKE POTENTIAL: Zone I, Severe earthquake potential

SLOPE/DRAINAGE: Site is improved and flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 10.1 acres

EXISTING STRUCTURE SIZE: 85,805 square feet (existing building)
STRUCTURE USED FOR PROPOSED USE: 17,908 square feet
VARIANCES REQUESTED: None

PREVIOUS REVIEW:

SUP-07-222: Special Use Permit for wine sales

U-00/01-13: Special Use Permit for a sign

U-99/00-5: Special Use Permit for a shopping center

DISCUSSION:

The subject property is currently improved with a shopping center. The property is located on the west side of North Carson Street. There is a shopping center north of the site, and the Silver West Professional Offices located to the south of the site. Vacant residentially zoned land is located to the east of the existing building, but the applicant is not proposing to utilize that portion of the building. Existing uses in the shopping center are a dialysis center, a property management company, a yogurt shop, a coffee shop, and a pizza shop. A majority of the shopping center is vacant. The applicant proposes to utilize 17,908 square feet of the 85,805 square foot of building area.

The applicant is proposing to improve the existing interior space with a casino including gaming, a full service restaurant and a bar. The facility is proposed to be open 24 hours a day, 7 days a week. Per the provisions of Section 18.04.130 of the Carson City Municipal Code (CCMC), both a bar use and an unlimited gaming use are conditional uses in the RC zoning district, and may only be established upon issuance of a Special Use Permit.

Exterior improvements include exterior lighting, building signage, and modifications to the shopping center freestanding sign. As detailed in the sign plans, new exterior lighting will be located under a parapet, and will not illuminate in an upward direction. The modified, freestanding shopping center sign will be 345.2 square feet where 300 square feet is allowed per code. Therefore, a Special Use Permit is required for the freestanding sign. Note the applicant proposes to utilize the existing sign frame. Building signage is proposed to comply with code.

Chapter 4.14 of the Municipal Code addresses Gaming Licenses and Regulations. Section 4.14.045.1 of this Chapter includes a requirement for 100 guest rooms on the same property as the gaming facility. However, this provision is not applicable if the unrestricted gaming license is transferred in consistent with the provisions of Section 4.14.045. The applicant proposes to transfer in a gaming license that has been in existence prior to 2002. Therefore, guest rooms are not required. Staff has included a proposed condition that the applicant shall demonstrate possession of a transferred unrestricted gaming license in lieu of providing 100 room consistent with the provisions of Section 4.14.045 of the Carson City Municipal Code prior to the issuance of any building permit.

Per the provisions of Section 18.02.080 of the CCMC, the Planning Commission, after conducting a public hearing, has the authority to grant a Special Use Permit upon making seven required findings of fact.

Staff recommends that the Planning Commission approve SUP-16-090 based on the discussion in this staff report and the ability to make the required findings in the affirmative as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 59 property owners within 600 feet of the subject site on September 9, 2016. As of the writing of this report, no comments in support or in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

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

Building Division:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, replacements, and alterations must have proper building permits and comply with 2012 International and Building Codes, 2012 International Mechanical Code, 2012 Fuel Gas Code, 2012 International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry state and local license.

Fire Department:

1. Project must comply with the 2012 International Fire Code and Northern Nevada Fire Code amendments.
2. Project is an A-2 occupancy and requires fire sprinklers and fire alarms.

Engineering Division:

1. A reduced pressure backflow preventer will be required on the domestic water line.
2. A grease interceptor must be added to the existing sewer line outside the building.
3. The water and sewer connection fee form must be completed and submitted along with accompanying calculations for the construction permit phase of the process.

Health and Human Services:

1. Construction plans will require review by Health and Human Services.

Environmental Control Authority:

1. An asbestos assessment will be required on all applicable materials being demolished or disturbed. Per CCMC 12.12.065
2. Carson City Acknowledgement of Asbestos Assessment form will be required. Per CCMC 12.12.065
3. Depending on asbestos assessment results an EPA 10 Day Notification may also be required.
4. Facility will be required to install a properly sized grease interceptor and possibly even be required to connect the trash enclosure as well.

Transportation:

No comments

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the objectives of the Master Plan elements*

Goal 5.2b – Encourage Reuse/Redevelopment of Underused Retail Spaces.

“Encourage the redevelopment and reuse of underutilized retail spaces along major gateway corridors (such as the vacant K-Mart building on North Carson Street, the Eagle Station and Southgate Shopping Centers on South Carson Street, and the Downtown central business district) with tenants that will serve the broader community....”

The subject property is an under-utilized shopping center. The proposed use will provide an entertainment amenity in the community that is not currently available, and make an attractive but primarily vacant shopping center vibrant.

Staff would note that the propose sign, although larger than allowed by code, will utilize the existing sign frame.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.*

The proposed use will occupy a space in an existing shopping center. Existing uses to the north and east are commercial uses, which will likely benefit from more visitors to this area. To the rear of the portion of the building that will be occupied are office buildings.

Some concerns have been brought to the staff's attention that, if realized, would cause this finding to NOT be met. Staff has investigated these concerns, identified below, and does not find that they will be realized. Therefore, staff can make this finding in the affirmative.

Music Playing Indoors and Outdoors: No outdoor entertainment is proposed. The applicant's lease does authorize "ambient" music for the exterior. It is not unusual for a commercial use to provide ambient music at its entranceways. It is typically not audible in front of another tenant space.

Condenser units / HVAC noise: If the SUP is approved, the scope of work is a tenant improvement. Any tenant who occupies the space will utilize HVAC and similar equipment. In fact, existing uses in the building are utilizing the HVAC. The "back of house" for this space is on the south side and adjacent to office uses.

Traffic on Nye: In approaching the subject property from both the north and the south, staff did not find access to be confusing. Staff finds it unlikely that vehicles will seek to access the subject property from Nye.

Drug Trafficking / Security: The applicant proposes to utilize a security operation that is similar to

the security operation at Bodine's in the southern portion of the city. The Sheriff's office has advised that the existing security operation at the southern Bodine's is effective, and the existing use is not a burden on the Sheriff's office. The Sheriff's office has further opined that if this same security operation was put in place in the proposed Bodine's, the sheriff's office would find it to be adequate.

Overnight Parking: Staff interprets overnight parking to mean camping in a vehicle. Section 18.05.030.a of the CCMC states "No automobile, recreational vehicle, tent, train, boxcar, semi-truck trailer, passenger coach, bus streetcar body or similar enclosure may be used or erected for storage or occupied for living or sleeping purposes in any use district." The applicant will not have an ability to allow or disallow overnight parking as it is prohibited.

The staff finds that the proposed sign will not be detrimental to the community. The sign will utilize the existing frame, thus will not be taller than the existing sign.

3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.*

Staff does not find that this request will have a detrimental effect on vehicular or pedestrian traffic. The proposed use will occupy existing space in an existing shopping center. Parking requirements, road improvement requirements, and access requirements, so as to promote safety, were all determined at the time the subject property was improved.

In terms of the sign, staff also finds that it will not have a detrimental impact on traffic provided the following operational practices are applied. Note staff has recommended these operational practices for all electronic signs that have come before the Planning Commission.

1. The electronic message portion of the sign shall be equipped with technology that automatically dims the display according to ambient light conditions. Sign brightness shall be limited to 0.3 foot-candles over ambient light, measured at a distance of 10 times the square root of the electronic message center sign area (approximately 56 feet, to be verified based on the actual size of the sign display area when installed). The applicant shall contact the Planning Division to arrange testing once the sign is installed.
2. The minimum message hold time shall be three seconds.
3. Transition time between messages shall be a maximum of one second.
4. Video graphics may be displayed as part of the electronic message center usage, provided that the text messaging complies with the other operational parameters.
5. No sound display is allowed with the sign.

4. *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 site is currently improved and served with water and sewer. The site was designed and improved with the necessary storm water drainage improvements. The use is a non-residential use, thus will not have an impact on schools. The sheriff's office has advised that it has a very good relationship with Bodine's in the southern part of the City, and finds that, particularly given the intent to utilize similar security operations, the proposed casino and bar will not be a burden.

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

As previously noted, a bar use and unlimited gaming are Conditional Uses in the RC zoning district. Staff has reviewed the terms of the planned unit development, and found that the planned unit development did not modify the uses allowed in the RC zoning. Additionally, per Section 4.6.5 of the Development Standards, variations to the sign regulations and standards may be permitted by Special Use Permit approval. With the approval of this Special Use Permit and recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code.

6. *Will not be detrimental to the public health, safety, convenience and welfare.*

The proposed use, as conditioned, will be a community amenity and will not be detrimental to the public health, safety, and welfare. Staff did receive a concern regarding the impact of the use on the nearby John Mankins Park. Parks and Recreation staff has advised that the presence of Bodine's in the southern part of the City has not had any negative impacts on neighboring Fuji Park. This information was provided with input from operations staff, whom are responsible for maintaining the park. The Parks and Recreation staff further pointed out that it did not find the proposed casino would be in conflict with the park.

7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.*

Staff has recommended conditions of approval to avoid material damage to other properties in the vicinity. With the incorporation of these conditions, staff can make this finding in the affirmative.

Attachments:

Building Division comments
Fire Department comments
Health and Human Services comments
Engineering comments
Environmental Control comments
Application (SUP-16-090)

August 30, 2016

RECEIVED

AUG 30 2016

CARSON CITY
PLANNING DIVISION

SUP-16-090:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

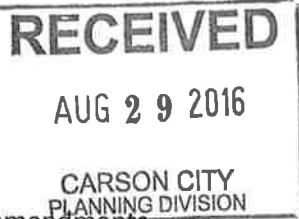
Carson City Community Development Department

Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623

August 29, 2016

SUP 16-090:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Project is an A-2 occupancy and requires fire sprinklers and fire alarms.



Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

RECEIVED

SEP 12 2016

CARSON CITY
PLANNING DIVISION

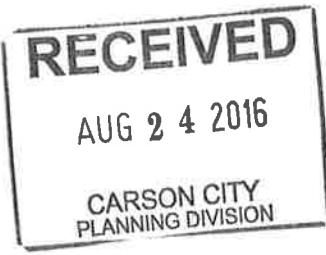
September 12, 2016

Health Department

SUP-16-090

Plans for this Casino need to be submitted to the Carson City Building Department for Health and Human Services review.

Dustin Boothe
Health Department



**Engineering Division
Planning Commission Report
File Number SUP 16-090**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: Aug. 23, 2016

MEETING DATE: Sept. 28, 2016

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Silver Bullet of Nevada LLC to open a small casino and restaurant in an existing building at 3246 N Carson St, apn 07-462-06.

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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards. Public Works has three requirements: 1) A reduced pressure backflow preventer will be required on the domestic water line, 2) a grease interceptor must be added to the existing sewer line outside the building, and 3) the water and sewer connection fee form must be completed and submitted along with accompanying calculations for the construction permit phase of the process.

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 not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

RECEIVED

SEP 16 2016

CARSON CITY
PLANNING DIVISION

09/16/2016

SUP -16-090

Environmental Control

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP -16-090(Casino) project:

1. An asbestos assessment will be required on all applicable materials being demolished or disturbed. Per CCMC 12.12.065
2. Carson City Acknowledgement of Asbestos Assessment form will be required. Per CCMC 12.12.065
3. Depending on asbestos assessment results an EPA 10 Day Notification may also be required.
4. Facility will be required to install a properly sized grease interceptor and possibly even be required to connect the trash enclosure as well.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

RECEIVED

AUG 26 2016

CARSON CITY
PLANNING DIVISION

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

FOR OFFICE USE ONLY:

CCMC 1B.02

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)
+ noticing fee

SUBMITTAL PACKET

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)
- CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

FILE # SUP - 16 - SUP - 16 - 090

APPLICANT	PHONE #
Silver Bullet of Nevada, LLC	(775) 782-9711
MAILING ADDRESS, CITY, STATE, ZIP	1627 U.S. Highway 395, Minden, NV 89423
EMAIL ADDRESS	mpegram@carsonvalleyinn.com
PROPERTY OWNER	PHONE #
C & A Investments, L.L.C.	(775) 687-0202
MAILING ADDRESS, CITY, STATE, ZIP	c/o Allison MacKenzie, 402 N. Division St., Carson City, NV 89703
EMAIL ADDRESS	jcavilia@allisonmackenzie.com
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Severin A. Carlson	(775) 852-3900
MAILING ADDRESS, CITY STATE, ZIP	50 W. Liberty Street, Suite 700, Reno, NV 89501
EMAIL ADDRESS	scarlson@kcnvlaw.com

Project's Assessor Parcel Number(s).	Street Address	ZIP Code
007-462-06	3246 N. Carson Street, Carson City, NV 89703	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Mixed-Use Commercial	RC-P	W. College Parkway and W. Nye Lane

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: 18.04.130.3, or Development Standards, Division 4, Section 44.1, a request to allow as a conditional use is as follows:

The operation of a casino (gaming (unlimited)), including a bar, both of which require a special use permit. The casino will also include a restaurant which will serve alcoholic beverages which operation is a permitted use. A special use permit is also sought for signage at the existing center

PROPERTY OWNER'S AFFIDAVIT

I, JOANNE BALLARDINI, 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.

Joanne Ballardini
Signature Joanne Ballardini, Trustee Address Date
Ballardini Family Trust, Manager 402 N Division St. 7/22/16
Use additional page(s) if necessary for other names. Carson City, NV 89703

STATE OF NEVADA
COUNTY
On July 22, 2016, Joanne Ballardini, 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.
Joanne Ballardini
Notary Public

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.



WRITTEN PROJECT DESCRIPTION

WRITTEN PROJECT DESCRIPTION
SPECIAL USE PERMIT APPLICATION
SILVER BULLET OF NEVADA, LLC
FILE # SUP – 16- _____

Silver Bullet of Nevada, LLC (“Silver Bullet” or the “Applicant”) seeks a special use permit for its operation of a casino (gaming (unlimited)), including a bar, both of which require a special use permit, to be operated in the Northtown Plaza, 3246 N. Carson Street (the “Project” or “Casino”). The Project will also include a full service restaurant, inside the Casino, which will serve alcoholic beverages, which operation is a permitted use. The Casino, including its restaurant, will be open 24-hours per day. The Applicant also seeks a special use permit to make changes to an existing pylon sign for the Northtown Plaza, as well as for signage attached to the Project.

The Project will be located inside of a portion of an existing building within the Northtown Plaza, more commonly known as Building 3, consistently of approximately 16,500 square feet of space that is currently vacant and has never been occupied. The Applicant will be occupying the Project in accordance with the terms and conditions of a long-term lease with the owner of Northtown Plaza, C & A Investments, LLC (“C & A Investments” or the “Landlord”). The Applicant will be making numerous tenant improvements to the approximate 16,500 square feet of space within its portion of Building 3.

The Applicant is in contract to purchase the non-restricted gaming license(s) associated with the Horseshoe Club (the “Gaming License”). Since the Gaming License has been in existence prior to 2002, the Applicant is not required to maintain, on the same parcel of property, no fewer than one hundred (100) guest rooms in accordance with Carson City Municipal Code 4.14.045. The Applicant is seeking Nevada Gaming Control Board and Nevada Gaming Commission approval to transfer the Gaming License into its name and for approval to conduct business at the Project.

Although the Gaming License is grandfathered and therefore the Applicant does not need to maintain no fewer than one hundred (100) guest rooms, pursuant to NRS 463.302, as a part of the transfer of the Gaming License to Applicant to operate the Casino at the proposed location, Nevada state law requires the license to be transferred to a location within a designated redevelopment area. C & A Investments, as the property owner of Northtown Plaza and the Applicant have confirmed with City Staff, that the Project is located in Carson City’s Redevelopment Area No. 2.

SITE PLAN
(See Large Site Plan)

Site Plan
prepared by:

Studio HBA LLC, Architect
Lumos and Associates (original client)

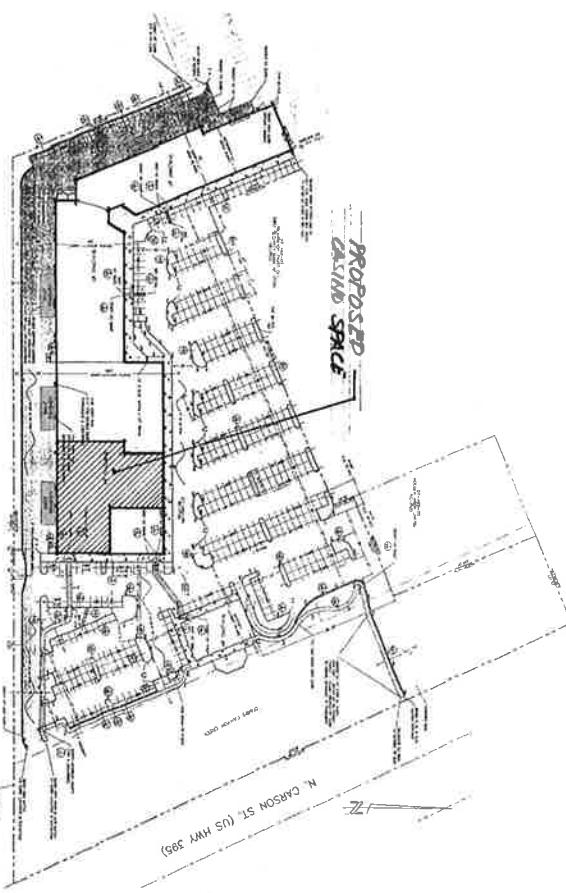
a general commercial zoning
special use permit to allow a Casino in the
requested:

Applicant: _____
Property Owner:
C & A Investments, LLC
c/o Allison Mackenzie
402 N. Division Street
Carson City, Nevada 89703
Silver Bullet of Nevada, LLC
1627 U.S. Highway 395
Minden, Nevada 89423

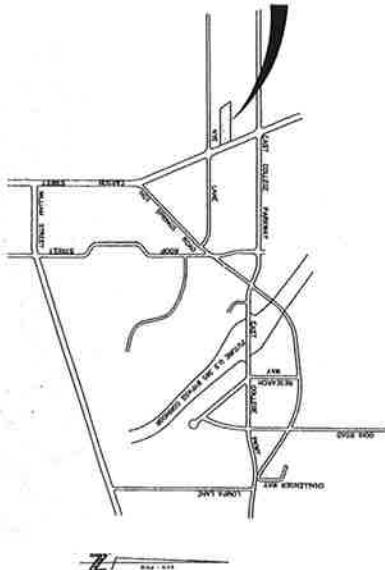
Assessor's Parcel #: 07-462-06

Request: Special use permit to allow a cashno in a general commercial zoning.

THE PLAGUE

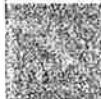


VICINITY MAP



PROJECT SITE

**BODINES NORTHTOWN
SPECIAL USE PERMIT
SITE PLAN
NEVADA**



STUDIO HBA, LLC
P.O. BOX 7652 / RENO, NEVADA 89510
(775) 786-5556



BUILDING ELEVATIONS
AND FLOOR PLANS
(See Large Floor Plans)



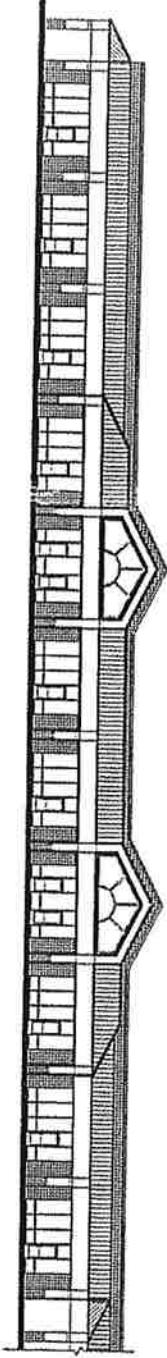
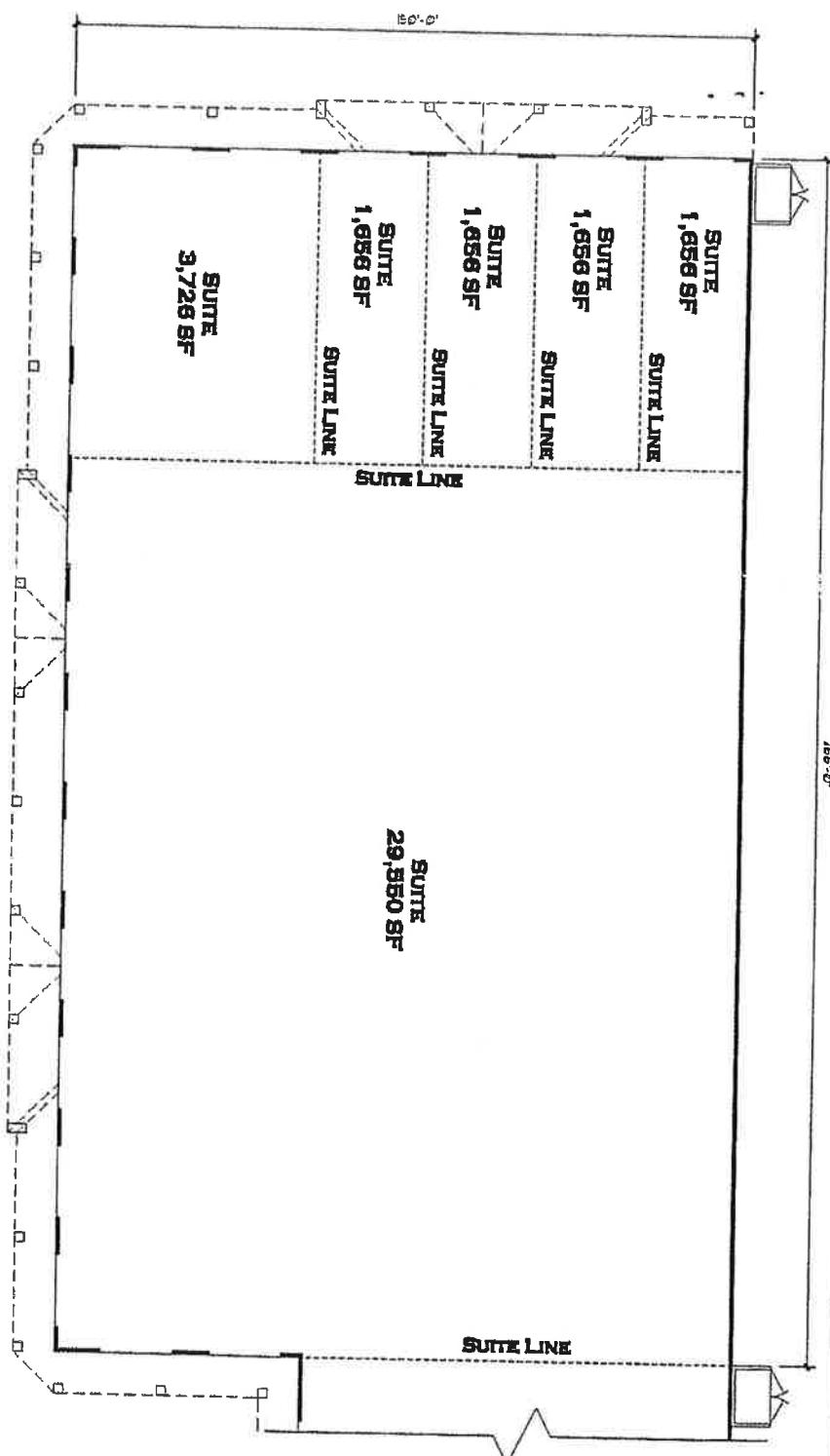
**Q & D
CONSTRUCTION
INC.**



**Don Mackey
Architect, Ltd.**

**PROPOSED
BUILDING 3
FLOOR PLAN**

1" = 40'-0"
0'-0" 40 FEET



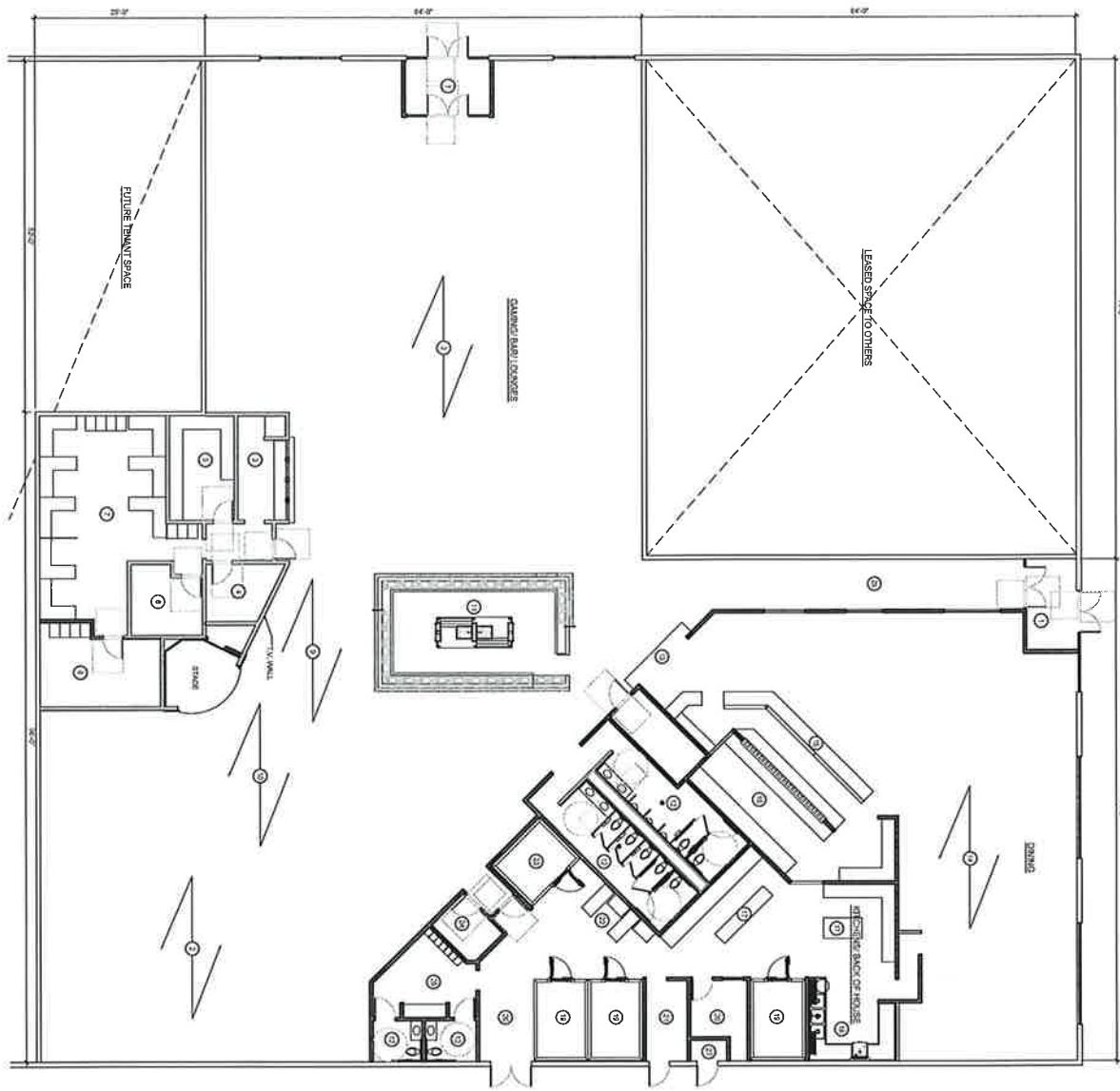
BUILDING 3 ELEVATION



**Gold Dust Commercial
Associates**
311 Up North Carson Street
Carson City, NV 89701
775-883-3936

NORTHTOWN PLAZA
CARSON CITY, NEVADA

FLOOR PLAN
SCALE: 1/2" = 1'-0"



USE LEGEND

1. MANAGER'S OFFICE	1. MANAGER'S OFFICE
2. COUNTERTOP	2. COUNTERTOP
3. ACCOUNTING CUBICLES	3. ACCOUNTING CUBICLES
4. ACCOUNTING MANAGER OFFICE	4. ACCOUNTING MANAGER OFFICE
5. SPORTS BOOKS COUNTER	5. SPORTS BOOKS COUNTER
6. BOTTLE & LOUNGE	6. BOTTLE & LOUNGE
7. BAR	7. BAR
8. RESTROOMS	8. RESTROOMS
9. RESTAURANT ENTRY	9. RESTAURANT ENTRY
10. RESTAURANT SERVING ROOM	10. RESTAURANT SERVING ROOM
11. OVERCOUNTER	11. OVERCOUNTER
12. COLOR LINE	12. COLOR LINE
13. KITCHEN/PREP	13. KITCHEN/PREP
14. DISHWASHING	14. DISHWASHING
15. WALK IN COOLER/REFRIGERATOR	15. WALK IN COOLER/REFRIGERATOR
16. COFFEE	16. COFFEE
17. TRASH	17. TRASH
18. DRY STORAGE	18. DRY STORAGE
19. CAFE OFFICE	19. CAFE OFFICE
20. CHEF OFFICE	20. CHEF OFFICE
21. TRASH	21. TRASH
22. DRY STORAGE	22. DRY STORAGE
23. KEG COOLER	23. KEG COOLER
24. SECURITY	24. SECURITY
25. EMPLOYEE ROOM	25. EMPLOYEE ROOM
26. RECEIVING	26. RECEIVING
27. FIRE RISER ROOM	27. FIRE RISER ROOM
28. GALLERY	28. GALLERY

BODINES CASINO NORTH TOWN NORTH TOWN PLAZA

A1.0

FLOOR PUM

STUDIO HBA, LLC
P.O. BOX 7802/RENO, NEVADA 89513
(775) 822-5556



SIGN PACKAGE

Bodines

CASINO

EXTERIOR SIGNAGE

APPROVAL	
CUSTOMER	DATE
INFORMATION	DATE
SALES	DATE
ESTIMATING	DATE
SURVEY	DATE
PHONE NUMBER	571267
ARCHIVE NUMBER	
REJECT	
CV-1	





YESCO
YESCO LLC

5000 Central St. Suite 100
Dearborn, MI 48126
Phone: 734.296.3131
MI CONTRACTOR LICENS NO.
0074289 / 0074290

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CLIQUE:

Customer's Contact

ADDRESS:

CARSON CITY, NV

CITY:

STATE:

ZIP CODE:

PHONE NUMBER:

FAX NUMBER:

EMAIL:

TELECONFERENCE:

DATE:

NAME:

DATE:

NAME:

DATE:

NAME:

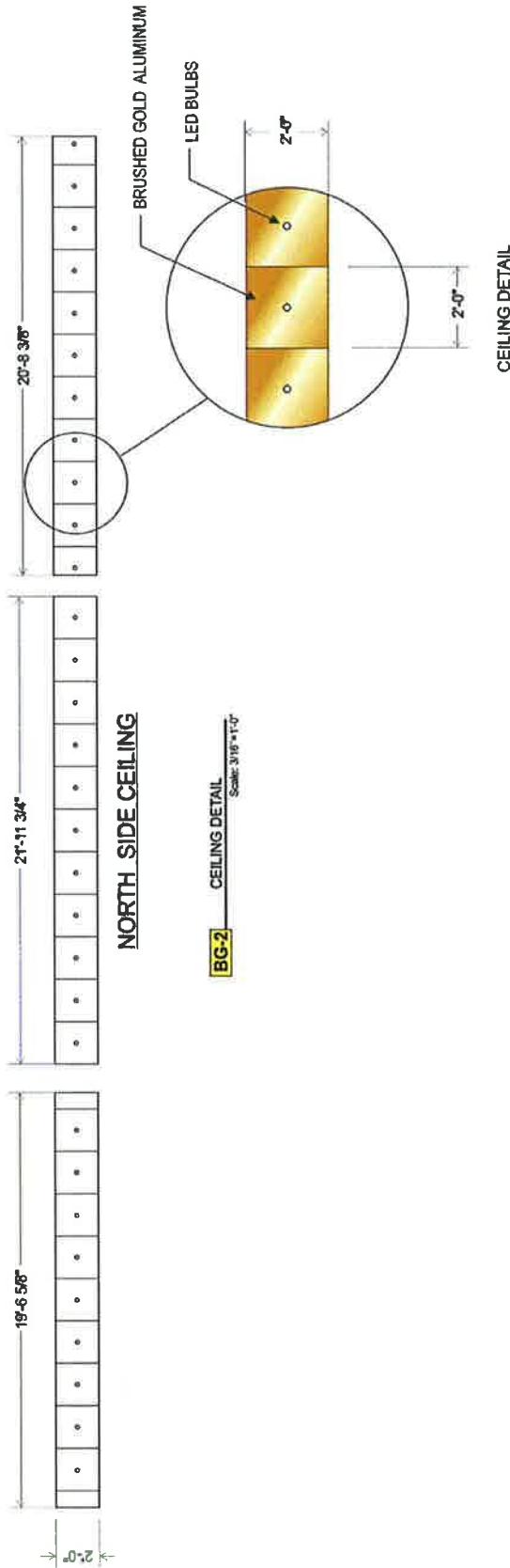
DATE:

NAME:

DATE:

NAME:

DATE:



PROPOSED CEILING

571267

PROPOSAL QUESTIONNAIRE WITH
BOTH QUESTIONS AND ANSWERS
GIVEN

SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

SILVER BULLET OF NEVADA, LLC

FILE # SUP - 16- _____

Question 1: How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Explanation:

Silver Bullet of Nevada, LLC (“Silver Bullet” or the “Applicant”) is proposing the operation of a 24-hour casino with a full menu restaurant and bar, both serving beer, wine, and liquor by the drink, to be located within a portion of an existing building within the Northtown Plaza located at 3246 N. Carson Street (the “Project” or the “Casino”) which will be known as Bodines Casino Northtown. The Project will consist of approximately 16,500 square feet of space within the existing Northtown Plaza Building 3. The Casino will operate pursuant to a grandfathered non-restricted gaming license, specifically the license formerly associated with the Horseshoe Club in downtown Carson City, (the “Gaming License”). The Applicant is currently in escrow to purchase the Gaming License. The owner of Northtown Plaza, C & A Investments, L.L.C., and the Applicant have confirmed that the subject property is located in Carson City’s Redevelopment Area Number 2, thereby allowing a transfer of the Gaming License to the Project’s proposed location in compliance with NRS 463.302. Since the Gaming License has been in existence prior to 2002, the Casino is not required to maintain, on the same parcel of property, no fewer than one hundred (100) guest rooms in accordance with Carson City Municipal Code 4.14.045. A special use permit is required for the operation of the Casino with a non-restricted (unlimited license), as well as the operation of a bar. The restaurant with alcohol service is a permitted use subject to obtaining the requisite liquor license. The Applicant’s proposed changes to an existing pylon sign are subject to a special use permit. The Applicant’s proposed signage on the building is not subject to a SUP the signage meets the Carson City Municipal Codes’ size requirements and will be place at/or below the parapet line of the building, as depicted in the enclosed sign package. Since the Project will be located within an existing building within an existing retail commercial center, the project provides further viability to the Northtown Plaza as well as furthers and keeps in line with the goals of the master Plan Elements that were considered at the time Northtown Plaza was first developed.

Master Plan Policy Checklist Items:

Chapter 3: A Balanced Land Use Pattern

Is or does the proposed development:

- **Meet the provision of the Growth Management Ordinance (1.1d, Municipal Code 18.12)**
 - The Project does not propose any residential development, nor is the Project in a residential zoning district. Therefore, the 1988 Growth Management

Ordinance, as contained in Chapter 18.12 of the City's Municipal Code, does not apply.

- **Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)**
 - Although the Project is located in a portion of an existing building at the Northtown Plaza, the intended tenant improvements will consist of building materials and construction techniques which promote energy efficiency, as well as water and energy conservation commensurate for a business that will operate 24 hours per day.
- **Located in a priority infill development area (1.2a)**
 - Yes, the Project is located in a Moderate Priority Area, as it will be located in a vacant portion of an existing building within the Northtown Plaza. The Northtown Plaza is located in one of Carson City's major gateway corridors.
- **Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)**
 - Although there are no public lands adjacent to the Project, the Northtown Plaza has pedestrian pathway connections, including sidewalks to adjacent parcels, in addition to traditional vehicular ingress and egress.
- **Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)**
 - The Project is located on a site that has already been developed – the Northtown Plaza. As such, disturbances to existing native stands of mature trees or distinctive topographic features, and other character-defining features, will be minimal, if not non-existent since the Project will be located within an existing building at the Northtown Plaza. Tenant improvements will be made inside of a portion of an existing building. New signage will be placed on the Casino building and modifications will be made to an existing pylon sign. Existing landscaping around the pylon sign may be trimmed, improved, moved, or replaced.
- **At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)**
 - The Project is not located adjacent to county boundaries or adjacent to public lands and therefore does not require coordination with the applicable agency regarding compatibility, access, and amenities.

- **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, Appendix C)**
 - The Project will be located in an existing building within the Northtown Plaza, which was built within the Mixed-Use Commercial Master Plan Designation and is currently zoned Retail Commercial.
- **Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)**
 - The Applicant is not seeking any change in existing zoning. The Project is going to be located in an existing building within the Northtown Plaza, which has little to no undeveloped adjacent land next to it and has existing buffers between it and adjacent parcels, including existing landscaping, walkways, and cinderblock walls.
- **Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)**
 - The Project is not located in proximity to any Environmentally Sensitive Areas. The Project is going to be located in an existing building within the Northtown Plaza. The majority of the adjacent parcels surrounding Northtown Plaza have been fully developed, although not all of the developed parcels are being fully utilized at this time.
- **Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)**
 - The Project is going to be located in an existing building within the Northtown Plaza, which has been previously sited with required setbacks or other mitigation measures (i.e. retention basins run between Northtown Plaza and Carson Street).
- **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 Project is going to be located in an existing building within the Northtown Plaza. At the time the Northtown Plaza was planned and developed, traffic flow in and out of the Northtown Plaza was designed to be appropriate at the time of full build out. Furthermore, facilities for water and sewer usage were planned, designed and built for full buildout. The Project being located within an existing building does not increase the requirements

for water, sewer, road improvements, or sidewalks, etc. The Applicant's representative has confirmed with Stephen Pottey, P.E. from Carson City's Development Engineering Department that there are no anticipated capacity issues for sewer, water, or traffic at the site.

- **If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)**
 - The Project is not located within a Specific Plan Area.

Chapter 4: Equitable Distributions of Recreational Opportunities

Is or does the proposed development:

- **Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)**
 - The Project is located within an existing retail commercial center, the Northtown Plaza, which has been fully developed and constructed, although it does contain vacant space available for new tenants such as the Applicant. The Project will be located in a portion of an existing vacant building within the Northtown Plaza. The Project does not create a demand for park facilities and since the Northtown Plaza is fully developed, there is no vacant land within the subject parcel to provide for park facilities.
- **Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)**
 - The Project is located within an existing retail commercial center, the Northtown Plaza, which has been fully developed and built out, although it does contain vacant space available for new tenants such as the Applicant. The Project will be located in an existing vacant building within the Northtown Plaza. The Project, being located within the existing Northtown Plaza is consistent with the Open Space Master Plan and Carson River Master Plan and does not impact or reduce any open space as it is located within an existing building within the Northtown Plaza.

Chapter 5: Economic Vitality

Is or does the proposed development:

- **Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)**
 - The Project is not a housing project. The Project offers entertainment, gaming, restaurant and bar options to Carson City's labor force and non-labor force populations, subject to age restrictions relative to gaming and bar activities.
- **Encourage the development of regional retail centers (5.2a)**
 - The Project fills vacant space within an existing building of a retail center which has been historically underutilized. The presence of a new business will invigorate activity at the Northtown Plaza and potentially spur on additional development adjacent to or near the Project.
- **Encourage reuse or redevelopment of underused retail spaces (5.2b)**
 - Northtown Plaza is located in Redevelopment Area Number 2, and is adjacent to the former K-Mart building. It is clearly underutilized retail space within Carson City. The Project will put approximately 16,500 square feet of space to use and will likely draw additional businesses to the Northtown Plaza to further utilize the remaining vacant space within the Northtown Plaza.
- **Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)**
 - The Project is not located in or around any historic resources, cultural institutions or the State Capitol, so as to support heritage tourism activities. The Project, however, does offer entertainment, gaming, dining and bar options to both residents and visitors of Carson City, subject to age restrictions relative to gaming and alcohol sales.
- **Promote revitalization of the Downtown core (5.6a)**
 - Although the Project is not located within the Downtown core, transferring the non-restricted gaming license to Silver Bullet of Nevada, LLC for operation at the Project reduces the number of grandfathered non-restricted licenses located in the Downtown core, thereby promoting revitalization through new non-gaming uses at the former Horseshoe Club location in Downtown Carson City.

- **Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)**

- The Project is not located in or around Downtown and is not a housing project.

Chapter 6: Livable Neighborhoods and Activity Centers

Is or does the proposed development:

- **Use durable, long-lasting building materials (6.1a)**

- The Project will be located within an existing building within the Northtown Plaza. Tenant improvements within the existing building will use durable, long-lasting building materials commensurate with creating a comfortable and inviting gaming, entertainment, and dining for patrons.

- **Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)**

- The Project will be located within an existing building within the Northtown Plaza. The existing building style is not being changed; however, the tenant improvements within the existing building will promote a variety and visual interest within the casino, restaurant and bar facility. The proposed exterior signage on the building will compliment the building architecture and create visual interest.

- **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)**

- The Project does not contemplate the construction of any new buildings, as the Project will be located inside an existing building within the Northtown Plaza. The Northtown Plaza provides existing well-articulated building facades, clearly identified entrances, pedestrian connections, and landscaping and other features. The Project will have two entrances for customers: one on the east side of the Casino and one on the North side of the Casino, both with unique signage.

- **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)**

- The Project is located inside a building within the existing Northtown Plaza and does not include the construction of any new buildings or development on

vacant land. The Northtown Plaza maintains setbacks and transitions relative to surrounding development.

- **If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)**
 - The Project is located within the Northtown Plaza which is within a Mixed-Use Activity Center located at College Parkway and North Carson Street, which is a major gateway corridor. The Northtown Plaza offers a convenient place for the community to shop, work, and gather, in close proximity to residential neighborhoods and includes pedestrian access from those neighborhoods. The Project will enhance the offerings of the Northtown Plaza for the community to shop and gather by providing additional entertainment and dining options.
- **If located Downtown:**
 - **Integrate an appropriate mix and density of uses (8.1a, e)**
 - **Including buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)**
 - **Incorporate appropriate public spaces, plazas and other amenities (8.1d)**
 - The Project is not located Downtown.
- **Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)**
 - The Project is not residential in nature requiring a mix of housing models and densities.

Chapter 7: A Connected City

Is or 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 going to be located inside an existing building within the Northtown Plaza. The Northtown Plaza was planned, designed, and constructed with traffic flow in and out of the project as appropriate at the time of buildout, with sufficient facilities in place to accommodate all tenant spaces being fully occupied.

- **Maintain or enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)**
 - The Project is going to be located inside an existing building within the Northtown Plaza. The Northtown Plaza was planned, designed, and constructed with traffic flow in and out of the project as appropriate at the time of buildout, with sufficient facilities in place to accommodate all tenant spaces being fully occupied.
- **Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)**
 - The Project is going to be located inside an existing building within the Northtown Plaza. Northtown Plaza was planned, designed, and constructed with traffic flow in and out of the project as appropriate at the time of buildout, with sufficient facilities in place to accommodate all tenant spaces at full occupancy. Northtown Plaza has existing pedestrian pathways with landscaping.

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation:

The effect of the project will not be detrimental to the immediate vicinity or the general neighborhood, but will enhance and improvement the immediate vicinity and general neighborhood. The project is generally located in Northtown Plaza on the North side of Carson City near the intersection of N. Carson Street and W. College Parkway.

A. Describe the general types of land uses and zoning designations adjoining your property (or example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).

The Project has a Master Plan Designation of Mixed Use Commercial which spans throughout the shopping center, as well as to neighboring properties to the south of the Project which are adjacent to West Nye Lane. The Mixed Use Commercial Master Plan Designation also exists to the east of the project on the east side of Carson Street, as well as north of the project on both sides of Carson Street running north of West College Parkway.

The Project's location is zoned Retail Commercial. The adjoining parcels to the immediate north and west of the Project are also zoned Retail Commercial, which include the former K-Mart building, a former McDonald's location, and the existing Bully's Sports Bar. To the south, there exist three parcels zoned Retail Commercial which each have professional office buildings located on West Nye Lane. To the southwest, there are two parcels zoned Residential

Office which also have professional office buildings and are due west of the three previously mentioned parcels on West Nye Line. The Northtown Plaza and these five parcels are separated by an existing cinderblock wall and mature landscaping. Immediately east of the Project and on the east side of North Carson Street are a number of parcels also zoned Retail Commercial, including the following: Les Schwab Tire Center, JM Furniture, Burger King, a veterinary hospital, and vacant land.

On the north side of College Parkway, there exist two parcels of land zoned Retail Commercial. Save Mart is located on one parcel, which shares common ownership with the Northtown Plaza. The other parcel is vacant land.

Adjacent to the parcel containing the former K-Mart (northwest of the Project) is a parcel of land zoned Neighborhood Commercial which houses a skilled nursing facility, Sierra Place Senior Living. Next to that parcel and adjacent to the K-Mart parcel, as well as adjacent to the southwest corner of Northtown Plaza is a vacant parcel of land zoned Single Family Residential 12,000 sq. ft. A cinder block wall, in conjunction with mature landscaping, runs along the border of these parcels, providing a visual and sound barrier between the parcels.

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 a building? If yes, please describe. If not, please 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 a 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 similar to existing development in the area in that it offers the public retail amenities in the form of a casino, bar, and restaurant. The entirety of the Project's operations will be contained inside an existing building within the Northtown Plaza. The Project will not hurt property values or cause problems as there will be no abnormal noise, dust, odors, vibration, fumes, glare or physical activity that is not already existent at the Northtown Plaza and consistent with Retail Commercial uses.

Construction generated dust will be minimal as the Project is being housed in an existing building within the Northtown Plaza. Construction will be limited to tenant improvements inside the existing building, placement of signage on the building, and modifying signage on an existing pylon sign.

The Northtown Plaza currently offers similar uses to the Project with restaurant and sports bar offerings. Restaurants and other retail services (furniture, tires, and veterinary services) are offered in the same area on the other side of Carson Street.

The Project's appearance will only differ with respect to its interior design and layout and signage relative to the Project since there will be no material changes to the exterior of the existing building that will house the Project, such as the installation of doors and signage.

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 Project will be located inside an existing building within Northtown Plaza. No changes are being made to the layout or design of the Northtown Plaza as it exists today. The Applicant is simply becoming a tenant, occupying vacant space within the Northtown Plaza. At the time the Northtown Plaza was planned, developed, and constructed, sufficient consideration was given to ensure that the project would meet retail commercial zoning so as to not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood. The Project's proposed use within the Northtown Plaza is compatible with other existing uses within the Northtown Plaza and the surrounding area.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impacts 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 will be located in an existing building within the Northtown Plaza. At the time the Northtown Plaza was planned, developed and constructed, pedestrian and vehicular traffic was considered with full buildout and occupancy of the Northtown Plaza. As such, any increase in traffic to the Northtown Plaza has already been considered as a part of full build out and occupancy. There is one left hand turn ingress point off of North Carson Street and one left hand turn ingress point off of West College Parkway. Egress to North Carson Street is by right hand turn only. Egress to West College Parkway can be made by both right and left hand turns, depending on the location adjacent to West College Parkway. According to the Carson City Sheriff's Office, emergency response times should not be adversely impacted by the Project. Furthermore, Development Engineering Staff has concluded that there are no anticipated capacity issues for traffic with respect to the Project, as it consists of tenant improvements to an existing building within the Northtown Plaza. Further, the Sheriff's Office does not anticipate any problems with response times, which currently run an average of 6 minutes and 19 seconds for emergency and priority 1 calls and 19 minutes and 23 seconds for lesser priority calls, as of the publication of comparable statistics for July 2016.

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 benefits offered to the people of Carson City include the Northtown Plaza acquiring a new tenant that will occupy approximately 16,500 square feet of space, create temporary construction jobs and generate permitting fees associated with the Project.

Short-range and long-range benefits include permanent jobs related to the operation of the Project, collection of tax revenue as a result of the Project operating in Carson City, as well as providing additional entertainment, gaming, bar, and restaurant options to the people of Carson City and visitors to Carson City.

An additional long-range benefit is the presence of a new business in the Northtown Plaza, so as to attract other potential new tenants thereby decreasing the vacancy rate at the Northtown Plaza, as well as indirectly encouraging development on adjacent parcels, including but not limited to the parcel on which the former K-Mart building is located.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Explanation:

Sufficient consideration has been exercised by the Applicant in adapting the Project to existing improvements in the vicinity, largely in part through the Applicant's decision to site the Project in an existing building within the Northtown Plaza.

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 will not have any impact on the school district in that it will not add to the student population. The Project will provide residents of Carson City, including students, an additional dining option; however, the casino and bar amenities are for patrons 21 years of age and over. The Applicant has spoken to the Sheriff's Office which has indicated that the Project will not result in any abnormal affect on the Office. The Sheriff's Office has indicated that there is a potential for calls to the Office relate to gaming operations, serving of alcoholic beverages, and the 24-hour operation of the Project, but such calls to similar types of businesses do not happen with any great frequency. The Sheriff's Office also works with these types of businesses to educate the business on the types of issues that come up with gaming operations and serving alcoholic beverages. The Sheriff's Office indicated that it does not have a concern about any impact on its Office and is not concerned about response times.

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

The Project is located in an existing building which is a part of the Northtown Plaza. The Northtown Plaza is already fully developed and the Project is merely becoming a tenant within the shopping center. The Applicant will be making tenant improvements to the building and installing signage on the building, as well as modifying an existing pylon sign. There will be no additional covering of land or paving taking place within Northtown Plaza as a part of the Applicant's Project.

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? Talk to Public Works for the required information.

Water supplies are adequate without degrading supply or quality to others in the area. Water pressure is anticipated to be adequate and water lines do not need to be replaced. The Project is not served by a well. Water supply and water pressure was designed to be appropriate at time of full build out of the Northtown Plaza. Development Engineering Staff has concluded that there are no anticipated capacity issues for water service to the Project.

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? Please contact Public Works for the required information.

Sewer capacity should be adequate as it was designed to be appropriate at time of full build out of the Northtown Plaza. The Project is not on a septic system. Development Engineering Staff has concluded that there are no anticipated capacity issues for sewer service to the Project.

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

Since the Project will be located in an existing building within the Northtown Plaza, no road improvements are needed, nor are they being proposed to accommodate the Project. At the time Northtown Plaza was developed, consideration was given to roads contemplating full buildout of the Northtown Plaza. The Applicant's representative has spoken to Development Engineering confirming that no road improvements are necessary.

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

The information provided to support the conclusions and statements made in this packet has been gathered by the Applicant's legal counsel, Kaempfer Crowell, through searching public records, including but not limited to the City's Master Plan, municipal code, development code, the Assessor's Office, the City's GIS Mapping System, as well as through discussions with Development/Planning Staff, Development Engineering Staff, and the Sheriff's Office.

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 proposed lighting will be placed in existing exterior ceiling at the north entrance. LED bulbs (1-2 watts each) will be used at this location.

The proposed globe lighting at the north entry of the proposed Casino serves two purposes. First, it provides additional lighting at the asphalt/curb transition as a safety measure. Second, it strengthens the coordinated look between the new casino and the existing Bodines Casino in south Carson City, which uses the globe lighting at its primary entrance. The proposed lighting for the Casino will not have any negative impact on the "night sky," nor will it be visible from neighboring residences.

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.

Landscaping, consisting of a variety of trees, shrubs, and ground cover, already exists at the Northtown Plaza. The Project will be located within an existing building within the Northtown Plaza with existing landscaping throughout Northtown Plaza.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide 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, landscape islands, and traffic aisles must be provided.

The Project will be located in an existing building within the Northtown Plaza. As such, parking for the Project has already been determined at the time the Northtown Plaza was developed for having a mixed use of retail commercial facilities within the Northtown Plaza. Neither the Northtown Plaza, nor the Project is seeking any off-site parking associated with the Project. All parking will be on-site within the existing parking layout.

ACKNOWLEDGEMENT OF APPLICANT

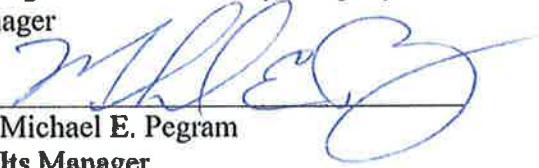
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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.

Applicant:

Date: 8-15-16

SILVER BULLET OF NEVADA, LLC,
a Nevada limited liability company

By: **PEGRAM, LLC,**
a Washington limited liability company
Its Manager

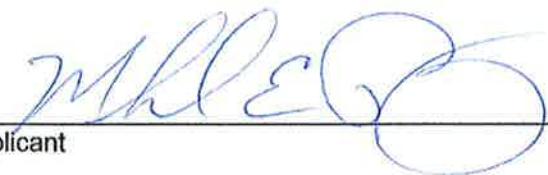
By: 
Michael E. Pegram
Its Manager

APPLICANT'S ACKNOWLEDGEMENT STATEMENT

ACKNOWLEDGMENT OF APPLICANT

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Applicant

A handwritten signature in blue ink, appearing to read "M. H. E. S." followed by a stylized surname.

8-15-16

Date

DOCUMENTATION OF TAXES PAID (1 COPY)

Secured Tax Payment Inquiry 8/16/16 13:47:05 TC0100B

Parcel #..... 007-462-06
Property Loc... 3228 N CARSON ST
Billed to..... C & A INVESTMENTS, LLC
 P O BOX 1984
 CARSON CITY, NV 89702-0000

2017 Roll #: 002478
District....: 1.6
Tax Service...:
Land Use Code: 400

Outstanding Taxes:

Prior Year Tax Penlty/Intrst Total Amount Paid Total Due

No Prior Year Taxes

Current Year

08/15	17,312.03	17,312.03	.00	17,312.03
10/03	17,310.00	17,310.00	.00	34,622.03
01/02	17,310.00	17,310.00	.00	51,932.03
03/06	17,310.00	17,310.00	.00	69,242.03
Totls	69,242.03	.00	69,242.03	.00

F9=Scan >/< >

F12=End F13=Show History F14=Print Summary F17=Assessor's File Inquiry



DK#4083
\$ 69,242.03
S

PROJECT IMPACT REPORTS (ENGINEER)

Shelly Capurro

From: Stephen Pottey <SPottey@carson.org>
Sent: Thursday, July 21, 2016 11:58 AM
To: Shelly Capurro
Subject: RE: 3228 N Carson St

Shelly,

Yes, those conclusions would still apply to that address. Thanks for checking. Our mapping system that shows all of the city utilities only has the one address, but the same principle would apply to all addresses within that parcel. Thanks much.

Stephen Pottéy P.E.
Project Manager, Development Engineering
Direct: 775.283.7079
spottey@carson.org

From: Shelly Capurro [mailto:SCapurro@kcnvlaw.com]
Sent: Wednesday, July 20, 2016 9:40 AM
To: Stephen Pottey
Subject: RE: 3228 N Carson St

Hi Stephen,

Just for clarification...on the application we were going to list 3246 as the street address, and below 3228 is referenced. I believe both addresses are included in parcel number 007-462-06, but possibly different structures within the same parcel and project. The space we are referring to is the building that has the real estate company as a tenant, and it's next door to the structure with Starbucks. Just wanted to confirm that the Engineering conclusions are the same for both structures.

Thank you!

Shelly



Shelly J. Capurro
Associate Director of Legislative Affairs
Kaempfer Crowell
50 West Liberty Street, Suite 700
Reno, Nevada 89501
Tel: (775) 852-3900
Fax: (775) 327-2011
Email: scapurro@kcnvlaw.com

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From: Stephen Pottey [<mailto:SPottey@carson.org>]

Sent: Monday, July 18, 2016 4:42 PM

To: Shelly Capurro

Subject: 3228 N Carson St

Shelly,

The Development Engineering department, has come to the conclusion that there are no anticipated capacity issues for sewer, water, or traffic at 3228 N Carson St with regards to the proposed tenant improvements. Please submit this email with the rest of your documentation for your Special Use Permit application. Thanks much.

Stephen Pottéy P.E.

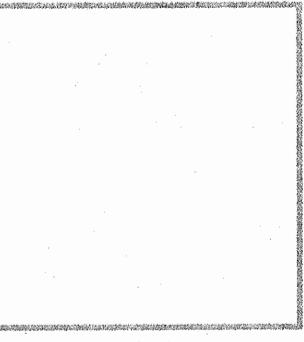
Project Manager, Development Engineering

Direct: 775.283.7079

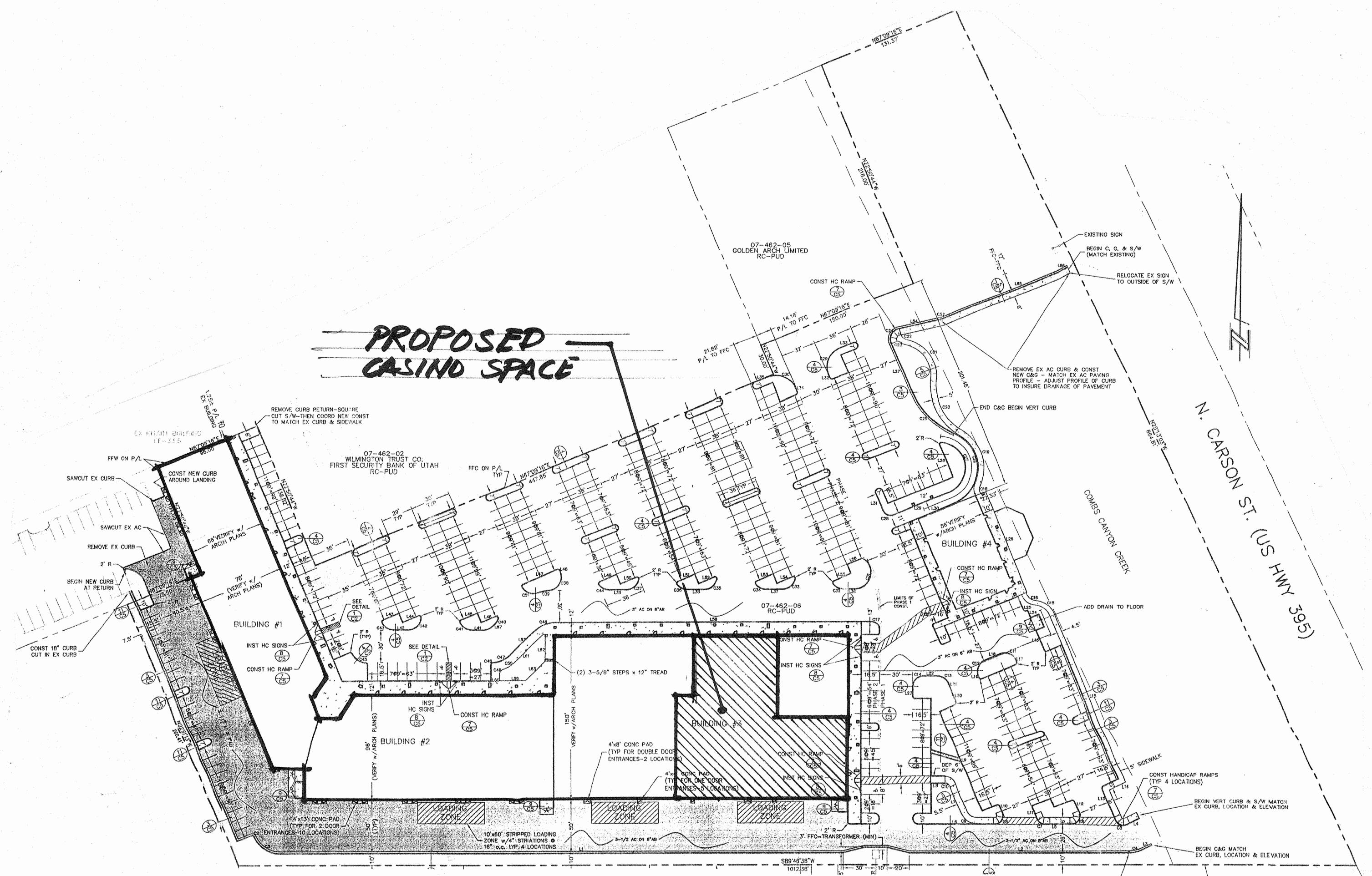
spottey@carson.org

**BODINES NORTHTOWN
SPECIAL USE PERMIT
SITE PLAN**

STUDIO HBA LLC
P.O. BOX 682, RENO, NEVADA 89510
(P) 775.852.8556



□ SPECIAL USE PERMIT 8/02/2016



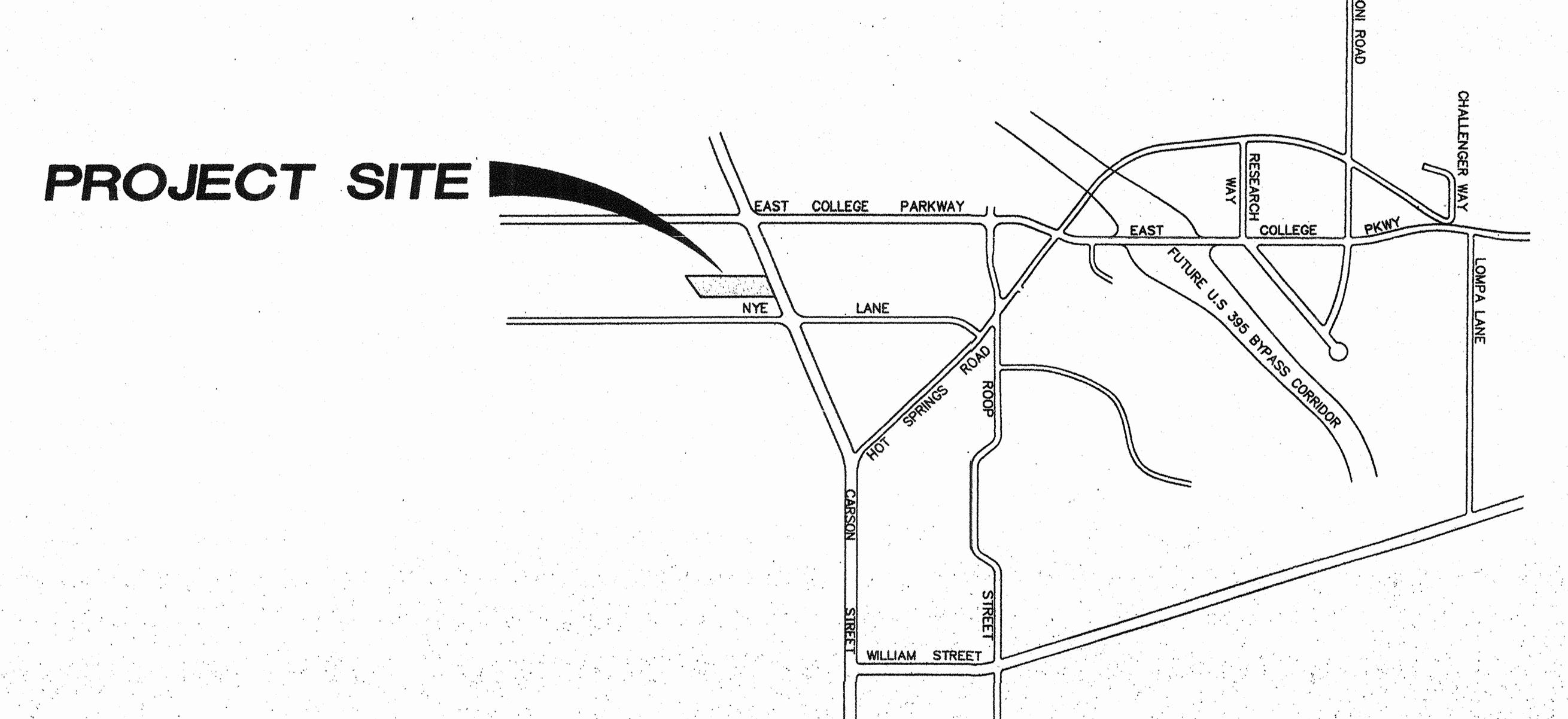
Property Owner: C & A Investments, L.L.C.
c/o Allison Mackenzie
402 N. Division Street
Carson City, Nevada 89703

Applicant: Silver Bullet of Nevada L.L.C.
1627 U.S. Highway 395,
Minden, Nevada 89423

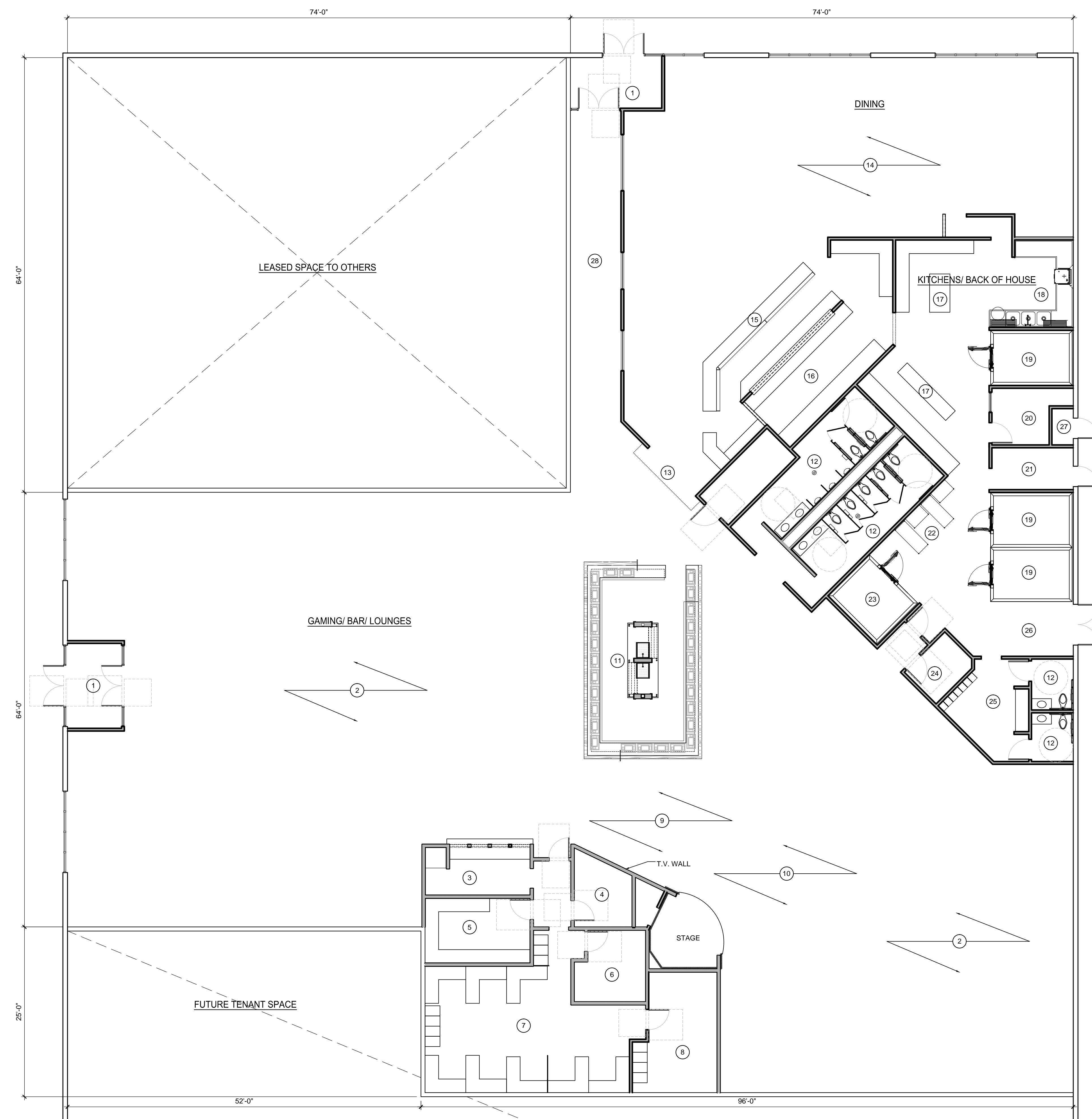
Assessor's Parcel #: 07-462-06
3246 North Carson Street
Carson City, Nevada

Request: Special use permit to allow a casino in
a general commercial zoning.

Site Plan
prepared by: Studio HBA LLC, Architect
Lumos and Associates (original civil engineer)



VICINITY MAP



FLOOR PLAN

SCALE: 1/8" = 1'-0"

1
A1.0

USE LEGEND

1. ENTRY
2. GAMING AREA
3. SPORTS BOOK/ GUEST SERVICES
4. MANAGER OF THE DAY OFFICE
5. COUNT
6. I.T.T.
7. ACCOUNTING CUBICALS
8. ACCOUNTING MANAGER OFFICE
9. SPORTS BOOK LOUNGE
10. STAGE & LOUNGE
11. BAR
12. RESTROOMS
13. RESTAURANT ENTRY
14. RESTAURANT DINING ROOM
15. DINER COUNTER
16. COOK LINE
17. KITCHEN/ PREP
18. DISHWASHING
19. WALK IN COOLER/ FREEZER
20. CHEF OFFICE
21. TRASH
22. DRY STORAGE
23. KEG COOLER
24. SECURITY
25. EMPLOYEES ROOM
26. RECEIVING
27. FIRE RISER ROOM
28. GALLERY

BODINES CASINO NORTH TOWN
NORTH TOWN PLAZA
CARSON CITY, NEVADA

FLOOR PLAN

A1.0

