

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 29, 2018

FILE NO: SUP-18-111

AGENDA ITEM: E.1

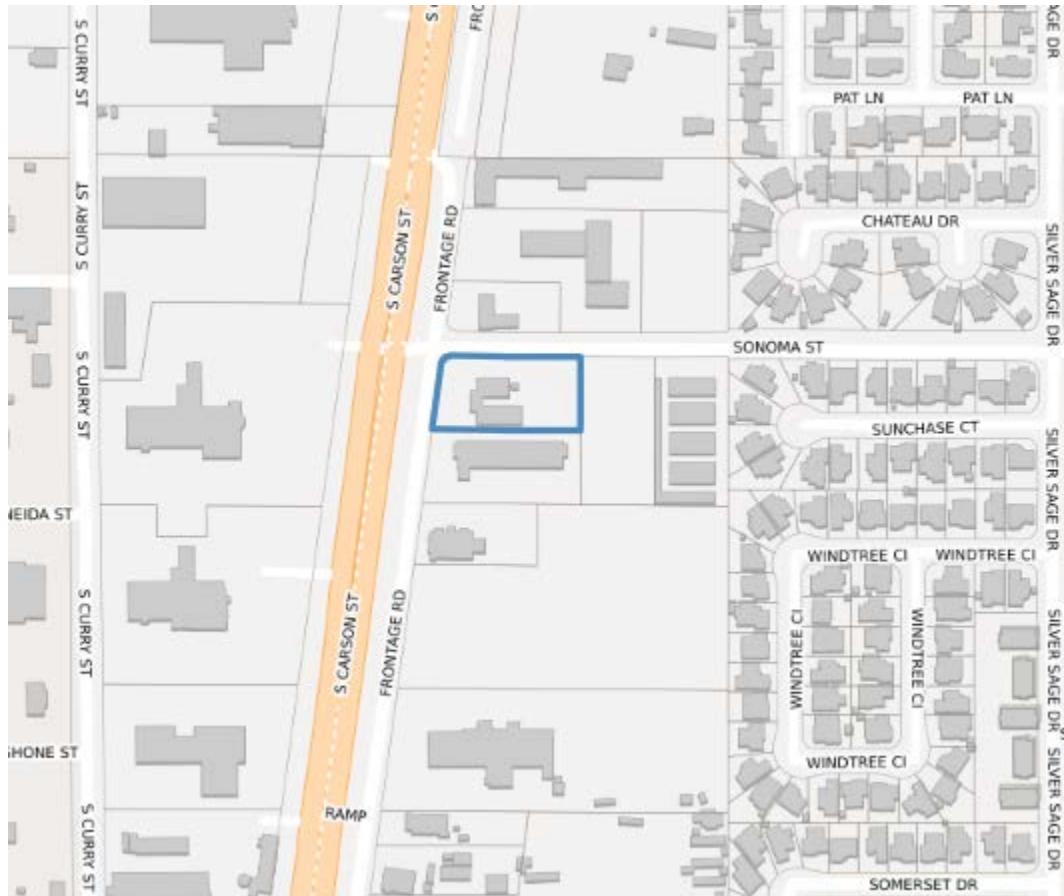
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: To consider a Special Use Permit for a Gaming (unlimited) use and a sign that exceeds the height limit in the Retail Commercial (RC) zoning district on property located at 2811 South Carson Street, APN 009-112-25. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is seeking to utilize the existing building for a Gaming (unlimited) use, which is a conditional use within the RC zoning district, as well as to construct a 30 foot tall sign where only a 20 foot tall sign is allowed. The gaming use will include the main gaming floor, two bar areas, sports betting area, customer service area, restrooms, and a back of house function. Exterior and interior improvements are proposed, including providing 68 parking spaces.

RECOMMENDED MOTION: "I move to approve SUP-18-111, a request for a Special Use Permit for a Gaming (unlimited) use and a sign that exceeds the height limit on property zoned Retail Commercial, located at 2811 South Carson Street, APN 009-112-25, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



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. The new freestanding sign must be designed and located so that intersection sight distance is not affected. See section 12 of CCDS.
6. Driveway aprons must be upgraded to meet ADA Standards.
7. The sign shall not exceed a height of 30 feet.

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 (RC)

KEY ISSUES: Will the proposed unlimited gaming use, as well as 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 (RC) / Car Repair and Hotel

EAST: Retail Commercial (RC) / Vacant

WEST: Retail Commercial (RC) / Car Dealership

SOUTH: Retail Commercial (RC) / Hotel

ENVIRONMENTAL INFORMATION:

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

EARTHQUAKE POTENTIAL: Zone II, Moderate earthquake potential

SLOPE/DRAINAGE: Site is improved and flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: .98 acres

EXISTING STRUCTURE SIZE: 6,215 square feet (existing building)

VARIANCES REQUESTED: None

PREVIOUS REVIEW:

U-80/16: Use Permit for a Restaurant and Bar

DISCUSSION:

The subject property is currently improved with a building that was occupied by a restaurant. The restaurant closed in September 2017, and the site has been unoccupied.

The applicant proposes to occupy the existing building with a primary use of gaming (unlimited). The facility is proposed to be open 24 hours a day, 7 days a week. The applicant proposes the main gaming floor, two bar areas, a sports betting area, and a customer service area. No expansion to the building is proposed, although improvements to the exterior are proposed including modifications to the entry. The exterior improvements will include the incorporation of rough sawn timbers, corrugated metal siding and roofing, manufactured stone accents, and new stucco.

In terms of site improvements, the applicant proposed to expand the parking area to provide 68 spaces (42 required), and will provide 6,235 square feet of landscaping, including 16 trees.

Per the provisions of Section 18.04.130 of the Carson City Municipal Code (CCMC), an unlimited gaming use is a conditional use in the RC zoning district, and may only be established upon issuance of a Special Use Permit. Staff considers the bar to be ancillary to the gaming use and not a separate and distinct use.

Proposed signage will include a sign on the front of the building and a new freestanding pylon sign that will replace the existing Grandma Hattie's sign. The freestanding sign will include an electronic message sign that is approximately 77 square feet. The total signage allowed is 383 square feet, and the applicant proposes 234 square feet.

Per the provisions of Carson City Development Standards 4.7.5.b, the maximum height of a freestanding sign shall be 20 feet. The applicant is proposing a height of 30 feet. A review of the building permit records for the Grandma Hattie sign and other signs in the area show the following sign heights.

Grandma Hatties	2811 S. Carson St.	26.6 feet
Super 8	2829 S. Carson St.	30 feet
Servicenter	2777 S. Carson St.	25 feet
Motel 6	2749 S. Carson St.	30 feet
Best Value	2731 S. Carson St.	28.5 feet

Per the provisions of 4.6.5 of the Carson City Development Standards, variation to the sign standards may be permitted subject to a Special Use Permit.

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 existed prior to 2002. As the subject gaming license existing prior to 2002, the hotel rooms are not required. Transfer of the gaming license to a new location will be subject to review and approval by the Board of Supervisors.

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.

PUBLIC COMMENTS: Public notices were mailed to 33 property owners within 500 feet of the subject site on August 8, 2018. 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 that are not code requirements have been incorporated into the recommended conditions of approval.

Building Division: no comments

Fire Department:

1. Project must comply with the 2012 International Fire Code and Northern Nevada Fire Code amendments.
2. Project requires fire sprinklers per NAC 477-283(j).

Engineering Division:

1. Because this is considered a significant change of use, driveway aprons must be upgraded to meet current ADA standards.
2. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards including, but not limited to the following:
 - The new street sign must be designed so that intersection sight distance is not affected. See section 12 of CCDS.
 - Water and sewer connection fees for additional estimated water use must be paid at the time of improvement plans.
 - Fire water, domestic water, and irrigation water lines must all have backflow prevention devices installed if they are not in place now.
 - A wet stamped water main analysis must be submitted in accordance with Carson City Development Standards (CCDS) 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department.
 - The applicant must show the number of new fixture units that will be added for this project. If 200 or more fixture units are being added a sewer main analysis must be performed meeting the requirements of CCDS 15.3.2.
 - A wet stamped traffic study must be submitted or a sealed letter stating that none of the 5 triggers of CCDS 12.13.1 have been met.
3. The new street sign must be designed so that intersection sight distance is not affected. See section 12 of CCDS.

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.

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 unoccupied site on the City's primary arterial street. The site is at the intersection of an arterial and a collector road. The proposed use will provide an entertainment amenity that will add to the vitality of this portion of South Carson Street.

The Master Plan includes Guiding Principle 6: Quality Design and Development which states “Carson City will project a positive image for the community by promoting a high standard of design and the use of durable long-lasting materials for all development, and by ensuring that infill and redevelopment is of a scale and character that is compatible with and enhances surrounding development context.” Staff finds that both the improvements to the site and the building, as well as the sign, will be consistent with this guiding principle.

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, unoccupied building. No outdoor entertainment use is proposed. The proposed use will complement the hotel uses to the north and south in that it will provide an activity for guests of the hotel. The use will not be detrimental to the car repair use directly to the north of the site, nor will it be detrimental to the car dealership across the street. As this site is in a commercial area, staff finds it is compatible with other uses in the area.

The staff finds that the proposed sign will not be detrimental to the community, given that the resulting height will be similar to the other signs in the vicinity.

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 an existing building and will provide parking in excess of requirements. It is anticipated that the trip generation will be consistent with that of the restaurant that occupied the space, while not having the peak times that a restaurant

experiences. The site is also currently served by sidewalks. The site is at the intersection of an arterial and a collector, thus served by roadways with sufficient capacity.

To ensure safe pedestrian movement, the driveway aprons will need to be upgraded to meet ADA standards.

In terms of the sign, staff is concerned that the sign be located so as to not compromise sight distance at the intersection. Staff has included a condition of approval to this effect. Staff will verify compliance with this condition at the time of building permit review.

In terms of the electronic portion of the sign, the sign will be required to have hold times consistent with the code so as to minimize driver distraction.

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 no concerns relative to a gaming use at this site.

As a part of the building permit process, the applicant will be required to submit a water main analysis, and a sewer analysis to determine sizing.

The proposed sign will not impact the provision of public services.

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, an unlimited gaming use is a Conditional Use in the RC zoning district. Upon making the required findings, the use will meet the requirements of Title 18.

The applicant is seeking a sign that is taller than allowed by code. 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.

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:

Fire Department comments
Engineering comments
Environmental Control comments
Application (SUP-18-111)

Fire Department Comments

07/30/2018

Comments for SUP 18-111:

1. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada amendments.
2. Project requires fire sprinklers per NAC 477-283(j)

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

**Engineering Division
Planning Commission Report
File Number SUP 18-111**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: August 20, 2018 **MEETING DATE:** August 29, 2018

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Woody's Entertainment for an unlimited gaming facility in the Retail Commercial Zoning district with an alcoholic beverage bar and freestanding sign in excess of 20 feet high.

RECOMMENDATION:

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

DISCUSSION:

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

- Because this is considered a significant change of use, driveway aprons must be upgraded to meet current ADA standards.
- All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards including, but not limited to the following:
 - The new street sign must be designed so that intersection sight distance is not affected. See section 12 of CCDS.
 - Water and sewer connection fees for additional estimated water use must be paid at the time of improvement plans.
 - Fire water, domestic water, and irrigation water lines must all have backflow prevention devices installed if they are not in place now.
 - A wet stamped water main analysis must be submitted in accordance with Carson City Development Standards (CCDS) 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department.
 - The applicant must show the number of new fixture units that will be added for this project. If 200 or more fixture units are being added a sewer main analysis must be performed meeting the requirements of CCDS 15.3.2.
 - A wet stamped traffic study must be submitted or a sealed letter stating that none of the 5 triggers of CCDS 12.13.1 have been met.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis. The project is a remodel of an existing facility, so the impact to sewer, water, and transportation are not expected to surpass current capacity, however reports may be required to quantify these impacts to ensure that City standards are met.

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 could affect traffic or pedestrian facilities. Possible vehicular traffic increases must be addressed.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project, but more information must be submitted by the Engineer. See notes above.

MEMORANDUM

TO : Planning Department

FROM : Mark Irwin

Re : SUP - 18-111

DATE : July 25, 2018

Greetings,

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 SUP-18-111 @ 2811 S. Carson Street (Woody's Entertainment).

- 1. Project will be disturbing greater than 160 sq. surface feet of material the following will be required.*
 - a. An asbestos assessment will be required.*
 - b. Submit Carson City Acknowledgment of Asbestos Form.*
 - c. Depending on results from Assessment, an EPA 10 Day Notification may also be required.*

LUCKY STRIKE CASINO

SPECIAL USE PERMIT

Prepared by:



July 19, 2018

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

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Appendices:

- Special Use Permit Application
- Acknowledgment of Applicant
- Master Plan Checklist
- Documentation of Taxes Paid
- 11x17 Reduced Preliminary Site Plan, Floorplan and Elevations
- 11x17 Reduced Preliminary Signage Package

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

Introduction

This application includes the following request:

- A **Special Use Permit** to allow unlimited gaming operations, a bar, and freestanding sign height in excess of 20 feet in the Retail Commercial (RC) zoning district.

Project Location

The Lucky Strike Casino project site (APN 009-112-25) consists of 0.98± acres located on the east side of South Carson Street immediately south of Sonoma Street. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

Existing Conditions

The Lucky Strike Casino project site is vacant building formerly occupied by the Grandma Hattie's restaurant. Surrounding uses include an auto transmission shop to the north, a vacant parcel to the east, a motel to the south and an auto dealership to the west. Figure 2 (Page 2) depicts the existing on-site conditions.

LUCKY STRIKE CASINO – SPECIAL USE PERMIT



Figure 2 – Existing Conditions (Site Photos)

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

The Lucky Strike project site is designated as Mixed-Use Commercial (MUC) in the Carson City Master Plan, as are all properties that surround the subject parcel. Base zoning for the project site is Retail Commercial (RC), as are all the properties that surround the subject parcel. This parcel is also located in Redevelopment Area No. 2. Figures 3 and 4 (below) depict the existing Master Plan and zoning district for the project.

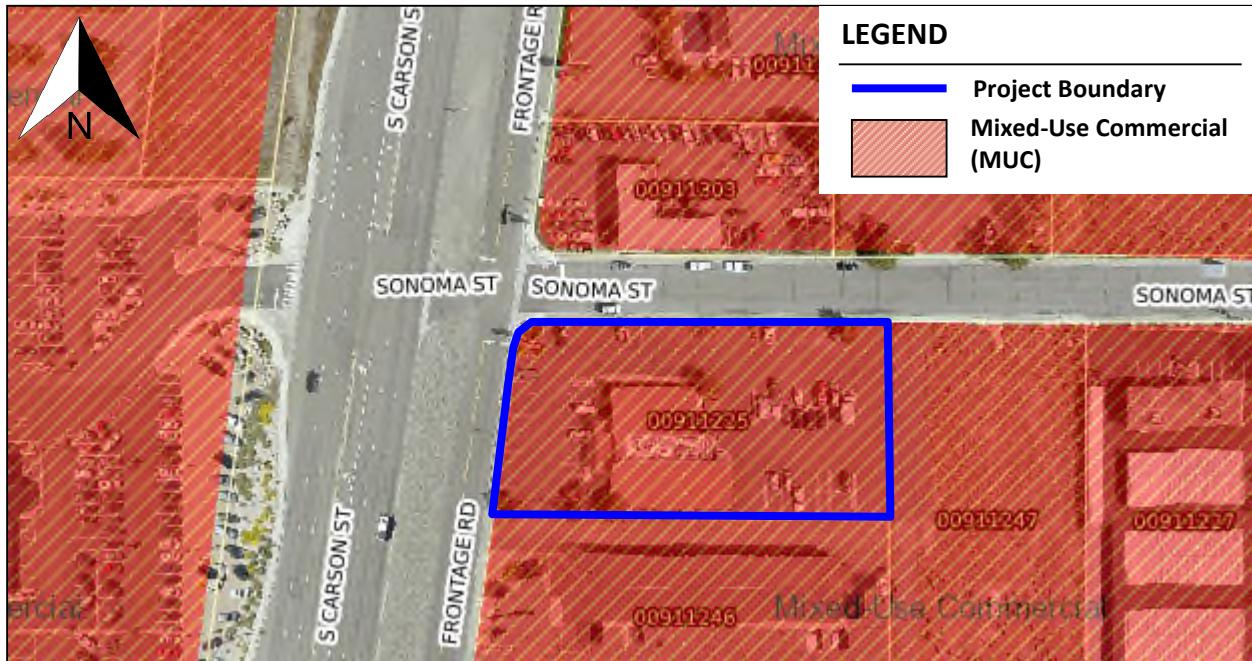


Figure 3 – Master Plan Land Use



Figure 4 – Zoning District

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

Project Description

The Lucky Strike Casino project proposes the use of the existing building at 2811 S. Carson Street as a gaming facility with unlimited gaming operations. The facility will include a main gaming floor, two bar areas, a sports betting area and a customer service counter. It will also include two large bathrooms, two smaller bathrooms and various gaming back-of-house support areas. Figure 5 (Page 5) depicts the preliminary site plan for the Lucky Strike Casino. The preliminary site plan as well as the preliminary floor plan for the project may also be found in the Appendix.

Per Carson City Municipal Code Section 4.14.045 related to gaming licenses, unlimited gaming operations with unrestricted licenses granted after 2002 require the inclusion of 100 hotel rooms, unless an existing license is transferred to a location within a designated redevelopment area. The applicant owns the existing unrestricted gaming license for the current Lucky Strike Casino located at 444 E. William Street. This license was originally located at the Carson Mall under the name Slot World Smoke Shop and has been in existence since before 2002. The applicant intends to transfer the existing unrestricted gaming license from its current location at 444 E. William Street to the proposed location at 2811 S. Carson Street, which is within a redevelopment area. Transfer of this license will be pursued through Carson City Board of Supervisors upon approval of this Special Use Permit request. Therefore, the 100 hotel room requirement is not applicable in this case.

The proposed gaming operations will take place entirely within the existing building. No expansion of the existing building is proposed. Improvements and modifications to the exterior elevations are proposed to update the building, provide a more gaming-friendly atmosphere and to provide a distinct entrance feature. Proposed hours of operation for the facility will be 24 hours a day, seven days a week. No outdoor entertainment is proposed as a part of the planned gaming operations at this location.

Per Carson City Development Standards, one parking space for every 150 square feet of gross floor area is required for a gaming facility. With this calculation, 42 spaces are required for the 6,291 square foot building. A total of 68 spaces are proposed for the facility, which is 26 more spaces than required. Although additional landscaping is not required when an existing building is occupied by a new use, the applicant has proposed improving the existing site with enhanced landscape areas in the larger parking area to the rear of the building. Table 1 (below) provides a development summary for the project.

Table 1 – Lucky Strike Development Summary

Site Area	43,031 sq. ft. (0.98± acres)
Building Area	6,291 sq. ft.
Proposed Use	Unlimited Gaming
Parking Spaces Required (1 space/150 sq. ft.)	42 spaces
Parking Spaces Provided	68 spaces
Total Landscape Proposed	6,235 sq. ft.
Total Trees Proposed	16 Trees

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

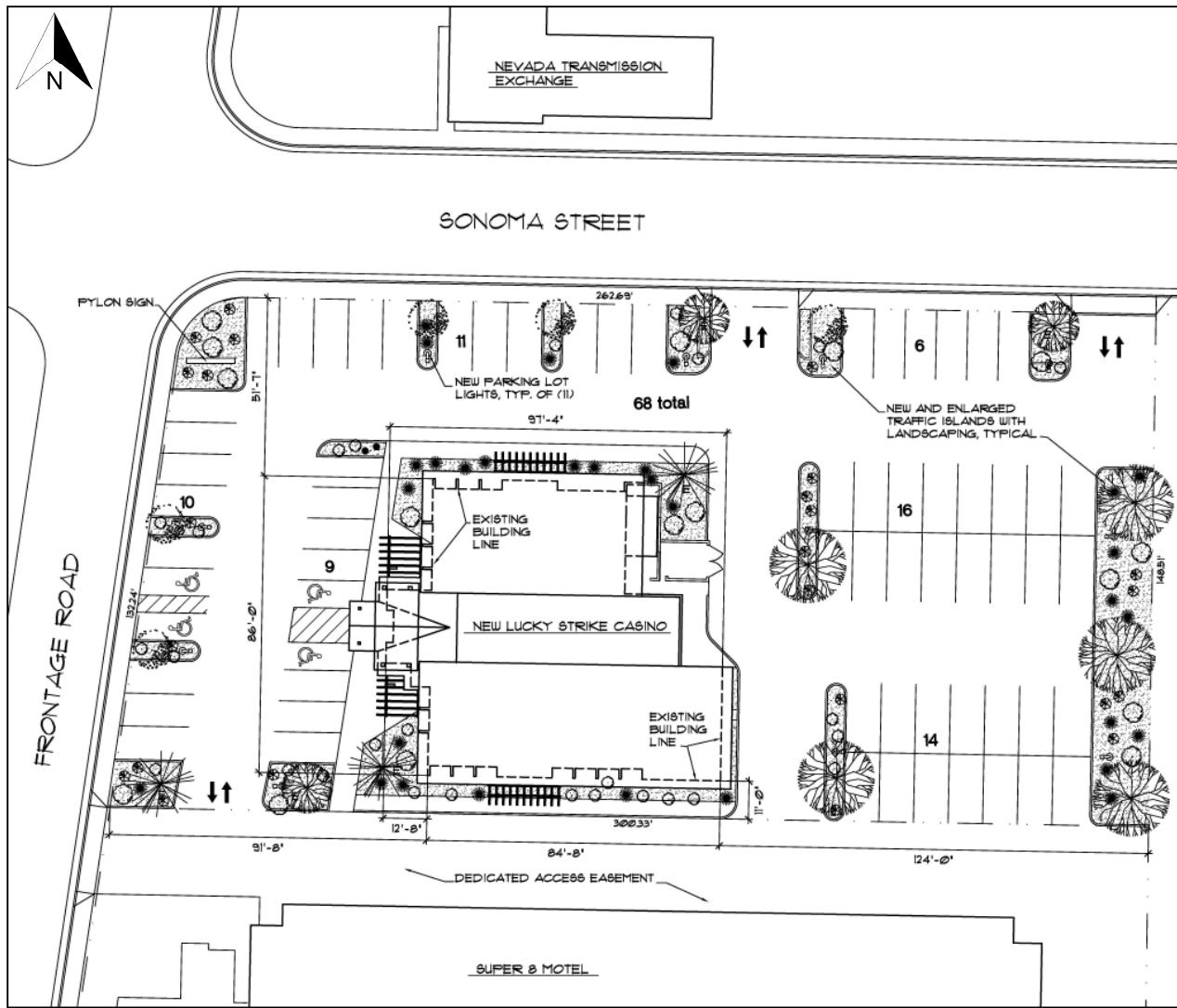


Figure 5 – Preliminary Site Plan

Improvements to enhance the site include upgraded landscaping as identified in the site plan above (Figure 5), a new entrance and sign feature constructed of rough sawn timber and corrugated metal roofing, rough sawn timber pergolas, new stucco and corrugated metal siding, and stone accents. These proposed architectural features will significantly upgrade the exterior appearance of the building. The proposed elevations are depicted in Figure 6 (Pages 6 and 7) and are also included in the Appendix.

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

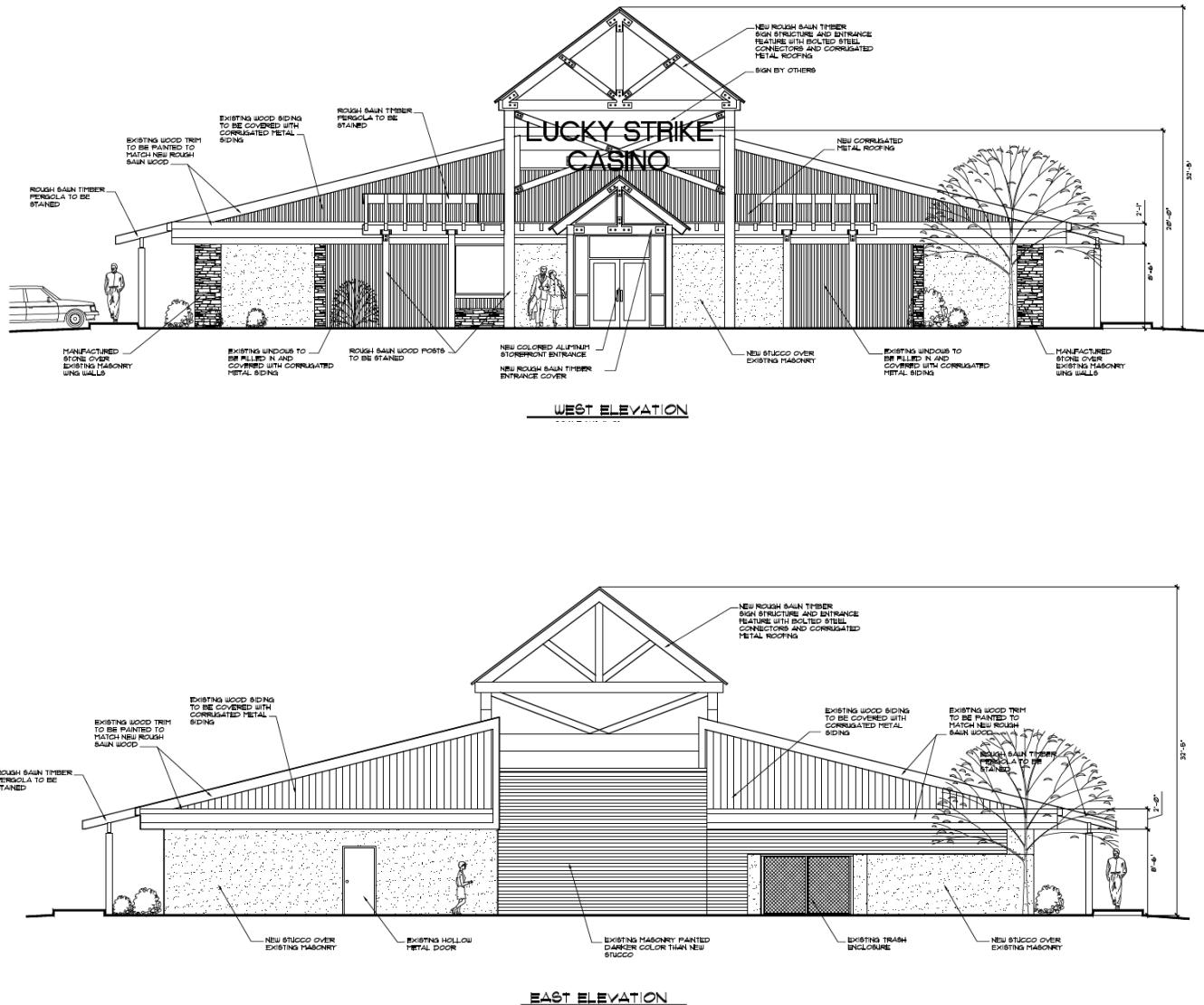


Figure 6 – Preliminary Elevations (continued on following page)

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

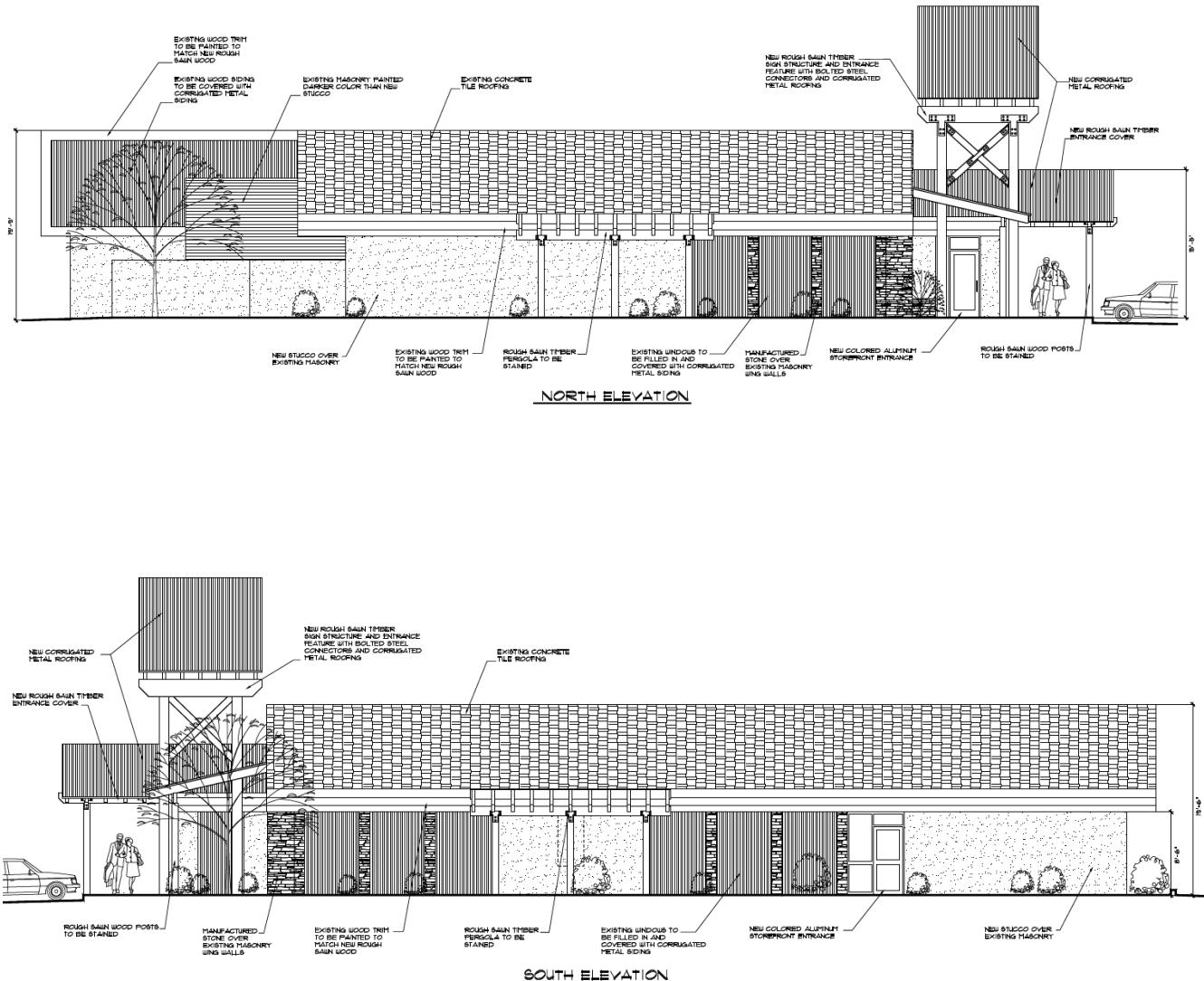


Figure 6 – Preliminary Elevations (continued from previous page)

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

Proposed signage for the Lucky Strike Casino includes a new building sign on the front or west side of the building, and a new freestanding pylon sign that will replace the current freestanding Grandma Hattie's sign located at the northwest corner of the site. The freestanding pylon sign will include an electronic message sign that is approximately 77 square feet in size. This electronic message sign will adhere to the Carson City Development Standards related to dimming, message hold time, message transition time, etc.

Based on the building frontages on both the Carson Street (86 feet) and Sonoma Street (97 feet 4 inches) sides, the total allowed sign area for the site is 383 square feet. The total proposed signage for the site is approximately 234 square feet, which is under the maximum allowed sign area. However, the freestanding pylon sign is proposed at a height of 30 feet rather than the maximum height of 20 feet allowed for commercial uses. This additional height may be approved by Special Use Permit and has been included as a part of this application and request. The proposed pylon sign elevations as well as a rendering showing what the sign will look like onsite are depicted in Figure 7 (below) and Figure 8 (Page 9). The entire signage package is included in the Appendix.

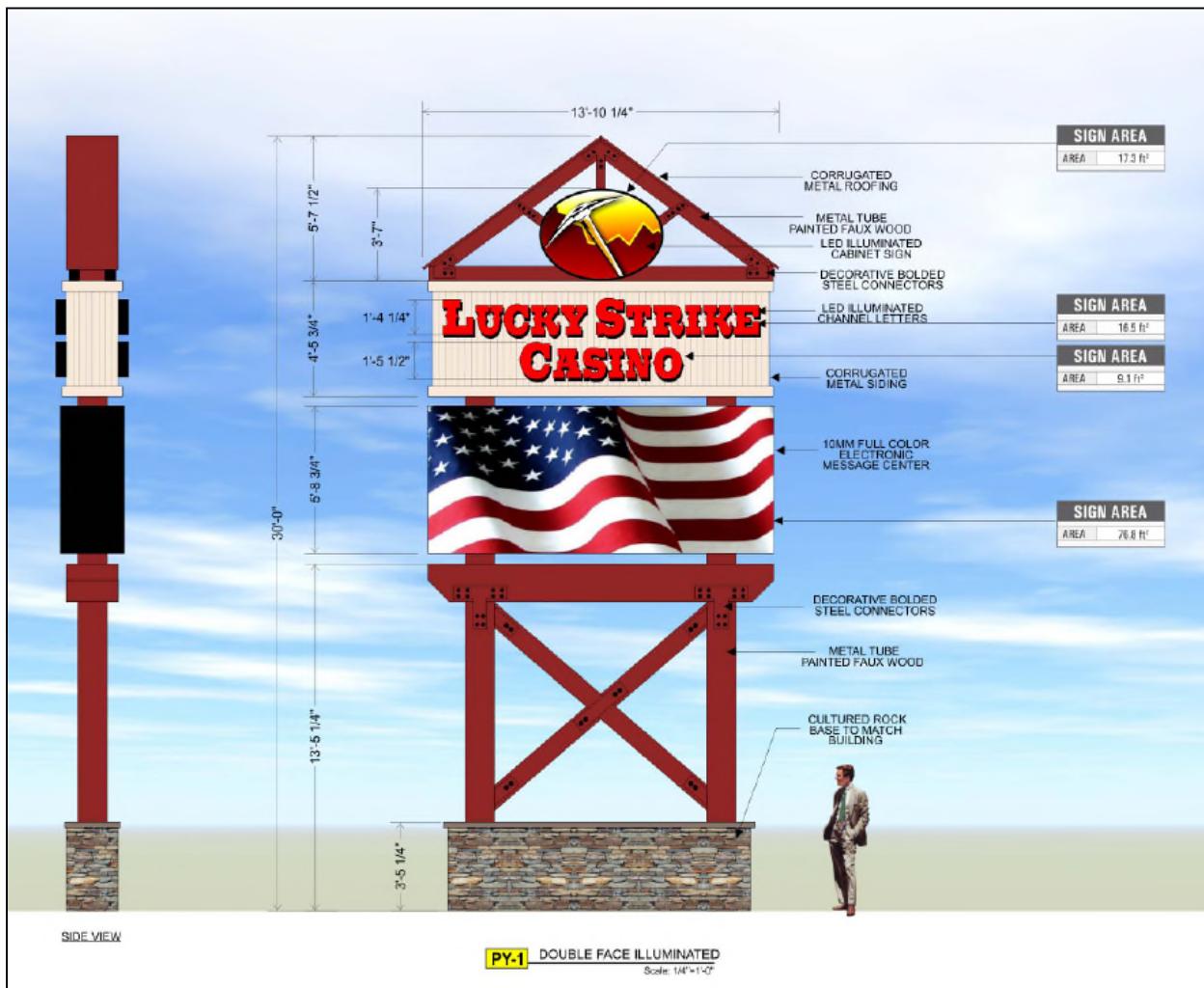


Figure 7 – Proposed 30-Foot Freestanding Pylon Sign

LUCKY STRIKE CASINO – SPECIAL USE PERMIT



Figure 8 – Site Rendering of Proposed Freestanding Pylon Sign

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

Special Use Permit Findings

The Carson City Municipal Code establishes findings that must be made by the Planning Commission in order to approve a Special Use Permit request. These findings are listed below in *italic* type and are addressed in **bold** type.

Findings. Findings from a preponderance of evidence must indicate that the proposed use:

- a. Will be consistent with the objectives of the Master Plan elements;*

The Lucky Strike Casino project is consistent with the objectives of the Master Plan element identified below by occupying and improving an existing vacant retail space within the South Carson Street corridor. The Lucky Strike will expand the customer base in this area of South Carson Street, and the proposed exterior improvements and upgraded signage will serve to further enhance the streetscape.

“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...”

- b. 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, flare or physical activity;*

The Lucky Strike Casino is proposed within an existing vacant building and will not include outdoor entertainment. It will provide an expanded customer base to the area and will not be detrimental to the surrounding existing retail uses. Minimal impacts during construction are anticipated related to noise and physical activity, but will be temporary and not detrimental. The proposed landscape and exterior building improvements will further revitalization goals in this area of South Carson Street, which will provide a benefit to the immediate vicinity.

- c. Will have little or no detrimental effect on vehicular or pedestrian traffic;*

According to the Institute of Transportation Engineers (ITE), the traffic for a Casino/Lottery Establishment Use (ITE Code 473) for the regularly used areas of the casino (bar/lounge, gaming area, offices and circulation/vestibules at 5,269 square feet) is 71 PM peak hour trips. Average daily trips (ADT) and AM peak hour trips are not available for the casino land use code. This level of additional traffic is similar to the previous restaurant use that occupied the site and traffic does not require a traffic analysis. The existing street network that surrounds the property can adequately accommodate the anticipated traffic. Sidewalks exist around the project site as well, providing pedestrian walkways and connections to adjacent properties.

LUCKY STRIKE CASINO – SPECIAL USE PERMIT

The proposed pylon sign will provide clear and easily readable signage for the casino and the proposed electronic message sign will adhere to the requirements in the Carson City Development Standards related to dimming, message hold time, message transitioning, etc. to ensure that it will not have a detrimental impact on passing vehicular traffic.

- d. 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 Lucky Strike Casino is proposed in an existing building that is already served by police and fire protection and is served by existing water, sanitary sewer, public roads and storm drainage facilities. The proposed use will not overburden existing public services and facilities.

- e. Meets the definition of specific standards set forth elsewhere in Title 18 for such particular use and meets the purpose statement of that district;*

The proposed Lucky Strike Casino will be located in an existing building that already adheres to building height, setback, parking and landscape requirements set forth in Title 18. It will continue to meet the purpose statement of the Retail Commercial zoning district by providing a gaming use that is conducted within a building and screened from view. The proposed height of the freestanding pylon sign is higher than what is currently allowed in the Development Standards, but is not higher than the maximum building height of 45 feet in the Retail Commercial zoning district.

- f. Will not be detrimental to the public health, safety, convenience and welfare; and*

The proposed Lucky Strike Casino will not be detrimental to the public health, safety, convenience and welfare but rather will provide a new use in an existing vacant building, which will be a benefit to the community. In addition, the project proposes extensive exterior architectural improvements that will enhance the building and benefit the streetscape of the area.

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

The proposed use will not result in material damage or prejudice to other properties in the vicinity as it will be contained within an existing building that is not proposed for expansion. Further, exterior modifications to the building and site will improve the visual character of the neighborhood.

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

FILE # SUP - 18 -

APPLICANT PHONE #

Woody's Entertainment, Inc.

MAILING ADDRESS, CITY, STATE, ZIP
411 N. Curry Street, Carson City NV 89701

EMAIL ADDRESS

scotttate@nuggetcasinos.com

PROPERTY OWNER PHONE #

Northern Nevada Comstock Investments LLC

MAILING ADDRESS, CITY, STATE, ZIP
411 N. Curry Street, Carson City NV 89701

EMAIL ADDRESS

scotttate@nuggetcasinos.com

APPLICANT AGENT/REPRESENTATIVE PHONE #

Susan Pansky, Rubicon Design Group LLC (775) 425-4800

MAILING ADDRESS, CITY STATE, ZIP

1610 Montclair Ave, Suite B, Reno NV 89509

EMAIL ADDRESS

spansky@rubicondesigngroup.com

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: **\$2,450.00 MAJOR**

**\$2,200.00 MINOR (Residential
zoning districts)**

+ noticing fee

***Due after application is deemed complete by
staff**

**SUBMITTAL PACKET – 4 Complete Packets (1 Unbound
Original and 3 Copies) including:**

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- N/A Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission
application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

Project's Assessor Parcel Number(s): Street Address
009-112-25 2811 S. Carson Street

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Mixed-Use Commercial	Retail Commercial	Carson Street/Sonoma Street

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Special Use Permit for an unlimited gaming facility in the Retail Commercial zoning district, a bar, and freestanding sign in excess of 20 feet high.

PROPERTY OWNER'S AFFIDAVIT

I, Daniel Scott Tate, 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

562 N. Maine
Fallon, NV 89401

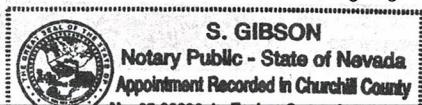
Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
COUNTY)

On 6/21, 2018, D. Scott Tate, 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.

Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional 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 it in your detailed description.

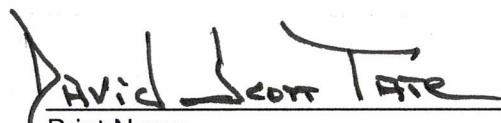
Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

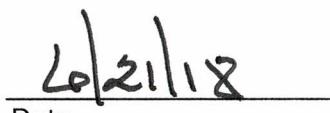
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning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



Print Name



Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Lucky Strike Casino

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

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 or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- 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)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



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.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

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.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- 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)?
- 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)?
- 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)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

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.

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)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- 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)?

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)
Secured Tax Inquiry Detail for Parcel # 009-112-25

Property Location: [2811 S CARSON ST](#) Tax Year: [2017-18](#)
 Billed to: [NORTHERN NEVADA COMSTOCK INV](#) Roll #: [012712](#)
 562 N MAINE ST District: [1.6](#)
 FALLON, NV 89406-0000 Tax Service:
 Land Use Code: [400](#) [Code Table](#)

Outstanding Taxes:

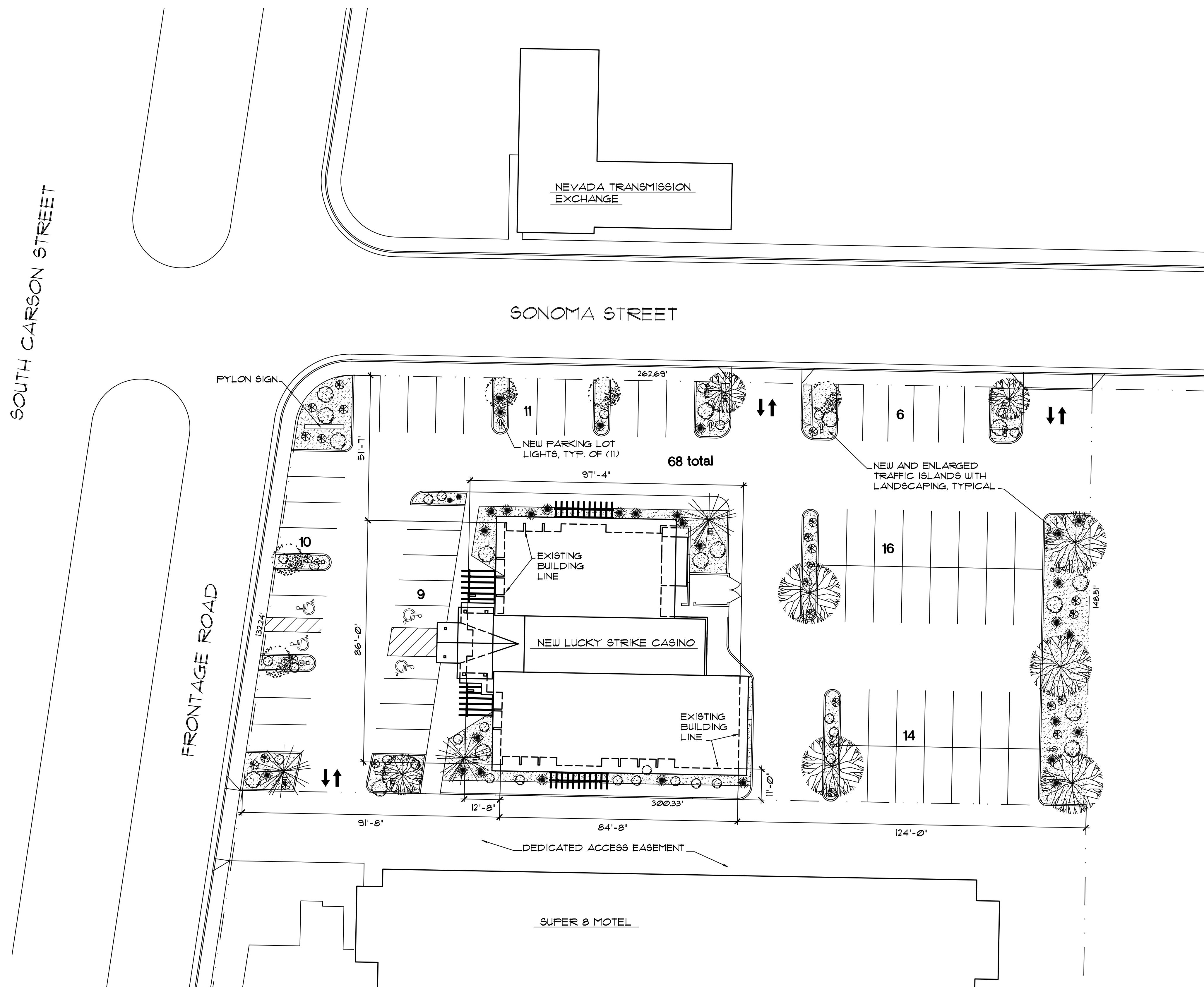
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

				No Taxes Owing
08/21/17	2,087.56		2,087.56	.00
10/02/17	2,086.00		2,086.00	.00
01/01/18	2,086.00		2,086.00	.00
03/05/18	2,086.00		2,086.00	.00
Totals:	8,345.56	.00	8,345.56	8,345.56

[Payment Cart](#)[History](#)
Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount	936.25	615.42			71.12



SITE INFORMATION

GENERAL

ADDRESS 2811 SOUTH CARSON STREET

PARCEL NO. 009-112-25

ZONING RC, CODE 400

SITE AREA 43,031 SF.

BUILDING AREA 6,291 SF.

PARKING REQUIREMENTS

REQUIRED SPACES 6,291 / 150 = 42 SPACES

SPACES PROVIDED 68 SPACES

HANDICAP SPACES REQUIRED 3 SPACES

HANDICAP SPACES PROVIDED 4 SPACES

LANDSCAPE REQUIREMENTS

AREA CALCULATION

TOTAL AREA	43,031 SF.
BUILDING AREA	-6,291 SF.
EXISTING LANDSCAPE	-3,408 SF.
NEW LANDSCAPE	-2,821 SF.

IMPERVIOUS SURFACE 30,505 SF.

REQUIRED LANDSCAPE 30,505 X 20 = 61,01 SF.

LANDSCAPE PROVIDED 6,235 SF.

TREES REQUIRED 6,235 / 400 = 16

TREES PROVIDED 16

SHADE TREES REQUIRED 68 / 10 = 7

SHADE TREES PROVIDED 11

TOTAL AREA	43,031 SF.
BUILDING AREA	-6,291 SF.
EXISTING LANDSCAPE	-3,408 SF.
NEW LANDSCAPE	-2,821 SF.

IMPERVIOUS SURFACE 30,505 SF.

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LANDSCAPE PROVIDED 6,235 SF.

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TREES PROVIDED 16

SHADE TREES REQUIRED 68 / 10 = 7

SHADE TREES PROVIDED 11

SITE PLAN

SCALE 1" = 20'-0"

SCALE 10 0 10 20 30 40



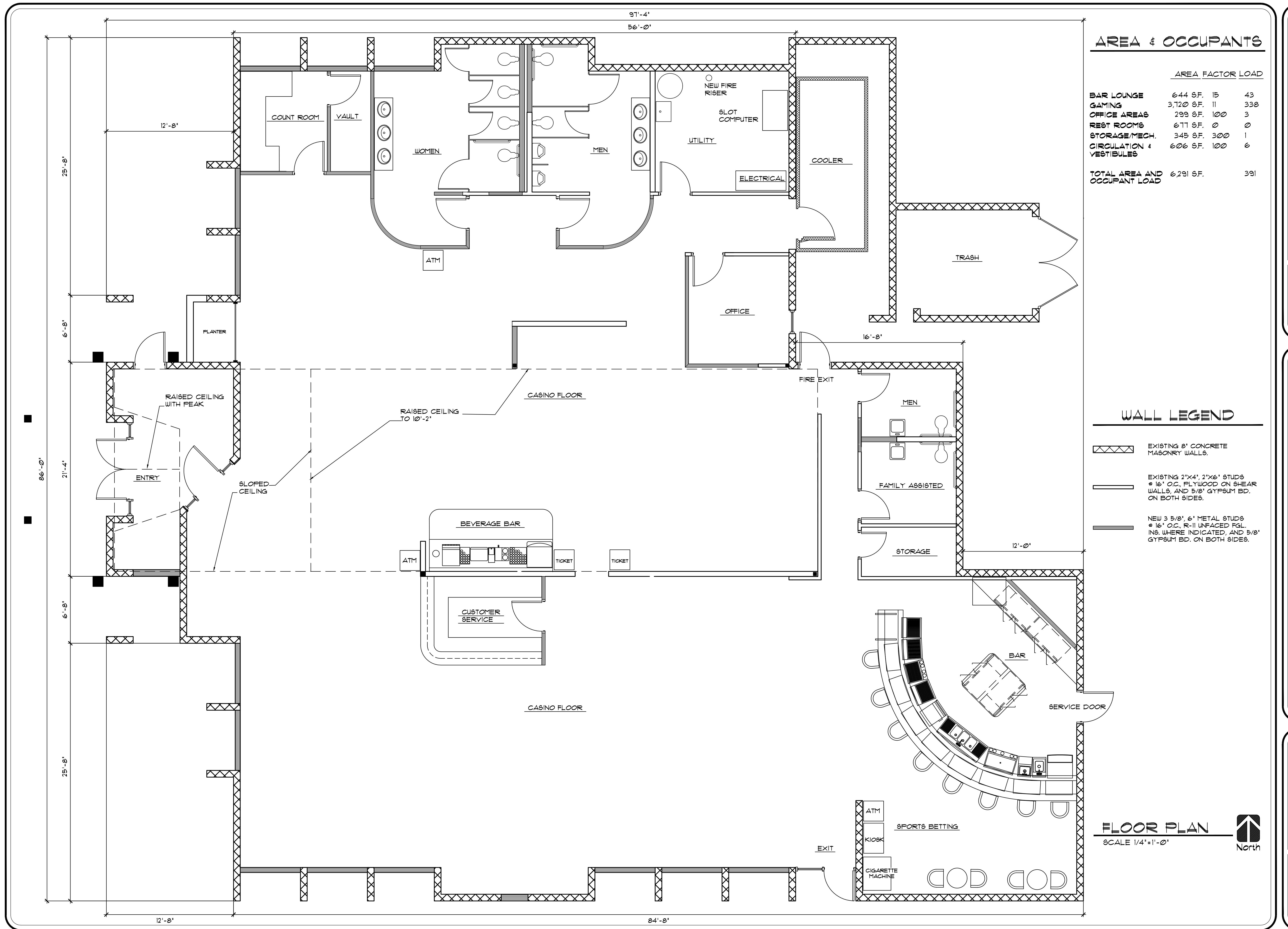
Date JULY 10, 2018
Drawn By Fujii
Revisions _____

Sheet Number _____

A1

LUCKY STRIKE CASINO
FOR
WOODY'S ENTERTAINMENT INC.
2811 SOUTH CARSON STREET, CARSON CITY, NEVADA

• Architect •
FRANK WOODLIFF III
200 South Maine Street Suite A • P.O. Box 290 • Fallon, Nevada 89406
(775) 423-6065



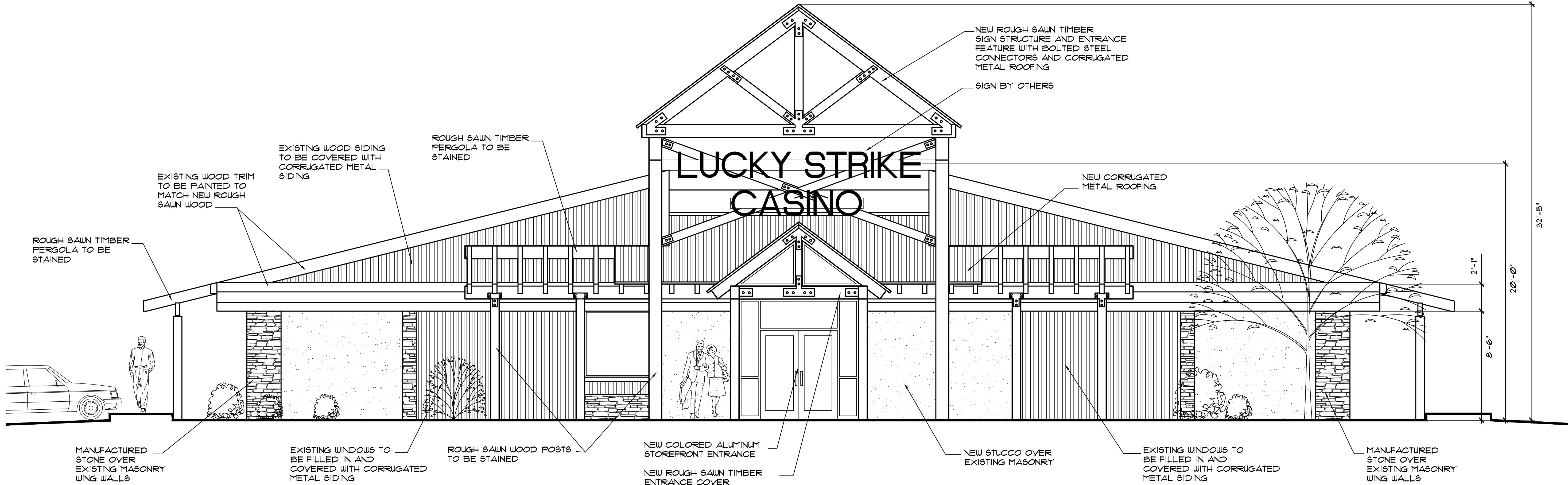
LUCKY STRIKE CASINO
FOR
WOODY'S ENTERTAINMENT INC.
28TH SOUTH CARSON STREET, CARSON CITY, NEVADA

FRANK WOODLIFF

Drawn By FULL
Revisions

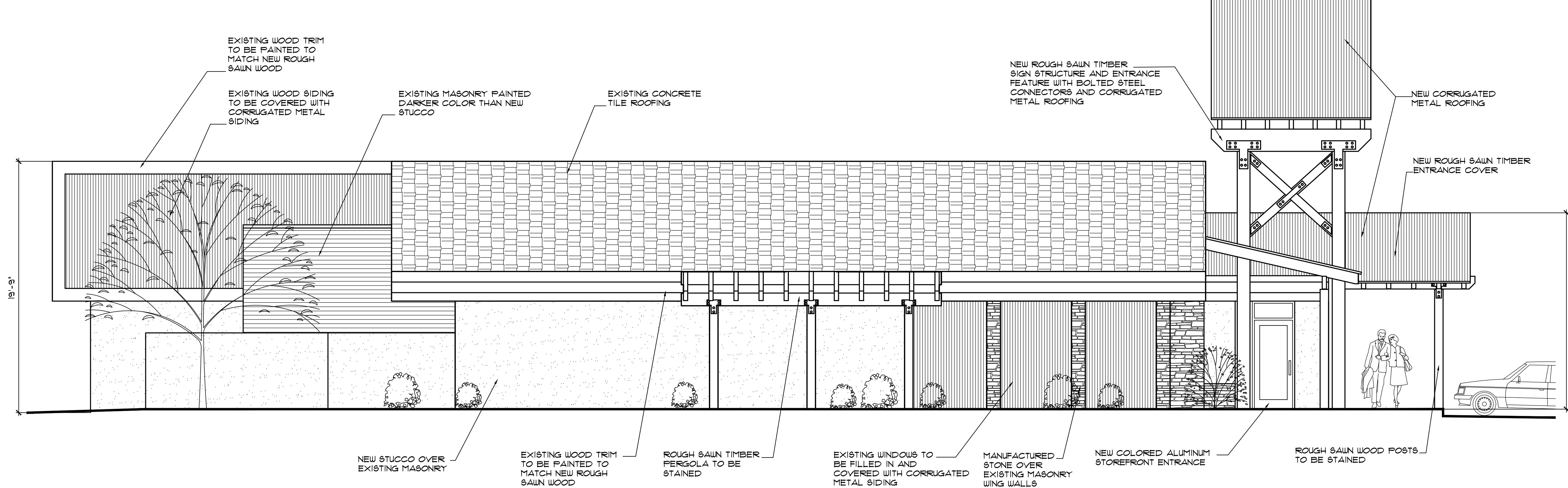
Sheet Number

A2



WEST ELEVATION

SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"

LUCKY STRIKE CASINO
FOR
WOODY'S ENTERTAINMENT INC.
201 SOUTH CARSON STREET, CARSON CITY, NEVADA

Date JULY 10, 2013
Drawn By Full
Revisions _____

Sheet Number

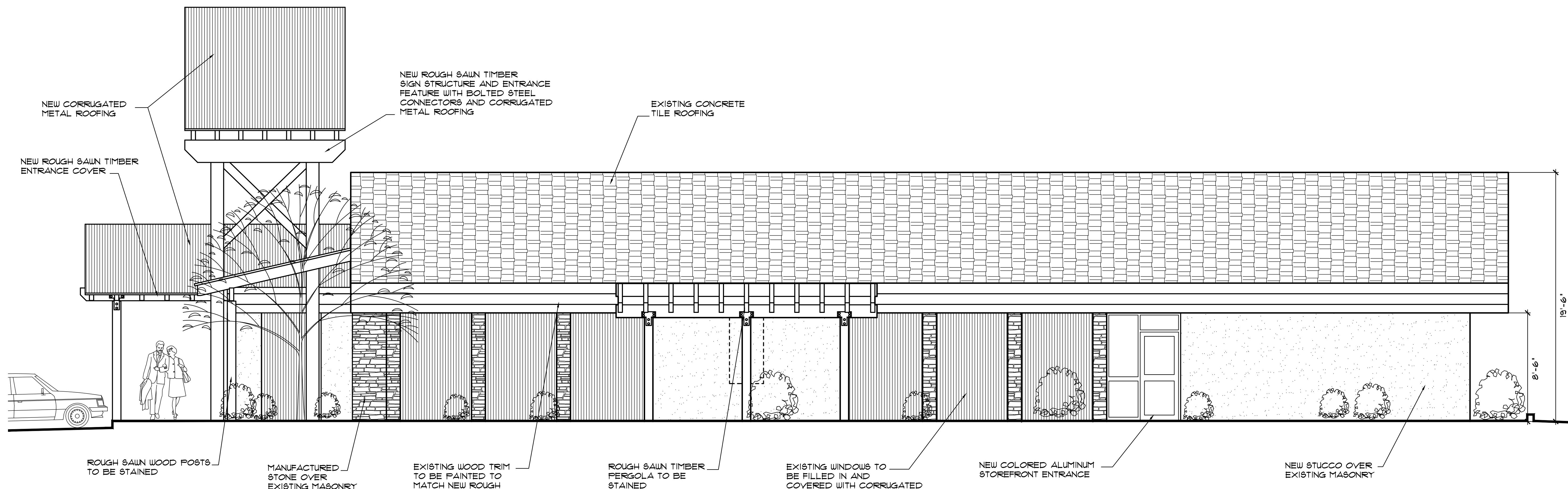
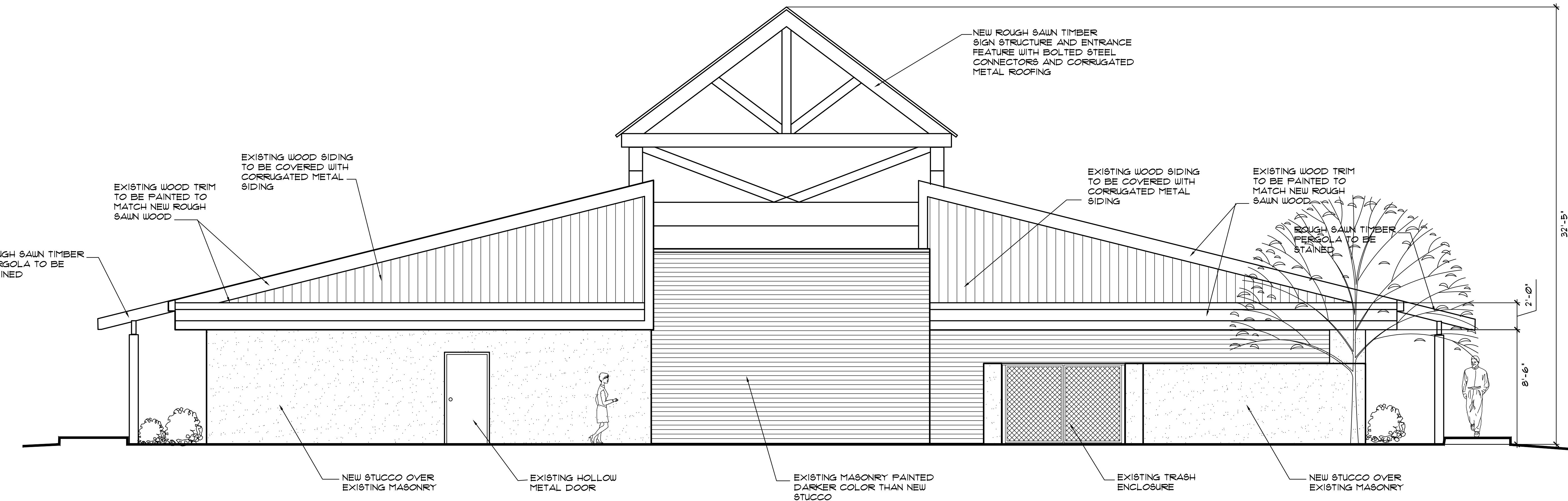
A3

• Architect •
FRANK WOODLIFF III
200 South Main Street Suite A • P.O. Box 290 • Fallon, Nevada
(775) 423-8065

• Architect •
FRANK WOODLIFF III
200 South Main Street Suite A • P.O. Box 290 • Fallon, Nevada
(775) 423-8065

LUCKY STRIKE CASINO
FOR
WOODY'S ENTERTAINMENT INC.
201 SOUTH CARSON STREET, CARSON CITY, NEVADA

• Architect •
FRANK WOODWIFF
200 South Main Street Suite A • P.O. Box 290 • Fallon, Nevada
(775) 423-8065



Date JULY 10, 2013
Drawn By Full
Revisions _____

Sheet Number

A4

LUCKY STRIKE CASINO

EXTERIOR SIGNAGE



YESCO LLC

800-B Bennie Lane
Reno, NV 89512
Office: 775.359.3131
NV. CONTRACTOR LICENSE NO.
0074289 / 0074290

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Note: The colors depicted on this rendering may not match actual colors used on the finished display, please refer to the detail drawing for the approved color specifications.

Note: The act of providing electrical work to the sign area, required permits and all special inspections are not included in this sign proposal.

Note: The proportion of signs shown on building and landscape area photos is an approximate representation.

CLIENT:

Lucky Strike Casino

2811 S CARSON ST

ADDRESS:

CARSON CITY, NV

CITY:

JIM CHRISTENSEN

ACCOUNT EXECUTIVE:

DESIGNER DATE

JIM GRANDE 7/3/18

△ JIM GRANDE 7/10/18

△ JIM GRANDE 7/11/18

APPROVAL

CUSTOMER DATE

LANDLORD DATE

DESIGN DATE

SALES DATE

DESIGN NUMBER

OPY-114688

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET CV-1



YESCO[®]

YESCO LLC

800-B Bennie Lane

Reno, NV 89512

Office: 775.359.3131

NV. CONTRACTOR LICENSE NO.
0074289 / 0074290

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ARCHIVE NUMBER

1.0

SITE INFORMATION

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PARCEL NO. 009-112-25

ZONING RC, CODE 400

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BUILDING AREA 6,291 SF.

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SPACES PROVIDED 68 SPACES

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AREA CALCULATION

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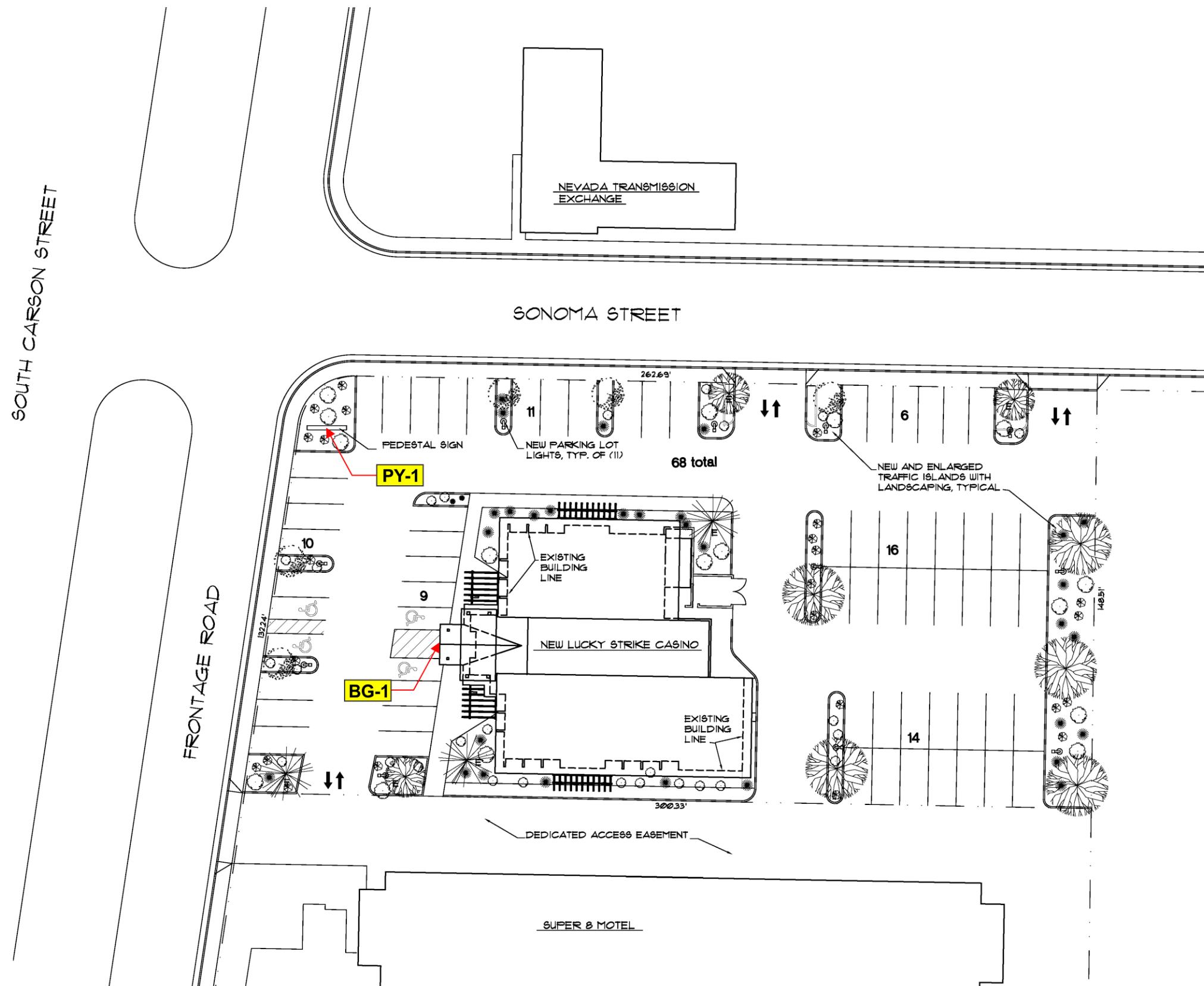
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• Architect •
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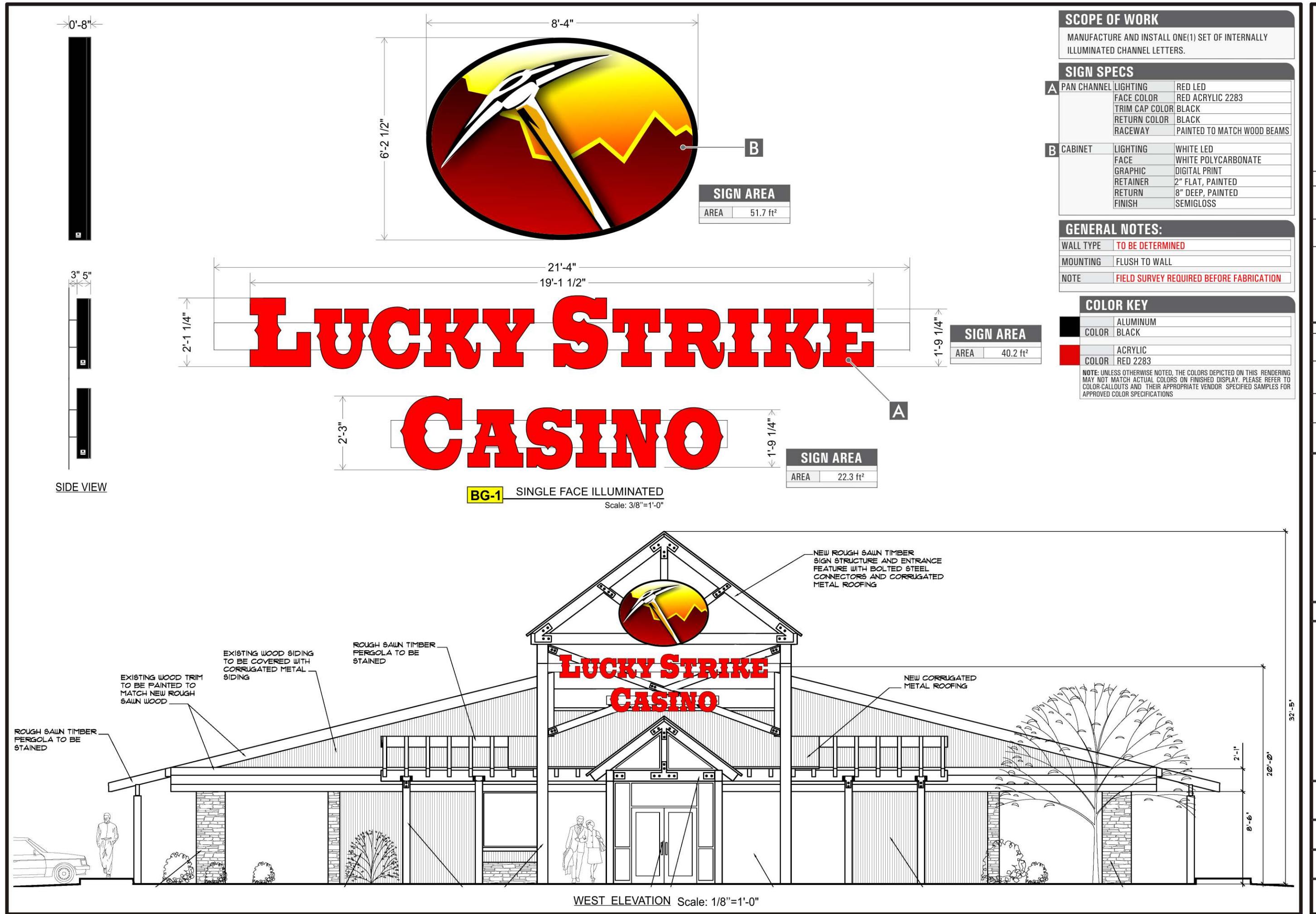
SITE PLAN

SCALE 1' = 20'-0"

SCALE 0 10 20 30 40



North



YESCO

YESCO LLC

800-B Bennie Lane
Reno, NV 89512
Office: 775.359.3131

NV. CONTRACTOR LICENSE NO.
0074289 / 0074290

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2811 S CARSON ST

ADDRESS:

CARSON CITY, NV
CITY:

JIM CHRISTENSEN
ACCOUNT EXECUTIVE:

DESIGNER **DATE**

JIM GRANDE 7/3/18

△ JIM GRANDE 7/10/18

△ JIM GRANDE 7/11/18



YESCO[®]

YESCO LLC

800-B Bennie Lane
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JIM GRANDE 7/3/18

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JIM GRANDE 7/11/18

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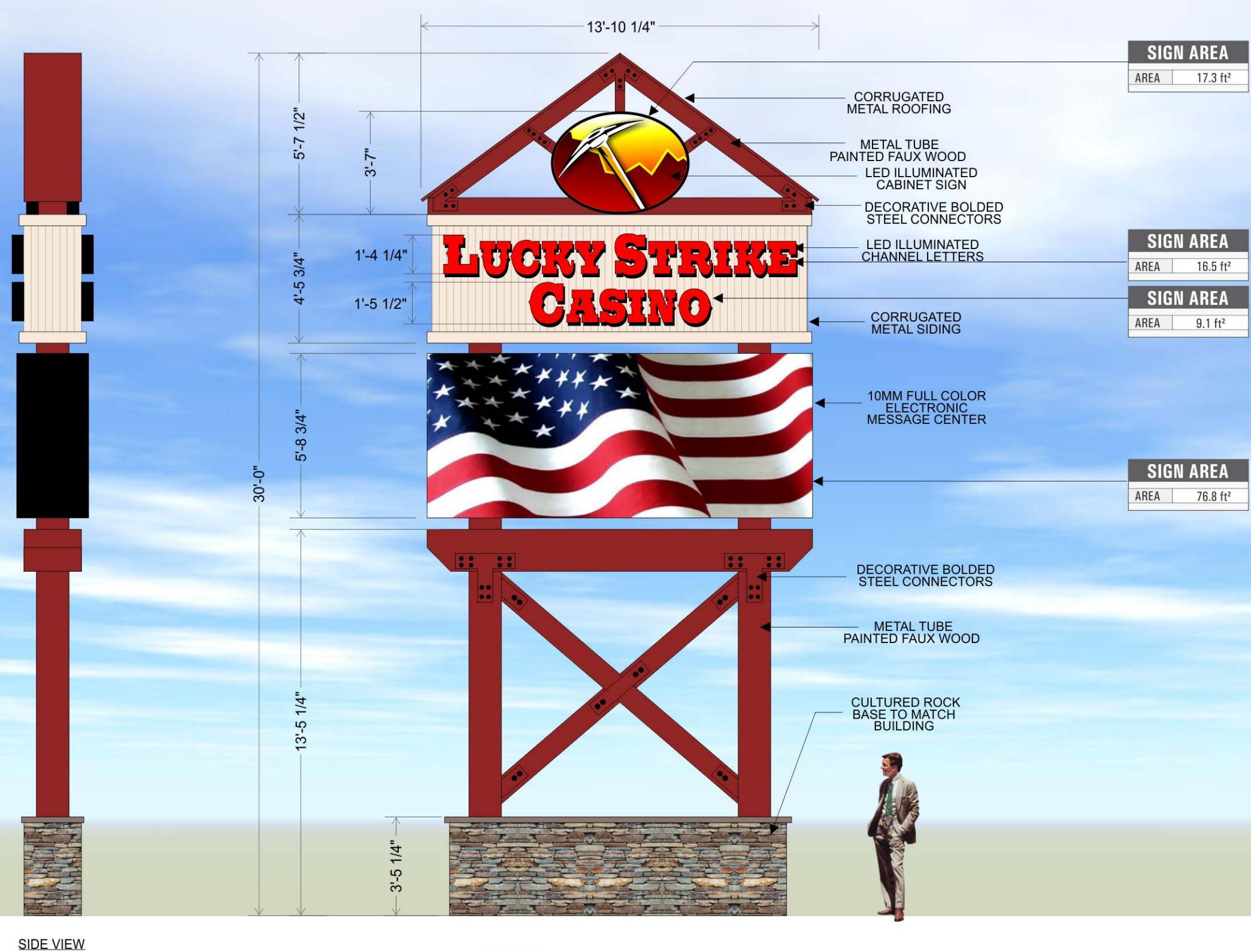
DESIGN NUMBER

OPY-114688

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET **3.0**





EXISTING SIGN

REMOVE EXISTING SIGN AND DISPOSE



PROPOSED SIGN



YESCO LLC

800-B Bennie Lane
Reno, NV 89512
Office: 775.359.3131
NV. CONTRACTOR LICENSE NO.
0074289 / 0074290

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SHEET 4.0