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Hearing Impaired: 711

MEMORANDUM

Planning Commission Meeting of September 29, 2021

DATE: September 29, 2021

TO: Carson City Planning Commission

FROM: Heather Manzo, Associate Planner

SUBJECT: Item 13.B For Possible Action: Discussion and possible action regarding a request for an extension of the expiration date of SUP-16-090, a special use permit to allow the operation of an unlimited gaming casino, bar, and additional signage on a property zoned Retail Commercial – Planned Unit Development (“RC-P”), located at 3246 North Carson Street, APN: 007-462-06.

The printed staff report omits the changes to previously approved conditions of approval associated with SUP-16-090. Please find attached to this memo the proposed changes to the conditions of approval as discussed in the staff report.

RECOMMENDED CONDITIONS OF APPROVAL:

NOTE: The base language in these conditions is the language from the conditions of approval approved for SUP-16-090 on November 17, 2016. Conditions that are code requirements have been stricken as they are required to be met and not part of the discretionary decision. Language proposed to be added appear in bold with an underline. Language proposed to be deleted appear with a strikethrough.

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 approved 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 (obtain a Building Permit) on or before November 17, 2024 or ~~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.~~

13.5. At the time of building permit application, the applicant shall acknowledge the provisions of Section 4.14.045 of the Carson City Municipal Code and agree that any work occurring under the requested building permits is being done at the owner's risk and that the issuance of building permits do not constitute a vested right. The applicant shall also acknowledge in the letter that the City will not conduct a final inspection for purposes of issuing a Certificate of Occupancy and will not issue a business license until such time as the applicant has demonstrated possession of a transferred unrestricted gaming license consistent with the provisions of Section 4.14.045 and 4.14.050 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.~~

20.6. 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.

21.7. The minimum message hold time shall be three seconds.

22.8. Transition time between messages shall be a maximum of one second.

23.9. Video graphics may be displayed as part of the electronic message center usage, provided that the text messaging complies with the other operational parameters.

24.10. No sound display is allowed with the sign.

25-11. At the time of building permit submittal, the applicant shall submit a sewer main analysis for the line(s) from the subject site to College Parkway. Should the sewer levels exceed capacity standards, the applicant shall enter into a pro-rata share agreement to upsize the line(s) which serves the project prior to the issuance of a building permit.