

Item # 9

**City of Carson City
Agenda Report**

Date Submitted: October 7, 2008

Agenda Date Requested: October 16, 2008

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to introduce, on first reading, Bill No._____, an ordinance to change the zoning of a portion of two parcels from Retail Commercial (RC) and Mobile Home 12000 (MH12) to General Commercial (GC) on property located at 2670 Highway 50 East and 1710 N. Lompa Lane, APN's 008-161-60 and -69. (ZMA-08-075)

Staff Summary: The proposed amendment would allow the subject parcels to be developed together as part of a hotel-casino project. The majority of the property is already zoned General Commercial.

Type of Action Requested

Resolution

Ordinance - First Reading

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval September 24, 2008 by a vote of 4:0:3.

Recommended Board Action: I move to introduce, on First Reading, Bill No._____, an ordinance to change the zoning of a portion of two parcels from Retail Commercial and Mobile Home 12000 to General Commercial on property located at 2670 Highway 50 East and 1710 N. Lompa Lane, APN's 008-161-60 and -69, based on the findings contained in the staff report.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all zoning map amendments.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A


Funding Source: N/A

Alternatives: 1) Refer the matter back to Planning Commission for further review.
2) Deny

Supporting Material: 1) Ordinance
 2) Planning Commission Case Record
 3) Staff Report

Prepared By: Janice Brod, Management Assistant I

Reviewed By:



(Planning Director)

Date: 10/6/08



(Development Services Director)

Date: 10-7-08



(City Manager)

Date: 10-7-08



(District Attorney's Office)

Date: 107-08

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. 2008-_____

BILL NO. ____

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY A 625 SQUARE FOOT PORTION OF APN 008-161-60, PROPERTY LOCATED AT 2670 HIGHWAY 50 EAST, FROM MOBILE HOME 12,000 TO GENERAL COMMERCIAL; AND TO CHANGE THE ZONING OF APPROXIMATELY A 0.58 ACRE PORTION OF APN 008-161-69, LOCATED AT 1710 NORTH LOMPA LANE, FROM RETAIL COMMERCIAL TO GENERAL COMMERCIAL.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 008-161-60 and -69, property located at 2670 Highway 50 East and 1710 North Lompa Lane, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of approximately a 625 square foot portion of APN 008-161-60 Mobile Home 12,000 to General Commercial and to change the zoning of approximately .58 acre portion of APN 008-161-69 from Retail Commercial to General Commercial.

After proper noticing pursuant to NRS 278 and CCMC Title 18, on September 24, 2008, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 4 ayes, 0 nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and

will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning designation of approximately a 625 square foot portion of APN 008-161-60 Mobile Home 12,000 to General Commercial and to change the zoning of approximately .58 acre portion of APN 008-161-69 from Retail Commercial to General Commercial, as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2008.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2008.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

MARV TEIXEIRA, Mayor

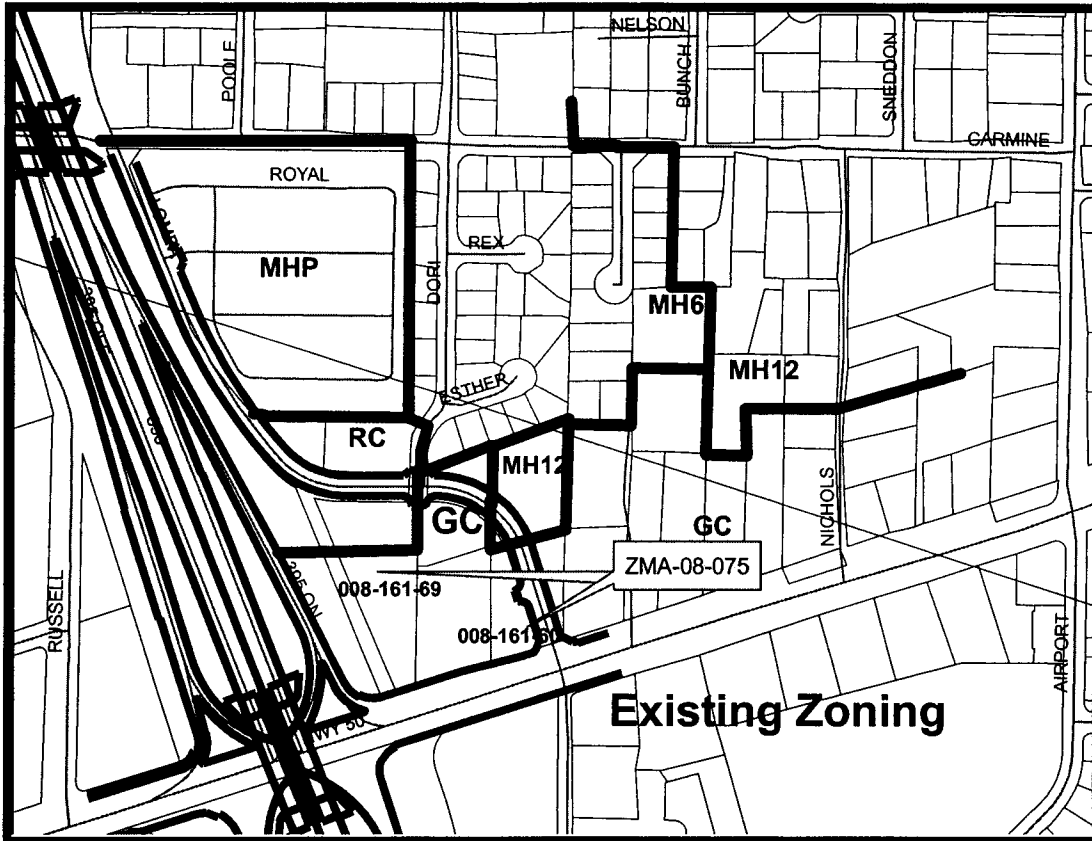
ATTEST:

ALAN GLOVER, Clerk-Recorder

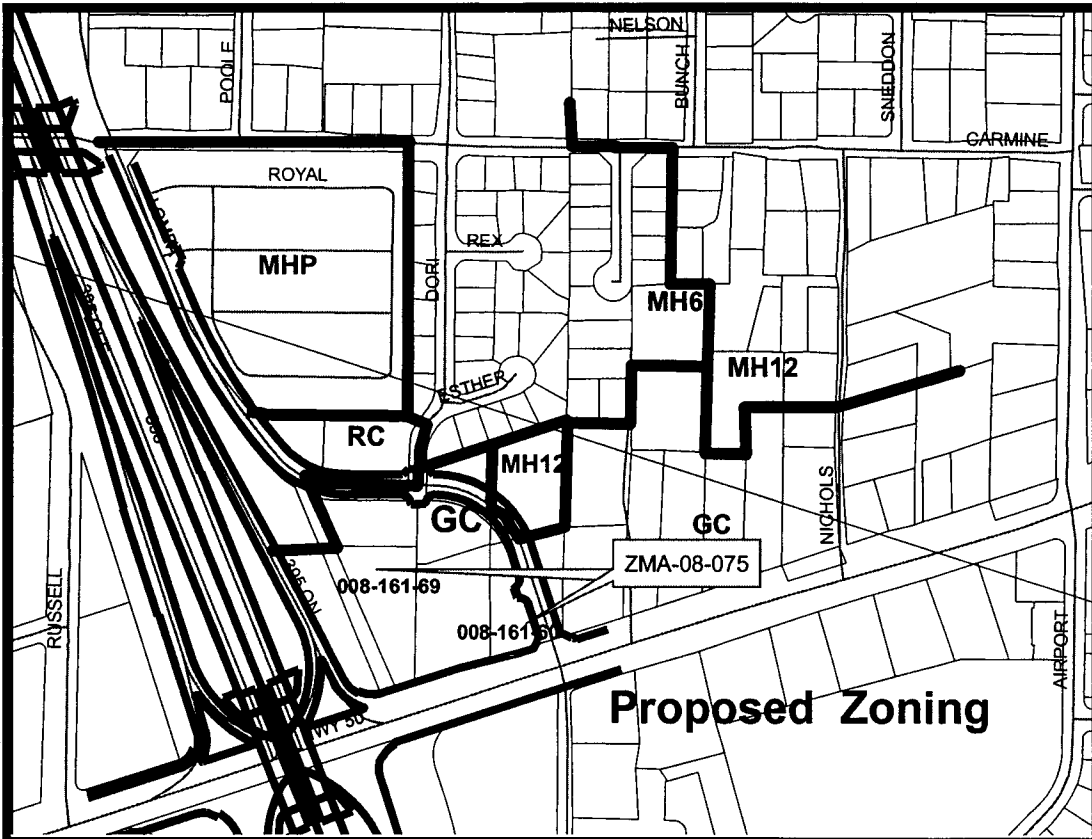
This ordinance shall be in force and effect from and after the ____ of _____, 2008.

EXHIBIT "A"

EXISTING ZONING



PROPOSED ZONING



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: 9-24-08

AGENDA ITEM NO.: H-1(A)

APPLICANT(s) NAME: Steelman Partners
PROPERTY OWNER(s): RIDL

FILE NO. ZMA-08-075

ASSESSOR PARCEL NO(s): 008-161-60, 008-161-69
ADDRESS: 2670 Highway 50 East and 1710 N. Lompa Lane

APPLICANT'S REQUEST: Action to make a recommendation to the Board of Supervisors on a **Zoning Map Amendment** application from Steelman Partners (property owner: RIDL) to amend the zoning of a portion of two parcels from Retail Commercial (RC) and Mobile Home 12000 (MH12) to General Commercial (GC) on property located at. 2670 Highway 50 East and 1710 N. Lompa Lane, APN's 008-161-60 and -69.

COMMISSIONERS PRESENT: [X] PEERY [X] BISBEE [X] MULLET [X] REYNOLDS

STAFF REPORT PRESENTED BY: Jennifer Pruitt [X] REPORT ATTACHED

STAFF RECOMMENDATION: [X] APPROVAL

APPLICANT REPRESENTED BY: Amy Sances, Director of Business Development, Golden Gaming
Mike Alonzo

X APPLICANT/AGENT WAS PRESENT AND SPOKE

APPLICANT/AGENT INDICATED THAT SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

X PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

(Joint comments for discussion of the ZMA and Special Use Permit applications)

Mullet: Lighting concerns from garage; could first phase reduce height? He does not want car lights from parking structure to impact residents. Why can they phase parking structure? Parking structure design should allow for car lights to be screened on all floors of the parking structure.

Applicant: Amy Santos, Mike Alonzo

Bisbee: Consider more handicapped parking as part of the surface parking. COA # 17- The proposed signage will be required to meet future LED standards of Carson City.

Public comment:

Gary Schuller (Esther Circle Resident): It will increase traffic (24 hours), noise, pedestrian traffic, and dust on Lompa Lane. Property values and views will decrease. Crime wouldn't happen without a casino there.

Linda Wilson (Esther Circle Resident): Concern about future signs. (COA # 18)

Planning Commission:

Reynolds: Concern with height in this location; are we establishing future height for this area? Time extension: plans can change within four years. COA # 5- He is okay with time frame in staff report.

Peery: Time extension would require code amendment

Mullet: Phasing of parking garage; lighting

Bisbee: Issue is increase in height, not use. Good staff report

Peery: Two-year limit is okay. Height is a concern.

MOTION WAS MADE TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

MOVED: Reynolds SECOND: Bisbee PASSED: 4/AYE 0/NO 0/ABSTAIN 3/ABSENT

TO BE SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: October 16, 2008

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 24, 2008
REVISED**

FILE NO: ZMA-08-075

AGENDA ITEM: H- 1(A)

STAFF AUTHOR(s): Jennifer Pruitt, AICP, LEED AP, Senior Planner
Lee Plemel, AICP, Planning Director

REQUEST: A Zoning Map Amendment to change the zoning designation of approximately a 625 square foot portion of APN 008-161-60 from Mobile Home 12,000 to General Commercial and to change the zoning designation of approximately a 0.58-acre portion of APN 008-161-69 from Retail Commercial to General Commercial.

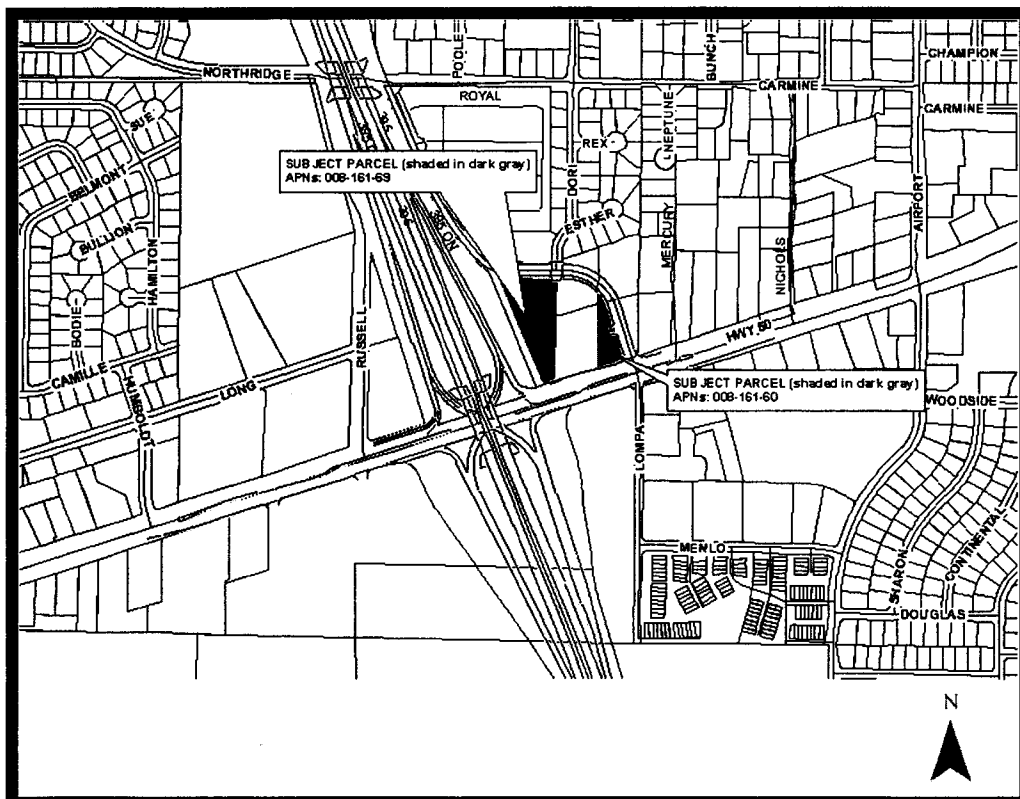
APPLICANT: Doug Allen, Steelman Partners representing R I D L.

OWNER: R I D L

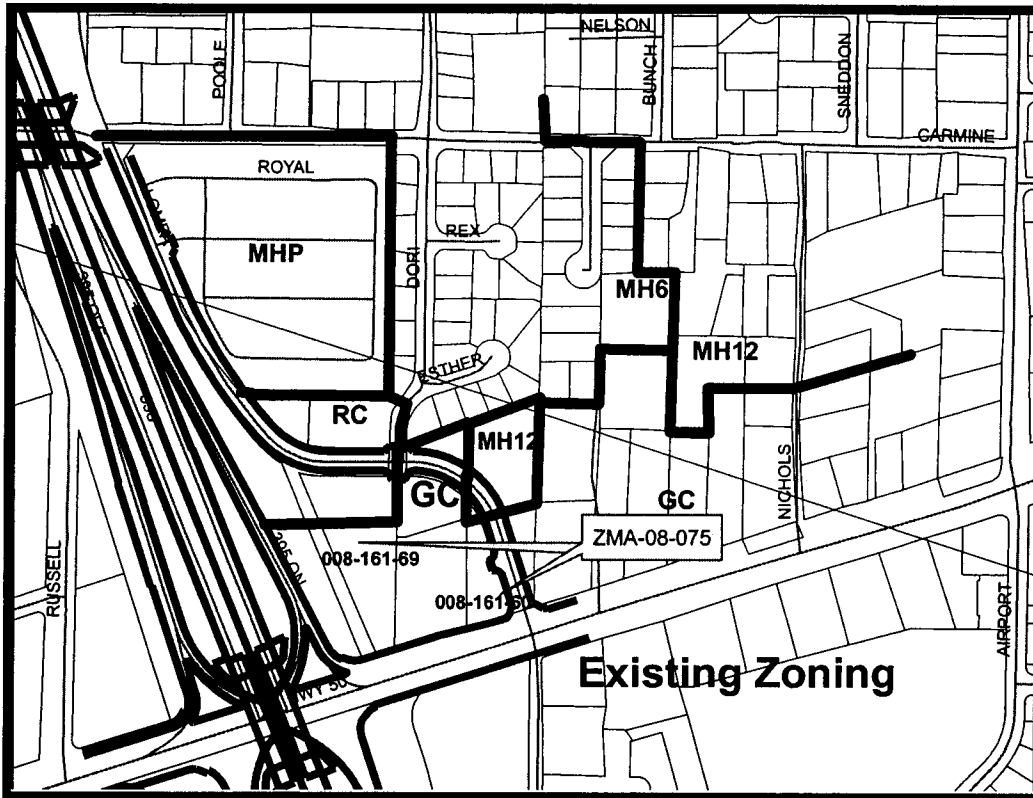
LOCATION: 2670 Hwy 50 East and 1710 North Lompa Lane

APN(s): 008-161-60 and -69

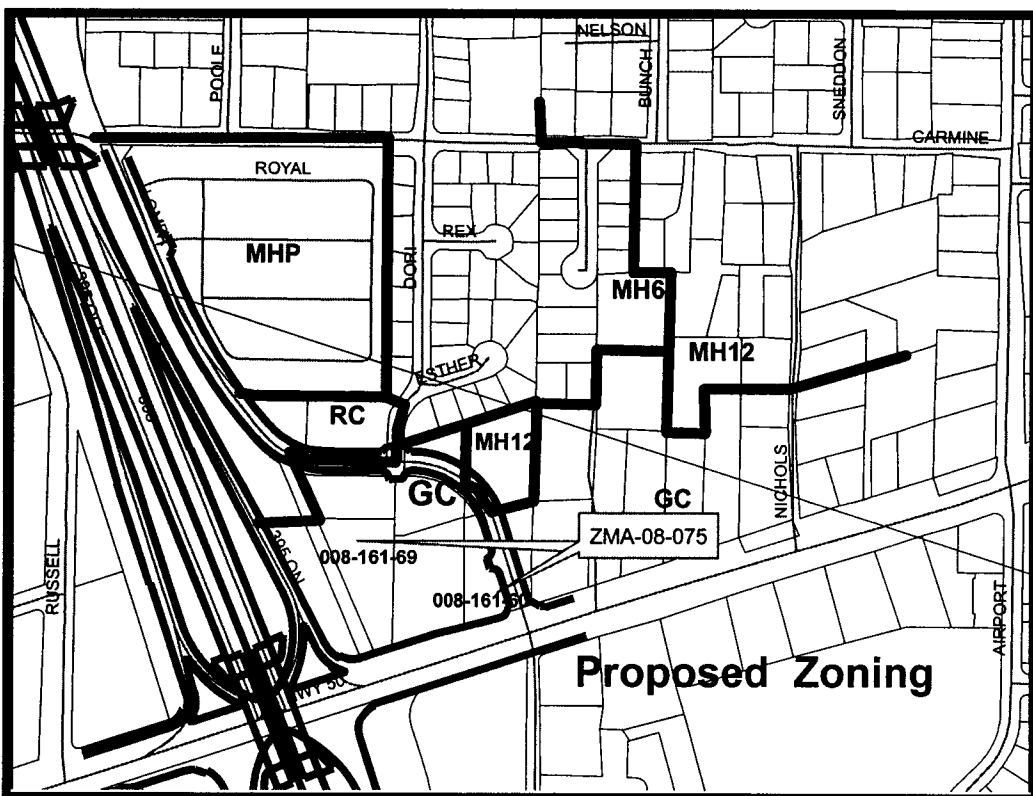
RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-08-075, a Zoning Map Amendment to change the zoning designation of approximately a 625 square foot portion of APN 008-161-60 from Mobile Home 12,000 to General Commercial and to change the zoning of approximately a 0.58 acre portion of APN 008-161-69 from Retail Commercial to General Commercial on property located at 1710 North Lompa Lane and 2670 Hwy 50 East, based on the findings contained in the staff report."



EXISTING ZONING MAP



PROPOSED ZONING MAP



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

MASTER PLAN DESIGNATION: Mixed Use Commercial

CURRENT ZONING: Retail Commercial, General Commercial and Mobile Home 12,000

SURROUNDING LAND USE AND ZONING:

Zoning/Uses

NORTH: Retail Commercial (RC)/ commercial
SOUTH: General Commercial (GC)/ commercial
EAST: General Commercial (GC)/ commercial
WEST: General Commercial (GC)/ Carson Freeway, vacant

KEY ISSUES:

- Would the Zoning Map Amendment be consistent with the Carson City Master Plan?
- Would the Amendment provide for zoning and uses consistent with surrounding zoning and uses?

DISCUSSION:

This request would allow a change to the zoning designation of approximately a 625 square foot portion of APN 008-161-60 from Mobile Home 12,000 to General Commercial and to change the zoning of approximately a 0.58 acre portion of APN 008-161-69 from Retail Commercial to General Commercial. As a result of the proposed Zoning Map Amendment the subject site (four parcels) of 4.5 acres will be zoned General Commercial in its entirety. The realignment of Lompa Lane with the freeway construction project bisected parcels in this area and created the split-zoning situation.

The proposed re-zoning application includes the re-zoning of a portion of the two subject parcels, which equates to 13% of the 4.5 acres site. It is the preference of the Planning Division that the subject site's zoning be consistent on the entire 4.5 acre site. This ZMA request is preferred by the Planning Division, but is not required for the proposed project to proceed. Pursuant to CCMC 18.04.020(6) Determination of Districts, specifically (a and d):

- a. The permitted uses for the property shall be determined by the zoning district of **the portion** of the property on which the use is to be developed or conducted;
- d. To utilize the entire parcel with a use that is only allowed in one of the two zoning districts, a Zoning Map Amendment or Special Use Permit is required for that portion of the property not zoned for the use.

The portion of APN 008-161-60 which is currently zoned Mobile Home 12,000 has been designed in the proposed project to not include any portion of the proposed casino structure or hotel structure and will be used for a portion of the proposed parking area. The portion of APN 008-161-69 which is zoned Retail Commercial has been designed to include a portion of the proposed parking garage, dining and a portion of the gaming area (w/phase 2), which are uses currently allowed within the Retail Commercial zoning district.

Master Plan Consistency

Rationale: The proposed amendment meets the intent of the existing Mixed Use Commercial Master Plan designation for the subject property as detailed in the findings noted on pages five through seven of this staff report. Per the applicant the proposed hotel casino use will fit into the existing general commercial layout currently in place in the surrounding vicinity. The proposed zoning will assist in the promotion of a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The proposed General Commercial zoning is consistent with the existing Mixed Use Commercial designation of the entire parcel. The property owner has plans to develop the entire site for a casino/ hotel use of 537,000 square feet including parking structure (see SUP-08-076).

Staff believes that the proposed zoning is compatible with existing and planned uses on surrounding properties. The adjacent properties to the south, east and west have a Master Plan designation of Mixed Use Commercial also. The adjacent property to the south, east and west are currently zoned General Commercial and they are primarily commercial uses. The property to the north is zoned Retail Commercial. In addition, the proposed amendment is similar to an amendment reviewed and approved by the Board of Supervisors in April 2006 on the property to the south of the subject site across U.S. Highway 50 East. The amendment included a portion (1 acre+) of the 6.34 acre parcel re-zoned from Multi Family Apartment to General Commercial for a consistent General Commercial zoning district on the entire site, in anticipation of future commercial development.

PUBLIC COMMENTS: Public notices were mailed to 105 adjacent property owners and mobile home park residents within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of September 15, 2008, three letters of opposition have been submitted to the Planning Division, attached, including a petition signed by several residents in the vicinity. Comments are generally related to project impacts, so more discussion on this item is included in the Special Use Permit staff report. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Carson City Health Department: Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Engineering Division: The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

No other city department comments were received.

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

1. *The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.*

The proposed project is consistent with the policies and goals noted below:

MUC 1.3—Mixed-Use Activity Centers

The creation of higher-intensity mixed-use activity centers within the MUC designation is strongly encouraged in the locations identified on the Land Use Map. In addition to being consistent with these MUC policies, mixed-use activity centers shall be consistent with policy 7.1a, as contained in Chapter 6 of this document.

MUC 1.4—Density Range

Typical floor area ratios (FARs) will be between 0.5 and 2, although they may be significantly higher within designated mixed-use activity centers, or along major gateway corridors.

MUC 1.5—Location

MUC development will generally be located along major gateway corridors, within designated activity centers, and along collector or arterial streets, where it may be readily served by existing or future transit.

Chapter 3—Land Use Plan, MUC

Primary uses: Commercial retail and offices.

Rationale: The proposed General Commercial zoning is consistent with the Mixed-Use Commercial land use designation as described in the Master Plan and would provide for the type of development described in the Master Plan for MUC areas.

GOAL 1.1—Promote the efficient use of available land and resources

1.1a—Balanced Land Use Plan

Ensure that the City's Land Use Map represents a level of growth that may be accommodated with available water resources and sewer capacity. The City should monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the recommendations of the City's Water and Wastewater Master Plans.

GOAL 2.1—Encourage diversity in citywide land use mix

2.1a—Range of Land Use Opportunities

Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

Rationale: The proposed amendment meets the intent of the existing Mixed Use Commercial Master Plan designation for the subject property as detailed in the staff report discussion above. The GC zoning will assist in the promotion of a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities. The proposed amendment will result in consistent zoning on the property and will not create "friction zones" between adjacent land uses, particularly industrial and residential uses.

GOAL 5.1—Maintain and enhance primary job base

5.1a—Retention/Expansion of Established Employers

Retain and promote the expansion of major employers already established within the community, such as the State of Nevada; Carson-Tahoe Hospital's Regional Medical Center and associated facilities; the Western Nevada Community College; the extensive manufacturing community; finance, real estate and insurance industries (FIR); banking, and other knowledge-based industries.

Rationale: The proposed GC zoning would allow a project that represents the creation of thousands of direct and indirectly created jobs. The property is located reasonable distances from residential corridors to encourage a city wide housing mix consistent with the labor force and non- labor force population and the development of regional retail centers.

GOAL 7.1—Establish compact, mixed-use activity centers to serve the community

7.1a—Mixed-Use Activity Centers

Multiple Mixed-Use Activity Centers are identified on the Land Use Plan. Activity centers are intended to serve as convenient places for the community to shop, work, live, or simply gather, within a compact, pedestrian-friendly environment. Downtown represents the largest, and most established of these activity centers and is addressed by the Downtown Mixed-Use (DT-MU) policies contained in Chapter 3 of the Master Plan document and by policies contained under Guiding Principle 8. Outside of Downtown, activity centers have been designated along major gateway corridors where they are easily accessible to adjacent residential and employment uses and may be more readily served by existing and future transit.

General locations are as follows:

- College Parkway and North Carson Street;
- Fairview Drive and Saliman Road;
- Graves Lane and Highway 50 East;
- **Carson City Freeway and Highway 50 East;** and
- Highway 50 East and V&T Terminal Location.

GOAL 11.2—Coordinate land use and transportation decisions to support the use of alternative modes

11.2b—Transit Supportive Development

Promote the development of transit-supportive development patterns (e.g., mix of uses, pedestrian-orientation, higher density) along major travel corridors to facilitate future transit. Identify opportunities for transit and pedestrian-oriented development patterns on the Land Use Map and coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate, to respond to existing/planned transit service.

Rationale: The proposed rezoning is in a location identified as an activity center in the Carson City Master Plan. The rezoning allows for a range of uses that would promote enhanced roadway connections and networks consistent with the transportation Master Plan, and also promotes transit supportive development patterns, with the incorporation of a bus stop location on site. Appropriate pathways through the development and to surrounding lands have also been addressed and are consistent with the Unified Pathways Master Plan.

2. ***The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

Rationale: The subject property is located in a Mixed- Use Commercial land use designation. Adjacent land uses include commercial zoning and uses to the east, west, north and south of the subject site. The proposed GC zoning would allow for uses on the property that are consistent with existing and permitted uses on surrounding commercial properties. Residential uses (single family and a mobile home park) to the north are buffered from the site by existing commercially-zoned property.

3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Rationale: The proposed amendment is within an urban service area that is planned for services based upon the uses and intensity of uses identified in the adopted Master Plan. Any applicable city services can be provided to the subject parcel, and the impacts of the proposed amendment are minimal. The proposed development will enhance current and future public health, safety and welfare concerns by upgrading the existing infrastructure and transportation network within the vicinity.

Per the information provided by the applicant water, sewer, storm drainage, gas, electric, telephone and cable television utilities will be extended to serve the entire proposed development. The applicant will coordinate with the applicable providers to ensure such facilities are provided for the proposed development.

Adequate water, sewer, road, and storm drainage facilities exist or will be required by the applicant to serve the proposed development. The use will not generate the need for additional schools. The facility will be required to meet all other additional requirements of the Fire and Police Departments.

The subject site abuts existing commercial uses and the existing Carson City Freeway, with higher densities of residential development occurring in the vicinity of the north and northwest. The proposed development provides a more desirable utilization of the land adjacent to the freeway which is identified on the Land Use Map of Carson City as a Mixed Use Activity Center.

Respectfully submitted,
DEVELOPMENT SERVICES, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Senior Planner

Lee Plemel

Lee Plemel, AICP
Planning Director

Attachments

Application (ZMA-08-075)
Building Division comments
Draft Ordinance

Steelman Partners
 ARCHITECTURE
 INTERIOR DESIGN
 GRAPHIC DESIGN
 1330 West Desert Inn Road
 Las Vegas, NV 89102
 702-367-3887
 www.steelmanpartners.com

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 CARSON CITY, NV

GOLDEN GAMING INC.
 6895 S. JONES BLVD.
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REVISIONS

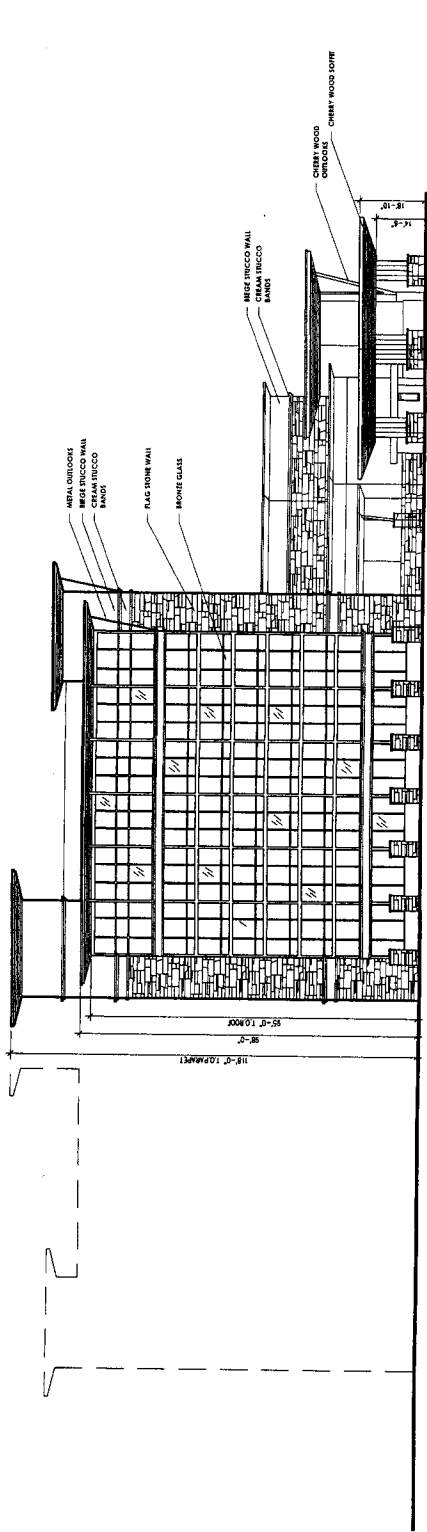
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PHASE 01 ELEVATIONS

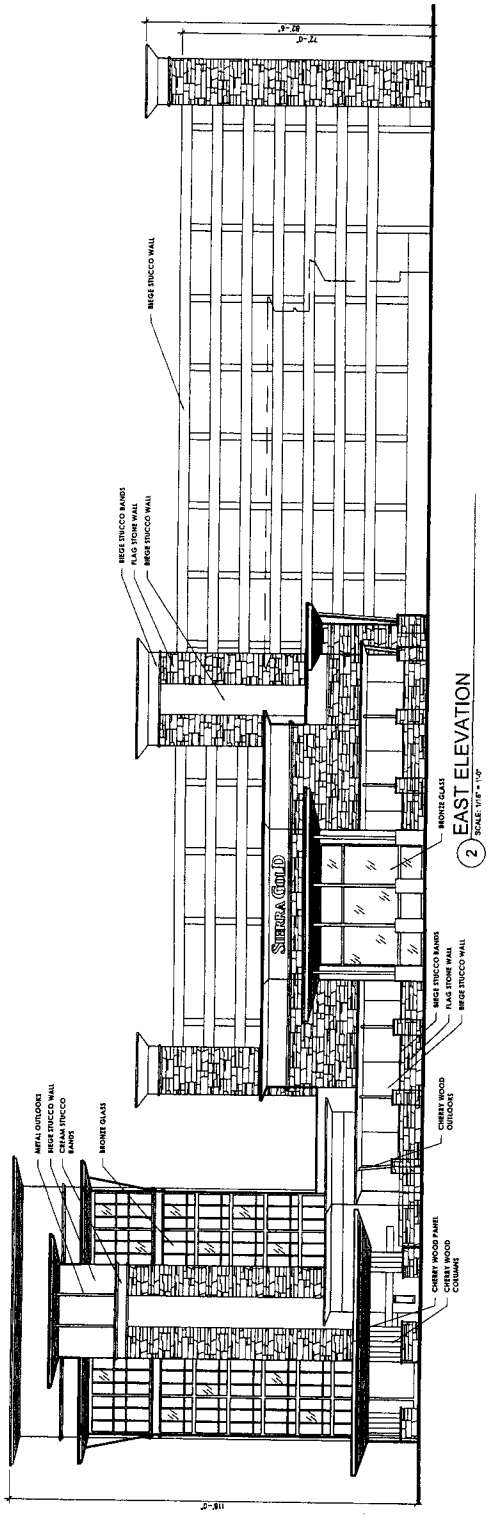
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SCALE
 1/16" = 1'-0"

A101A



1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/16" = 1'-0"

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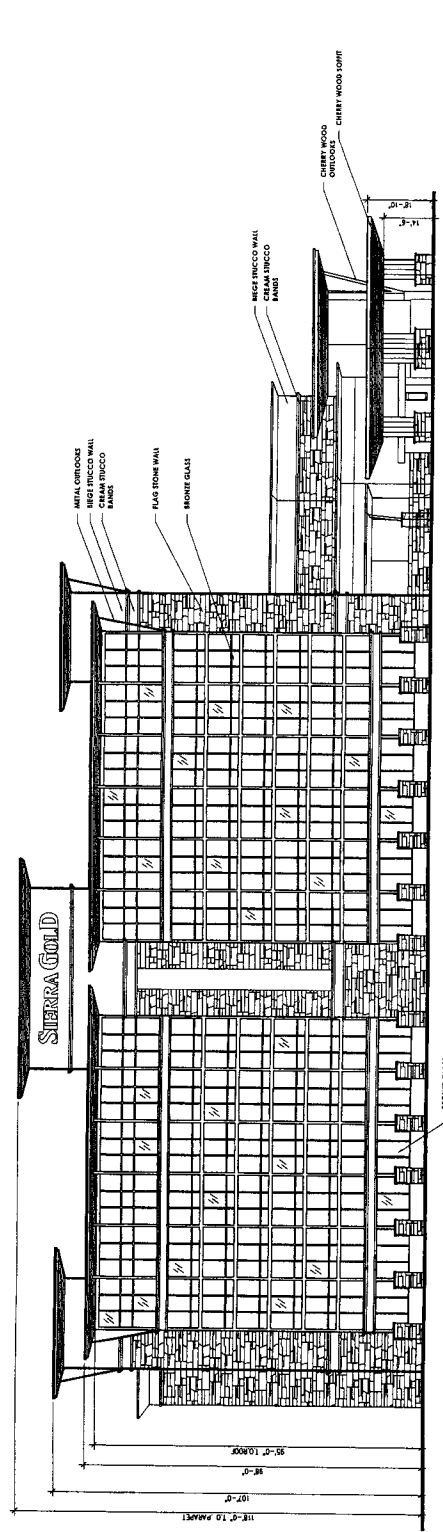
SCALE

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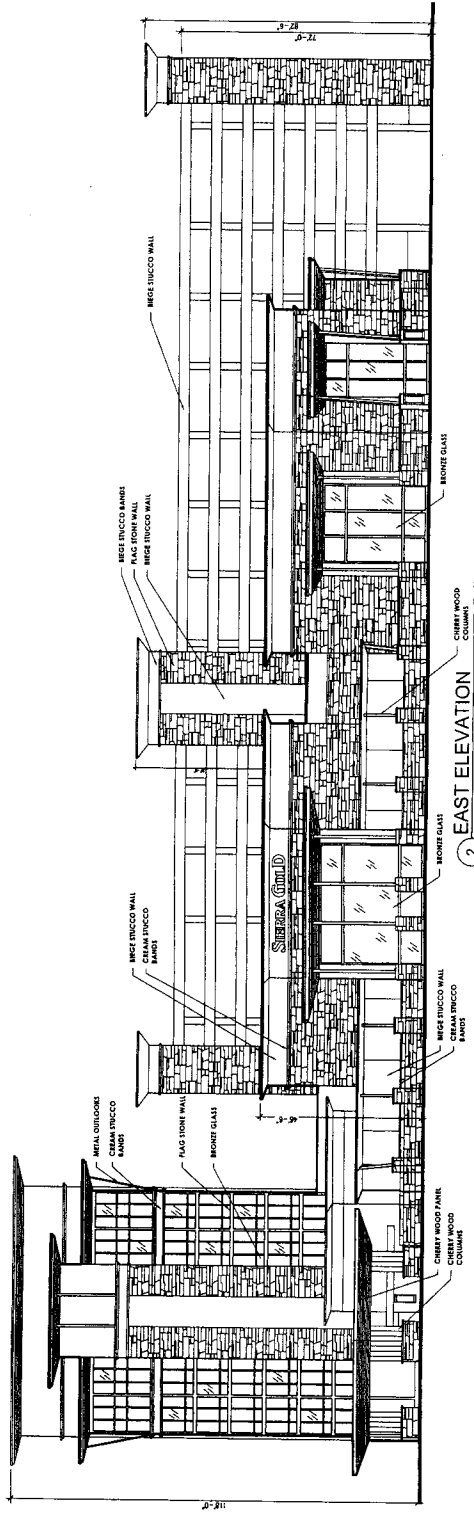
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PHASE 02
 ELEVATIONS

DATE: 2007/0085
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 SHEET: A101B



1 SOUTH ELEVATION
 SCALE 1/16" = 1'-0"



2 EAST ELEVATION
 SCALE 1/16" = 1'-0"

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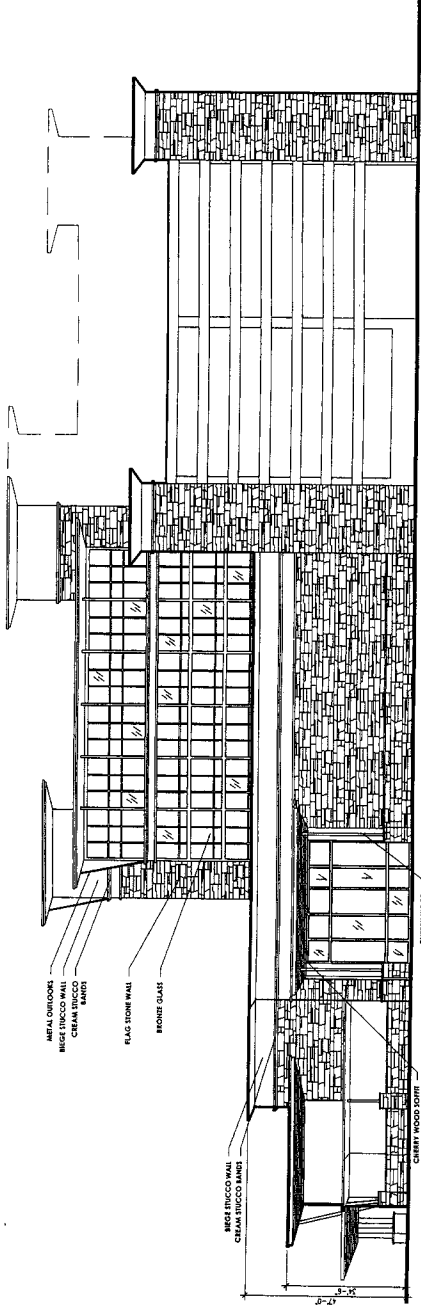
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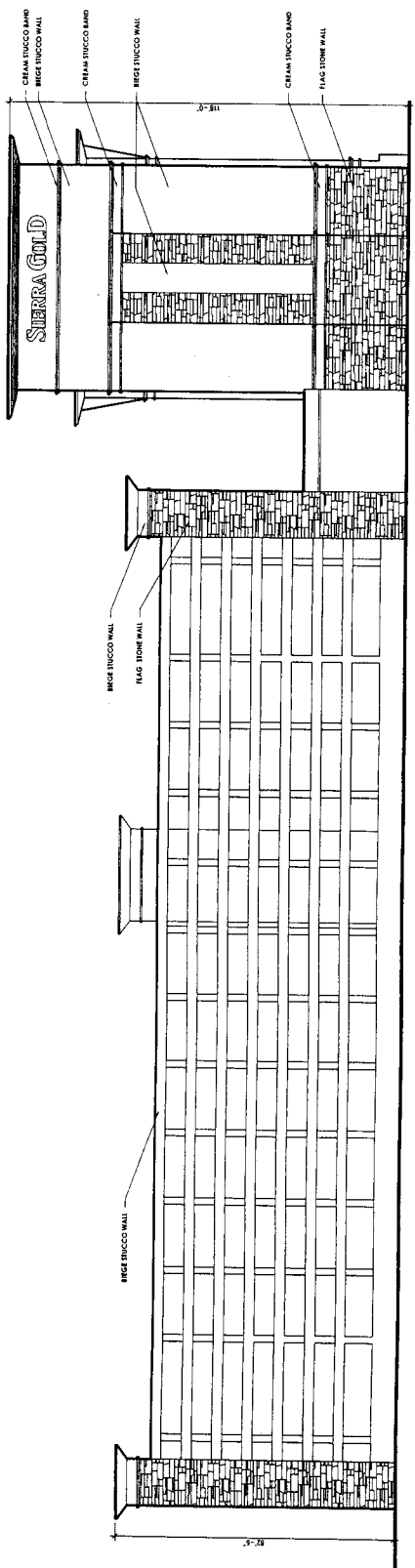
20070086

JULY 29 2008 1116" = 1'-0"

A102A



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



2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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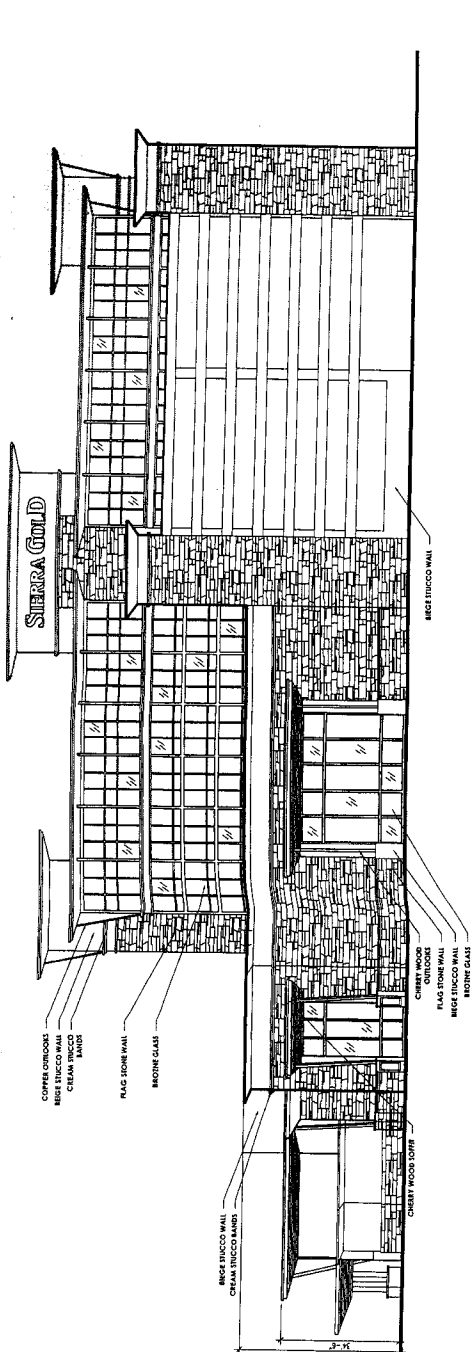
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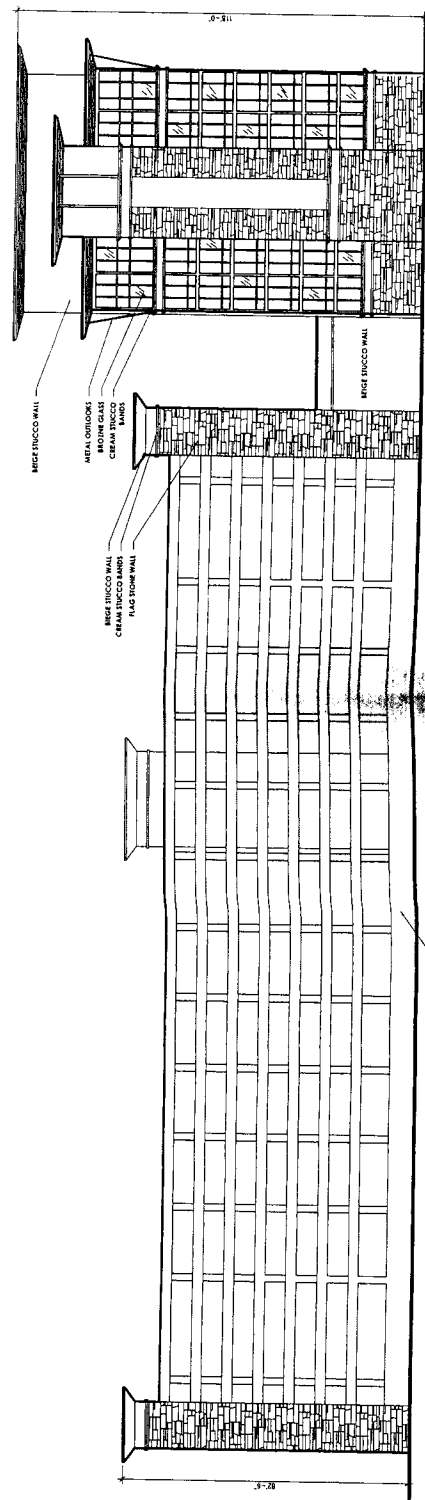
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JULY 29 2008
 11/16" = 1'-0"
 PRICE

A102B



1 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/16" = 1'-0"

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SRK

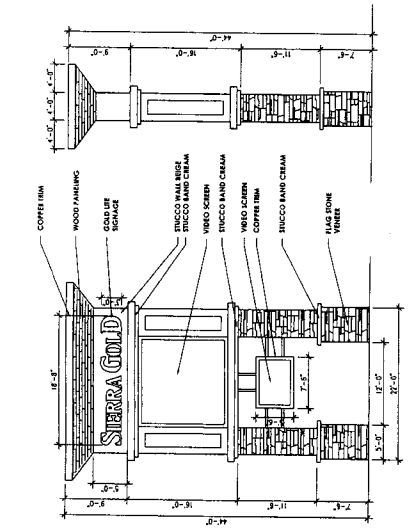
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NO.	DESCRIPTION	DATE

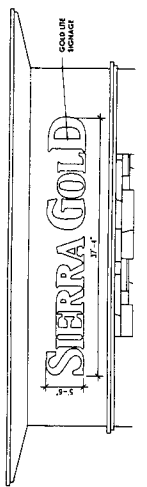
**SIGNAGE
 LOCATION AND
 ELEVATION**

20070096
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A105



2 MAIN MARQUEE SIGNAGE
 SCALE: 1/8" = 1'-0"



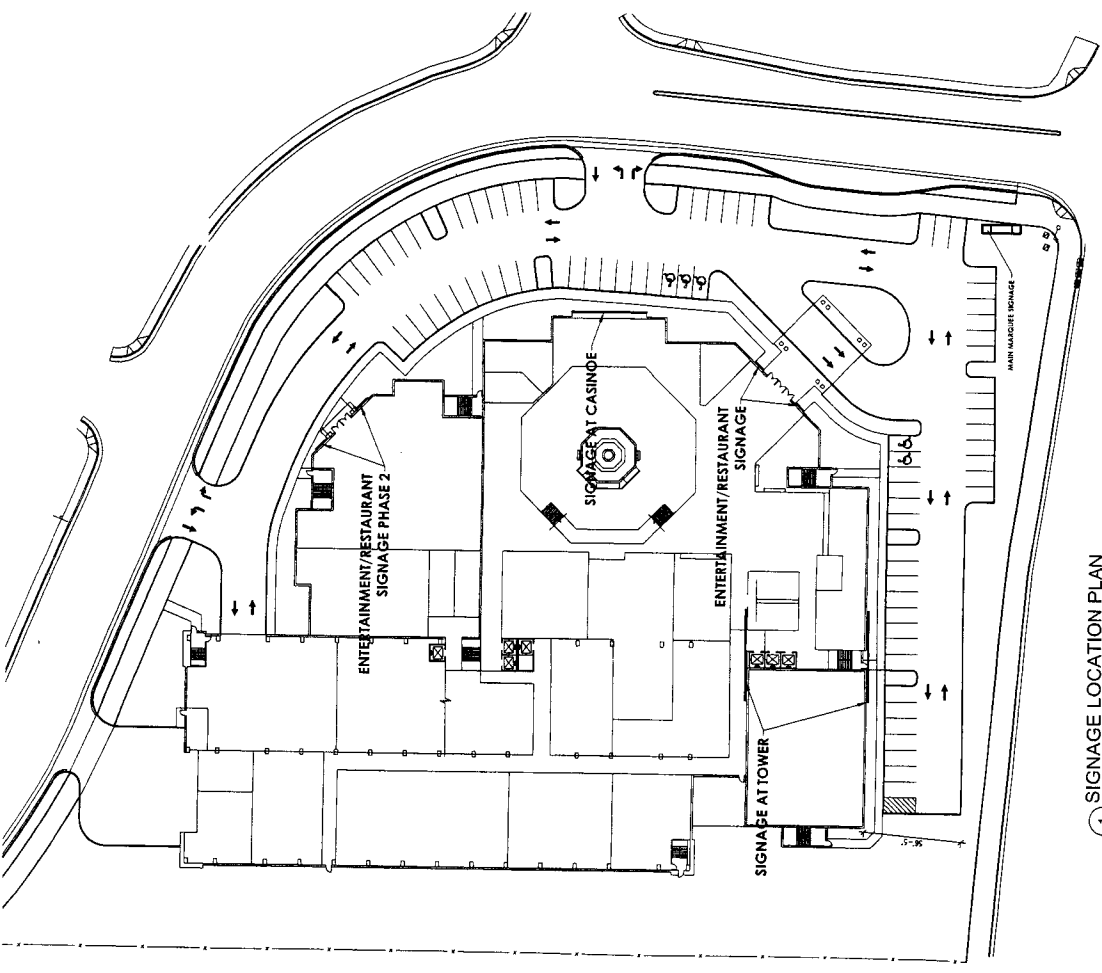
3 SIGNAGE AT TOWER
 SCALE: 1/8" = 1'-0"



4 SIGNAGE AT CASINO
 SCALE: 1/8" = 1'-0"



5 ENTERTAINMENT/RESTAURANT SIGNAGE
 SCALE: 1/8" = 1'-0"

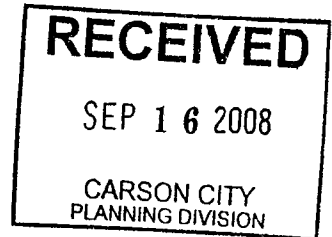


1 SIGNAGE LOCATION PLAN
 SCALE: 1/32" = 1'-0"



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES



Engineering Division
Planning Commission Report
File Number SUP 08-076

TO: Planning Commission

FROM:  Jeff Sharp, P.E. – City Engineer

DATE: September 15, 2008

MEETING DATE: September 24, 2008

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Steelman Partners on behalf of property owner RIDL for a hotel and casino project on property zoned RC and GC located at 2670 Hwy 50 East and 1620, 1680 and 1710 Lompa Lane, APN 08-161-60, 67, 68, 69.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. If the request is approved, then the following conditions of approval are recommended.

Engineering Division Requirements:

1. Given the curvature of Lompa Lane adjacent to the site, proposed driveways shall be evaluated for adequate entering sight distance in accordance with AASHTO standards. It may be necessary to remove proposed street trees along the frontage in order to achieve adequate entering sight distance.
2. All new driveways will need to align with the existing roadway intersections and driveways on Lompa Lane. The maximum driveway width allowed by code is 34 feet. Any deviation to the code will require special consideration and approval by the City Engineer.
3. A bus turnout shall be provided along the Lompa Lane frontage. The detail shall be consistent with City of Reno standard detail R-116 except that the length of the parking berth may be reduced from 50 feet to 40 feet given that the Carson City busses are ten feet shorter than the standard Reno bus.
4. Curb and gutter, sidewalk, driveway, and storm drainage improvements are required along all street frontages.
5. Street lights are required per Division 12 of the Development Standards.
6. All signs shall be located outside clear vision triangles and PUE's, as well as maintain proper separation from all utilities.
7. Provide a complete grading plan, showing existing and proposed site elevations, swales, cut and fill slopes, and grading quantities.
8. Provide a complete site/drainage plan, covering all aspects of the site development and design, including existing and proposed drainage features and facilities.

ENGINEERING DIVISION • 2621 Northgate Lane, Suite 54 • Carson City, Nevada 89706
Phone: (775) 887-2300 Fax: (775) 887-2283 E-mail: engdiv@ci.carson-city.nv.us

9. Submit a complete drainage analysis, including hydraulic and hydrologic calculations, drainage system capacities, design flows, flood flows, detention system requirements, and floodplain issues in the format of section 14.9.1 of the Carson City Development Standards.
10. Project must provide a storm drainage collection system design, including invert elevations, slopes, pipe and/or channel sizes and pad or finished floor elevations.
11. Project must provide onsite detention facilities capable of handling a five year, one hour duration intensity storm.
12. Project must accommodate and pass flows of a one-hundred year, twenty-four hour duration storm through the site.
13. Provide parking lot details, including parking stall dimensions, curbs, striping, signing and lighting.
14. The project shall comply with minimum sidewalk width standards of 5 feet and ADA access along the sidewalk and ramps.

Carson City Utilities Requirements:

1. Fire hydrant(s) - Hydrants on private property, if required by Fire Department, require a check-valve per drawing C-10.4.
2. Fire sprinkler system connection(s) - Requires a double check-valve assembly per drawing C-8.3. If the fire sprinkler system is to contain any hazardous substance, including glycol, a reduced pressure principle assembly is required.
3. Water connection(s) - Indicate size(s) and locate service tap(s) and meter box(es). Indicate whether taps and meters are for domestic or irrigation purposes, and if the water service is to be installed by a properly licensed contractor or by city forces. All meters, vaults or hydrants shall be located behind the sidewalk and not in driveways.
4. Sanitary sewer connection - Indicate lateral size and location. (Laterals cannot be tied into manholes.)
5. Water usage information is required to determine water and sewer privilege to connect charges.
6. Fire flow calculations required by the Fire Department must be signed and sealed by a P.E. and approved by Utilities Engineering. Contact Mark Brethauer at 887-2355, extension 1006, for additional information.
7. Wastewater pretreatment and a wastewater discharge permit will be required. Grease interceptors shall be designed in accordance with the 2006 Uniform Plumbing Code and shall have 24-hour access. Contact the Environmental Control Division at 887-2355 for additional information.
8. Reduced pressure type backflow prevention devices are required for domestic services. Contact Rit Palmer at Utilities, 887-2355, extension 1051, for additional information.
9. A water system analysis which complies with the requirements of Division 15.3.1 is

required with the first submittal of the plans which shows that the proposed water system can meet required fire flows and that 60 psi is available at the meters during peak demand periods. The water analysis shall include a narrative report and system map. The report shall provide the calculations for fire flows and system pressure and shall include assumptions made to support the calculations. The map shall show all existing and proposed water mains, PRV's, check valves, system zones, streets and parcels.

10. A sewer system analysis which complies with the requirements if Division 15.3.2 is required with the first submittal of plans which shows that the existing sewer system has sufficient capacity to handle the proposed project. All existing sewer collection lines to which the development utilizes as an outfall must be capable of conveying a peak flow of d/D less than 0.75, or an upgrade of the existing system will be required. The analysis should show the sewer system is at adequate size and depth to serve adjacent properties when extended in the future. The applicant should coordinate the proposed sewage system design with Utilities Engineering prior to proceeding with final plans.
11. The use of potable water during construction for dust control will not be allowed; reclaimed water is available. The use of potable water will be made available when the use of reclaimed water is not allowed due to environmental or health reasons. A no fee permit for reclaimed water use is available seven (7) days a week (except holidays) at the Wastewater Reclamation Plant, 3320 Fifth Street, 887-2360. Please note that the use of reclaimed water without a valid permit is subject to substantial penalties.

DISCUSSION:

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

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will impact traffic or pedestrian facilities. Mitigation measures are contained in the recommended conditions of approval.

Engineering Division
Planning Commission Report
SUP 08-0476 Sierra Gold Hotel and Casino
Page 4

CCMC 18.02.080 (5d) - Public Services

The proposal will impact existing public services. Mitigation measures are contained in the recommended conditions of approval.

H:\EngDept\P&ESHARE\Engineering\Planning Commission Reports\Special Use Permits\2008\SUP 08-076 Sierra Gold Hotel Casino, apn 08-161-60.doc



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM



TO: Lee Plemel, Planning Director
Heidi Eskew-Herrmann, Assistant Planner
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

FROM: Roger Moellendorf, Parks & Recreation Director *RAM*

DATE: September 16, 2008

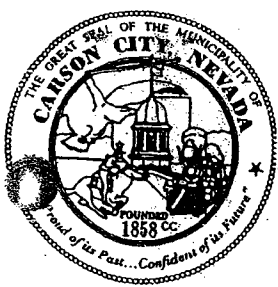
SUBJECT: Planning Commission Agenda Items for Wednesday, September 24, 2008

Listed below are agenda item comments from the Parks and Recreation Department:

ZMA-08-075	No comments
SUP-08-076	Over the past two to three months, our department has been working with the applicant and the City Planning Division to address multiple concerns related to the implementation of the Unified Pathways Master Plan on the proposed project site (Refer to Exhibits A & B). To date, the applicant has addressed to our department's satisfaction all concerns related to on-street bike lanes, off-street/paved/shared path facility site, pedestrian connectivity, bicycle rack locations, and landscaping/buffering issues associated with the above-referenced facilities. It has been a pleasure working the applicant and their design consultant team, and our department wishes them success with their great project.
GM-08-077	No comments

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

RECEIVED
FEB 05 2008
CARSON CITY
PLANNING DIVISION

TO: Walter Sullivan, Planning & Community Development Director
Lee Plemel, Principle Planner
Heidi Eskew-Herrmann, Assistant Planner
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

FROM: Roger Moellendorf, Parks & Recreation Director
Daria Petrenko, Management Assistant

DATE: February 5, 2008

SUBJECT: Major Project Review Comments on for Tuesday, February 5, 2008, Committee Meeting

The following comments are responses from the Parks and Recreation Department on the below project:

MPR-08-001	<ol style="list-style-type: none">1. The Unified Pathways Master Plan identifies a proposed 12' wide concrete off-street multi-use path adjacent to Lompa Lane and a bicycle lane facility on Lompa Lane (Exhibit A). This "missing link" path segment is located at a critical intersection of the U.S. Highway 50 (East) and the Carson City Freeway off-street multi-use paths. In addition, construction of this "missing link" will provide for a connected off-street non-motorized transportation and recreation system to the existing Boys and Girls Club site and future home of Carson City's new indoor recreation center. As a result, our department will require the project applicant to be responsible for construction of this multi-use path along Lompa Lane on the project site. Also, our department would recommend a 6' wide (minimum size) landscape planting area between the street's curb and gutter and the concrete multi-use path.2. Our department would recommend the following to the Planning and Community Development staff and the project applicant:<ol style="list-style-type: none">A. The applicant should consider the development of a pedestrian circulation system on the project site to minimize vehicle and pedestrian conflicts. In addition, this pedestrian circulation system needs to connect to the existing U.S. Highway 50 (East) and proposed Lompa Lane off-street multi-use paths.B. As mentioned previously, the project site is located at the intersection of two critical multi-use path systems. As a result, the applicant should consider providing "state of the art" bicycle racks for their customers and especially their employees.C. The applicant should consider the development of a conceptual landscaping plan using the City's Approved Tree Species List for Commercial Development and have this plan reviewed by Planning and Community Development staff and the City's contract Urban Forester.
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CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Lee Plemel, Planning Department Director
FROM: Vern L. Krahn, Park Planner
SUBJECT: Sierra Gold Hotel and Casino
DATE: August 18, 2008



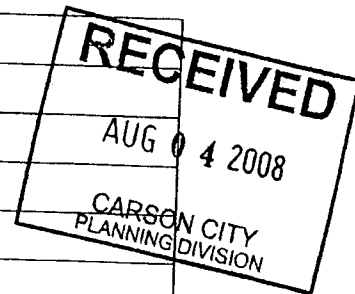
Our department understands the Sierra Gold Hotel and Casino project is not scheduled to have a public hearing at the August 27, 2008, Planning Commission meeting.

To assist the applicant with the necessary preparations for a future meeting presentation, our department would like to submit the following comments on the plan.

1. The applicant has addressed our department's Major Project Review requirement to install a 12' wide off-street multi-use path adjacent to Lompa Lane and a bicycle land facility on Lompa Lane (Refer to Exhibit A). However, the proposed parking lot design adjacent to the multi-use path will allow vehicles to overhang the multi-use path thereby reducing the path's width. Our department would encourage the applicant to consider either the use of concrete car stops, reducing the parking stalls' length to 16'-6" or another alternative to accommodate a 2' vehicle overhang.
2. The applicant should consider pedestrian connectivity from the hotel's main entrance to both the proposed and existing multi-use paths and the Jump Around Carson bus transit stop on Lompa Lane. An on-site pedestrian circulation system will minimize vehicle and pedestrian conflicts and provide connectivity to the City's expanding pedestrian system.

If you have any questions regarding our department's comments, please feel free to contact me at 887-2363, Extension 1006.

File # (Ex: MPR #07 11)	ZMA 08-075, SUP 08-076
Brief Description	Hotel Casino, Parking Garage
Project Address or APN	08-161-60,67,68,69
Bldg Div Plans Examiner	Kevin Gattis
Review Date	8-1-2008
Total Spent on Review	2 hours



BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout is attached, and may also be found online at: www.carson-city.nv.us/Index.aspx?page=181
3. The *Commercial Submittal Requirements* outlines the requirements for number of plan sets required for permit submittals. Due to the size of the project, an additional full plan set will be required as a part of the submittal. Therefore, a total seven (07) plans will be required to be submitted.
4. The plan submittal shall show compliance with the applicable adopted codes (these may change depending on when plans are submitted), which are as follows:
 - 2007 Northern Nevada Amendments*
 - 2006 International Building Code
 - 2006 International Energy Conservation Code
 - 2006 International Existing Building Code
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)

* - Carson City, Lyon County, Washoe County, City of Fernley, City of Reno, and City of Sparks, with input from interested members of the construction and design communities drafted regional amendments to the adopted codes in the form of the "2007 Northern Nevada Amendments". Copies of the 2007 Northern Nevada

Amendments are available online at www.nnicc.org, through the Northern Nevada Chapter of the International Council (NNICC), under the "Multiple Jurisdictions" page.

5. As a part of the submittal, the project requires a complete Geotechnical Report with seismic analysis. The Geotechnical Report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2.7 #2)
6. Portion of the project will require Special Inspections, per 2006 International Building Code Section 1704. As a part of the submittal, complete two (02) copies of the Carson City Building Division *Special Inspections & Testing Agreement*, with original signatures from all parties.
7. Provide a phasing plan, with an itemized written scope of work that clearly delineates what will be constructed onsite, and in what order.
8. As a part of the submittal, provide a complete Architectural Design Analysis - The Architectural Design Analysis shall include a complete break down of the allowable area and height versus the actual area and height. The analysis shall indicate separated or non-separated uses for mixed occupancies, with a complete itemized breakdown of the assigned Occupancy types (uses) within the various areas of the structure. ('06 IBC Section 508)

NOTE: If the registered design professional chooses to design the structure with "separated uses" (Occupancy separations), the uses shall be clearly shown on the plans, and the plans shall clearly indicate the location and type of the rated separation between uses.

9. As a part of the submittal, provide a separate plan sheet, independent of the other design sheets, which clearly shows the Accessible Route / Exit Discharge Plan. The Accessible Route / Exit Discharge Plan shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('06 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2003 Chapter 4 & 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - Indicate accessible route width
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (*ICC/ANSI A117.1-2003 Sections 406.13, 406.14 & 705*)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The Accessible Route / Exit Discharge Plan shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, accessible passenger load zones, public transportation stops, public streets and sidewalks – as applicable to the site. ('06 IBC 1007.2, 1023.1, & 1104.1)

10. As a part of the submittal, provide a part of the plan set, independent of the Architectural Floor Plan, an *Egress Floor Plan*, with the following minimum information ('06 IBC 106.1.2):

- Label the use of each space or area. Ex.: "Office #2", "Lobby", "Conference Room", etc.
- Provide the square footage for the individual space or area
- Provide the calculated occupant load for each space or area
- Provide total occupant load break down, and methodology used to determine occupant load. ('06 IBC 1004.1)
- Indicate all components that constitute the "Exit Access" (Exit Enclosures, Exit Passageways, Horizontal Exits, etc.) (If applicable)
- Indicate travel distances "exit access" or "exit discharge".

NOTE: For additions to an existing building, where the new construction uses a portion of the existing structure as a part of the Egress system, Building Division staff may require a whole building Egress Floor Plan. Discuss this with Building Division staff prior to submitting the plans for review.

11. As a part of the Reflected Ceiling Plan, include the following information:

- Specify on the plans the system manufacturer, with model name and/or number
- Include all necessary installation details to show the compliance with the seismic requirements, per ASCE 7-2005 Section 13.5.6 and 2005 National Electrical Code Section 300.11
- Provide two (02) copies of the International Code Council Evaluation Services Report (ICC ESR) for the specified suspended ceiling system.

12. As a part of the Elevation Plan, or within an exterior finishing schedule, include the following:

- Specify on the plans the system manufacturer, with model name and/or number for any exterior plastering ("stucco") system
- Specify on the plans the system manufacturer, with model name and/or number for any rock, stone or brick veneer system
- Provide two (02) copies of the International Code Council Evaluation Services Report (ICC ESR) for the specified products

13. Provide complete details for all fire resistive assemblies. The details shall clearly show how the assembly will be constructed. The assembly shall include the assembly name and number, along with the third party testing agency. (UL, Gypsum Association, etc)

9-9-8

I was ask to write
this by a group of people

SUBJECT special use
PERMIT

I hope the planning group
Read this "please"
and a large group don't
understand why EVER
Time some one comes to
town they know what
the rules are and in
place. They know they can
get away with what they
want.

First they were
told NOT ENOUGH ROOM FOR
CASINO. Now you let them
The people think there
IS NO USE TO HAVE A
COMMISSION

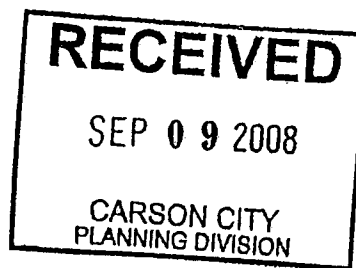
2

You don't let one
man Built a Bigger
Sign Now you let the
Group

Please don't let them
get away with this
you are just cutting the
pie smaller all the
Time

M.C. Tinker
94 Royal Pk.
CARSON
CITY.

M.C. TINKER
94 Royal Pk
CARSON CITY



9-10-08

Carson City Planning Div.

Per File No. SUP-08-076

I say NO. I hear too much noise now from over-building, construction, freeway and ambulance noise. NO Special use permit. NO!

Per File No. ZMA-08-075

I say NO. NO more building in this area. There is already too much noise from the freeway, ambulance, construction and we do NOT need any more (higher or bigger) lighted signs to inhibit our sleep. So NO to zoning map amendment. Judy Harm
in Carson Royale Mobile Home Park (owner)

RECEIVED

11 2008

CARSON CITY
DIVISION





Carson City Planning Division

We as neighbors on Esther Circle have received, Notice of Public Hearing for Lompa Lane, for Zoning change from retail Commercial and MH12 to General Commercial. Three residence of Esther Circle did not receive this notice. We would like to know WHY? They are a part of Esther Circle.

Our Concerns Are:

- Lowering of our property values: Who will compensate us for this?
 - Sign's: Computer generated signs flashing lights twenty four hours a day.
 - Lights: Parking area lights shinning into our homes all night long.
 - Traffic: Cars trucks customers pulling in and out all hours for the day and night.
 - Pollution: Pollution from cars and trucks coming and going day and night.
 - Loss of Our Neighborhood: Loss of our quite possession which we are entitled too as a property owner.
 - Foot Traffic: Which can cause our neighborhood to become unsafe especially at night.
- Because of our concerns listed above we are not in favor of changing the Zoning MH12 and RC to General Commercial, also we are not in favor or the Special Use Permit. Change. It would have an adverse influence on our property and our lives in the future.

NAME	ADDRESS:
Virgil & Thora Berry	2 ESTHER CIR,
Beverly Reynolds	5 Esther Circle
Linda Wessen	6 Esther Circle
Larry Fild	9 Esther Cir
Man Ostrander	7 Esther Cir
A Scheidler	1 Esther Circle
Opal Schull	1761 DORIS WAY
Kevin May	4 ESTHER CIR
Marlene McCullough	3 Esther Circle
Daniel W McCullough	3 Esther Circle



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

Engineering Division
Planning Commission Report
File Number ZMA 08-075

RECEIVED

SEP 16 2008

CARSON CITY
PLANNING DIVISION

TO: Planning Commission

FROM:  Jeff Sharp, P.E., City Engineer

DATE: September 16, 2008 MEETING DATE: September 24, 2008

SUBJECT TITLE:

Action to consider a change in zoning to allow construction of a hotel and casino project. The property is located at 2670 Hwy 50 East and 1620, 1680 and 1710 Lompa Lane, APN 08-161-60, 67, 68, 69.

RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

CCMC 18.02.080(2a) - Adequate Plans

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

CCMC 18.02.080 (5d) - Public Services

Public water and sewer are available adjacent to the site.

H:\EngDept\IP&ESHARE\Engineering\Planning Commission Reports\Zone Changes\ZMA 08-075, Sierra Gold Hotel Casino, apn 08-161-60.doc

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CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

★ CLERK ★
FILED
Time 1:14p

OCT -7 2008

By K. King
Deputy
Carson City, Nevada

**PLANNING COMMISSION
SEPTEMBER 24, 2008**

NOTICE OF DECISION

A request for a Special Use Permit, SUP-08-076, was received from Steelman Partners (property owner: RIDL) to allow for a development over 150,000 square feet in size as a conditional use in a General Commercial zoning district; to allow an increase in the permitted freestanding sign area from 300 square feet to approximately 305 square feet to allow an increase in total permitted sign area from 600 square feet to approximately 890 square feet; to allow an increase in permitted freestanding sign height from 20 feet to 44 feet for a commercial use; and to allow an increase in permitted building height from 45 feet to 118 feet for the construction of a hotel-casino located at 2670 Highway 50 East, 1620 N. Lompa Lane, 1680 N. Lompa Lane, and 1710 N. Lompa Lane, APN's 008-161-60, -67, -68 and -69, located on the northeast corner of the Carson City freeway and Highway 50 East, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on September 24, 2008, in conformance with City and State legal requirements, and approved SUP-08-076 based on the findings contained in the staff report and the following conditions of approval.

CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

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 with 10 days, 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.

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3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant must contact the Building Department for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Department thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void. Obtaining and maintaining a valid building permit for the first phase of the proposed development shall be deemed to commence the use.

The following shall be submitted with a building permit application:

6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application, including a written response as to how each condition is met.
7. The site plan shall be modified to include a pedestrian connection from the Highway 50 East frontage to the south side of the building.
8. The applicant shall submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping) with building permit plans for review and approval by the Planning Division. Landscape plans shall include landscaping buffers planted with shrubs and large caliper (minimum three inch deciduous and minimum eight foot evergreen) trees to provide proper screening of parking and loading acceptable to the Planning Division.
9. The address shall be displayed on the main freestanding sign with minimum 5-inch Arabic or Gothic numerals and readable from the right-of-way. (Optional additional lettering, such as street names, does not require a minimum size). The actual number to be used shall be shown on the sign (building) permit application plans.
10. The applicant shall submit plans (e.g. line of sight analysis) showing that all rooftop HVAC units and mechanical equipment will be screened from view from adjacent properties in accordance with the requirements of the Carson City Development Standards, Division 1.1.7.

11. Exterior building colors and materials shall comply with the approved Special Use Permit plans. Materials and colors shall be submitted with and/or identified on the Building Permit plans.
12. Lighting fixture details and "cut-sheets" shall be submitted with a Building Permit application. Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of 45 degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except street lights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. Exterior light standards, light poles and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of a residential zoning district property boundary. Additional height may be permitted by the Director provided such lights are a sharp cutoff lighting system.
13. Building permit plans shall comply with the Growth Management approval, GM-08-077, for water usage, including the following requirements:
 - A. "Ultra-low flow water use plumbing fixtures" shall be installed throughout the development per Carson City Municipal Code 15.09.020 and 15.09.030. The development shall also install state of the art water saving devices throughout the development, where applicable (such as waterless urinals, etc.), to the approval of Public Works, Water Division.
 - B. Xeri-scape techniques shall be incorporated throughout the development's landscaping plan, as well as other requirements as stipulated under the Carson City Municipal Code 18.16, Development Standards Division 3, for landscaping.
 - C. All Environmental Control Authority requirements regarding the wastewater pretreatment and wastewater discharge permit programs are met.

The applicant should contact the Carson City Public Works Water Division at 887-2355 prior to submitting building permit plans to ensure compliance with these requirements.

The following general conditions shall apply:

14. Hours of construction shall be limited to 7:00 a.m. until 7:00 p.m., Monday through Friday; and from 7:00 a.m. until 5:00 p.m., Saturdays and Sundays; except for the foundation pour. The Carson City Planning Division shall be notified a minimum of 48 hours prior to the foundation pour activities outside the permitted construction hours.
15. All signs require an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
16. All wall signs shall be internally illuminated with no exposed light sources. Wall signs shall not flash, blink or otherwise have the appearance of changing in light intensity or brightness.
17. The LED information board control setting shall be set to result in the lighting level being readable in the daylight and adjusted to a measurably dimmer nighttime setting. "Attention-getting flashing" shall not be utilized. The LED sign display may be subject to compliance with any future regulations regarding such signs.
18. Any future changes involving expansion in sign area or relocation of the sign(s) may require a new or amended special use permit. Changes in sign area, electrical equipment or wiring will require a new building permit.
19. Operation of trash compactor, cardboard balers, or other noise-generating machinery at the northern portion of the structure shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. daily.
20. The applicant is required by State law to obtain a dust control permit from the Nevada Department of Environmental Protection (NDEP) for construction. NDEP is the enforcement agency for issues relating to air quality in general and blowing dust in particular. Per NDEP standards, the property owner is required to control fugitive dust throughout the construction project.
21. A lot line deletion is required to merge the four existing parcels into one parcel of land.

The following are Engineering Division Conditions:

22. Given the curvature of Lompa Lane adjacent to the site, proposed driveways shall be evaluated for adequate entering sight distance in

accordance with AASHTO standards. It may be necessary to remove proposed street trees along the frontage in order to achieve adequate entering sight distance.

23. All new driveways will need to align with the existing roadway intersections and driveways on Lompa Lane. The maximum driveway width allowed by code is 34 feet. Any deviation to the code will require special consideration and approval by the City Engineer.
24. A bus turnout shall be provided along the Lompa Lane frontage. The detail shall be consistent with City of Reno standard detail R-116 except that the length of the parking berth may be reduced from 50 feet to 40 feet given that the Carson City busses are ten feet shorter than the standard Reno bus.
25. Curb and gutter, sidewalk, driveway, and storm drainage improvements are required along all street frontages.
26. Street lights are required per Division 12 of the Development Standards.
27. All signs shall be located outside clear vision triangles and PUE's, as well as maintain proper separation from all utilities.
28. Provide a complete grading plan, showing existing and proposed site elevations, swales, cut and fill slopes, and grading quantities.
29. Provide a complete site/drainage plan, covering all aspects of the site development and design, including existing and proposed drainage features and facilities.
30. Submit a complete drainage analysis, including hydraulic and hydrologic calculations, drainage system capacities, design flows, flood flows, detention system requirements, and floodplain issues in the format of section 14.9.1 of the Carson City Development Standards.
31. Project must provide a storm drainage collection system design, including invert elevations, slopes, pipe and/or channel sizes and pad or finished floor elevations.
32. Project must provide onsite detention facilities capable of handling a five year, one hour duration intensity storm.
33. Project must accommodate and pass flows of a one-hundred year, twenty-four hour duration storm through the site.

34. Provide parking lot details, including parking stall dimensions, curbs, striping, signing and lighting.
35. The project shall comply with minimum sidewalk width standards of 5 feet and ADA access along the sidewalk and ramps.

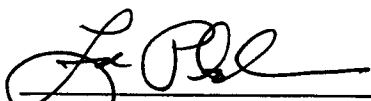
The following are Carson City Utilities Conditions:

36. Fire hydrant(s) - Hydrants on private property, if required by Fire Department, require a check-valve per drawing C-10.4.
37. Fire sprinkler system connection(s) - Requires a double check-valve assembly per drawing C-8.3. If the fire sprinkler system is to contain any hazardous substance, including glycol, a reduced pressure principle assembly is required.
38. Water connection(s) - Indicate size(s) and locate service tap(s) and meter box(es). Indicate whether taps and meters are for domestic or irrigation purposes, and if the water service is to be installed by a properly licensed contractor or by city forces. All meters, vaults or hydrants shall be located behind the sidewalk and not in driveways.
39. Sanitary sewer connection - Indicate lateral size and location. (Laterals cannot be tied into manholes.)
40. Water usage information is required to determine water and sewer privilege to connect charges.
41. Fire flow calculations required by the Fire Department must be signed and sealed by a P.E. and approved by Utilities Engineering. Contact Mark Brethauer at 887-2355, extension 1006, for additional information.
42. Wastewater pretreatment and a wastewater discharge permit will be required. Grease interceptors shall be designed in accordance with the 2006 Uniform Plumbing Code and shall have 24-hour access. Contact the Environmental Control Division at 887-2355 for additional information.
43. Reduced pressure type backflow prevention devices are required for domestic services. Contact Rit Palmer at Utilities, 887-2355, extension 1051, for additional information.
44. A water system analysis which complies with the requirements of Division 15.3.1 is required with the first submittal of the plans which shows that the proposed water system can meet required fire flows and that 60 psi is available at the meters during peak demand periods. The water analysis shall include a narrative report and system map. The report shall provide

the calculations for fire flows and system pressure and shall include assumptions made to support the calculations. The map shall show all existing and proposed water mains, PRV's, check valves, system zones, streets and parcels.

45. A sewer system analysis which complies with the requirements if Division 15.3.2 is required with the first submittal of plans which shows that the existing sewer system has sufficient capacity to handle the proposed project. All existing sewer collection lines to which the development utilizes as an outfall must be capable of conveying a peak flow of d/D less than 0.75, or an upgrade of the existing system will be required. The analysis should show the sewer system is at adequate size and depth to serve adjacent properties when extended in the future. The applicant should coordinate the proposed sewage system design with Utilities Engineering prior to proceeding with final plans.
46. The use of potable water during construction for dust control will not be allowed; reclaimed water is available. The use of potable water will be made available when the use of reclaimed water is not allowed due to environmental or health reasons. A no fee permit for reclaimed water use is available seven (7) days a week (except holidays) at the Wastewater Reclamation Plant, 3320 Fifth Street, 887-2360. Please note that the use of reclaimed water without a valid permit is subject to substantial penalties.

This decision was made on a vote of 4 ayes, 0 nays, 3 absent.



Lee Plemel,
Planning Division Director

LP:jmb

Mailed: _____ By: _____

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

OWNER/APPLICANT SIGNATURE

DATE

PLEASE PRINT YOUR NAME HERE

RETURN TO:

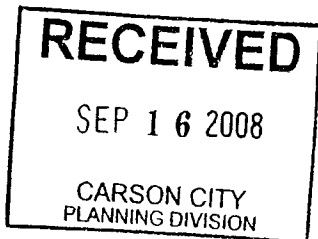
Planning Division
2621 Northgate Lane, Suite 62, Carson City, NV 89706

- Enclosures: 1. Planning Commission Notice of Decision (2 copies – Please sign and return only one; the second copy is for your records.)
2. Self-Addressed Stamped Envelope




CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES



Engineering Division
Planning Commission Report
File Number SUP 08-076

TO: Planning Commission
FROM:  Jeff Sharp, P.E. – City Engineer
DATE: September 15, 2008

MEETING DATE: September 24, 2008

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Steelman Partners on behalf of property owner RIDL for a hotel and casino project on property zoned RC and GC located at 2670 Hwy 50 East and 1620, 1680 and 1710 Lompa Lane, APN 08-161-60, 67, 68, 69.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. If the request is approved, then the following conditions of approval are recommended.

Engineering Division Requirements:

1. Given the curvature of Lompa Lane adjacent to the site, proposed driveways shall be evaluated for adequate entering sight distance in accordance with AASHTO standards. It may be necessary to remove proposed street trees along the frontage in order to achieve adequate entering sight distance.
2. All new driveways will need to align with the existing roadway intersections and driveways on Lompa Lane. The maximum driveway width allowed by code is 34 feet. Any deviation to the code will require special consideration and approval by the City Engineer.
3. A bus turnout shall be provided along the Lompa Lane frontage. The detail shall be consistent with City of Reno standard detail R-116 except that the length of the parking berth may be reduced from 50 feet to 40 feet given that the Carson City busses are ten feet shorter than the standard Reno bus.
4. Curb and gutter, sidewalk, driveway, and storm drainage improvements are required along all street frontages.
5. Street lights are required per Division 12 of the Development Standards.
6. All signs shall be located outside clear vision triangles and PUE's, as well as maintain proper separation from all utilities.
7. Provide a complete grading plan, showing existing and proposed site elevations, swales, cut and fill slopes, and grading quantities.
8. Provide a complete site/drainage plan, covering all aspects of the site development and design, including existing and proposed drainage features and facilities.

ENGINEERING DIVISION • 2621 Northgate Lane, Suite 54 • Carson City, Nevada 89706
Phone: (775) 887-2300 Fax: (775) 887-2283 E-mail: engdiv@ci.carson-city.nv.us

9. Submit a complete drainage analysis, including hydraulic and hydrologic calculations, drainage system capacities, design flows, flood flows, detention system requirements, and floodplain issues in the format of section 14.9.1 of the Carson City Development Standards.
10. Project must provide a storm drainage collection system design, including invert elevations, slopes, pipe and/or channel sizes and pad or finished floor elevations.
11. Project must provide onsite detention facilities capable of handling a five year, one hour duration intensity storm.
12. Project must accommodate and pass flows of a one-hundred year, twenty-four hour duration storm through the site.
13. Provide parking lot details, including parking stall dimensions, curbs, striping, signing and lighting.
14. The project shall comply with minimum sidewalk width standards of 5 feet and ADA access along the sidewalk and ramps.

Carson City Utilities Requirements:

1. Fire hydrant(s) - Hydrants on private property, if required by Fire Department, require a check-valve per drawing C-10.4.
2. Fire sprinkler system connection(s) - Requires a double check-valve assembly per drawing C-8.3. If the fire sprinkler system is to contain any hazardous substance, including glycol, a reduced pressure principle assembly is required.
3. Water connection(s) - Indicate size(s) and locate service tap(s) and meter box(es). Indicate whether taps and meters are for domestic or irrigation purposes, and if the water service is to be installed by a properly licensed contractor or by city forces. All meters, vaults or hydrants shall be located behind the sidewalk and not in driveways.
4. Sanitary sewer connection - Indicate lateral size and location. (Laterals cannot be tied into manholes.)
5. Water usage information is required to determine water and sewer privilege to connect charges.
6. Fire flow calculations required by the Fire Department must be signed and sealed by a P.E. and approved by Utilities Engineering. Contact Mark Brethauer at 887-2355, extension 1006, for additional information.
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8. Reduced pressure type backflow prevention devices are required for domestic services. Contact Rit Palmer at Utilities, 887-2355, extension 1051, for additional information.
9. A water system analysis which complies with the requirements if Division 15.3.1 is

required with the first submittal of the plans which shows that the proposed water system can meet required fire flows and that 60 psi is available at the meters during peak demand periods. The water analysis shall include a narrative report and system map. The report shall provide the calculations for fire flows and system pressure and shall include assumptions made to support the calculations. The map shall show all existing and proposed water mains, PRV's, check valves, system zones, streets and parcels.

10. A sewer system analysis which complies with the requirements if Division 15.3.2 is required with the first submittal of plans which shows that the existing sewer system has sufficient capacity to handle the proposed project. All existing sewer collection lines to which the development utilizes as an outfall must be capable of conveying a peak flow of d/D less than 0.75, or an upgrade of the existing system will be required. The analysis should show the sewer system is at adequate size and depth to serve adjacent properties when extended in the future. The applicant should coordinate the proposed sewage system design with Utilities Engineering prior to proceeding with final plans.
11. The use of potable water during construction for dust control will not be allowed; reclaimed water is available. The use of potable water will be made available when the use of reclaimed water is not allowed due to environmental or health reasons. A no fee permit for reclaimed water use is available seven (7) days a week (except holidays) at the Wastewater Reclamation Plant, 3320 Fifth Street, 887-2360. Please note that the use of reclaimed water without a valid permit is subject to substantial penalties.

DISCUSSION:

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

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

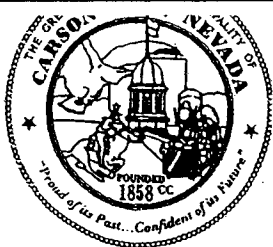
The proposal will impact traffic or pedestrian facilities. Mitigation measures are contained in the recommended conditions of approval.

Engineering Division
Planning Commission Report
SUP 08-0476 Sierra Gold Hotel and Casino
Page 4

CCMC 18.02.080 (5d) - Public Services

The proposal will impact existing public services. Mitigation measures are contained in the recommended conditions of approval.

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CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM



TO: Lee Plemel, Planning Director
Heidi Eskew-Herrmann, Assistant Planner
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

FROM: Roger Moellendorf, Parks & Recreation Director *RM*

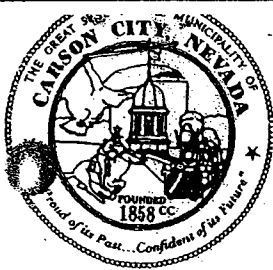
DATE: September 16, 2008

SUBJECT: Planning Commission Agenda Items for Wednesday, September 24, 2008

Listed below are agenda item comments from the Parks and Recreation Department:

ZMA-08-075	No comments
SUP-08-076	Over the past two to three months, our department has been working with the applicant and the City Planning Division to address multiple concerns related to the implementation of the Unified Pathways Master Plan on the proposed project site (Refer to Exhibits A & B). To date, the applicant has addressed to our department's satisfaction all concerns related to on-street bike lanes, off-street/paved/shared path facility site, pedestrian connectivity, bicycle rack locations, and landscaping/buffering issues associated with the above-referenced facilities. It has been a pleasure working the applicant and their design consultant team, and our department wishes them success with their great project.
GM-08-077	No comments

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262
Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

RECEIVED
FEB 05 2008
CARSON CITY
PLANNING DIVISION

TO: Walter Sullivan, Planning & Community Development Director
Lee Plemel, Principle Planner
Heidi Eskew-Herrmann, Assistant Planner
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

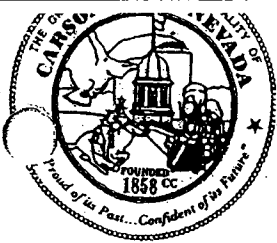
FROM: Roger Moellendorf, Parks & Recreation Director
Daria Petrenko, Management Assistant

DATE: February 5, 2008

SUBJECT: Major Project Review Comments on for Tuesday, February 5, 2008, Committee Meeting

The following comments are responses from the Parks and Recreation Department on the below project:

MPR-08-001	<p>1. The Unified Pathways Master Plan identifies a proposed 12' wide concrete off-street multi-use path adjacent to Lompa Lane and a bicycle lane facility on Lompa Lane (Exhibit A). This "missing link" path segment is located at a critical intersection of the U.S. Highway 50 (East) and the Carson City Freeway off-street multi-use paths. In addition, construction of this "missing link" will provide for a connected off-street non-motorized transportation and recreation system to the existing Boys and Girls Club site and future home of Carson City's new indoor recreation center. As a result, our department will require the project applicant to be responsible for construction of this multi-use path along Lompa Lane on the project site. Also, our department would recommend a 6' wide (minimum size) landscape planting area between the street's curb and gutter and the concrete multi-use path.</p> <p>2. Our department would recommend the following to the Planning and Community Development staff and the project applicant:</p> <p>A. The applicant should consider the development of a pedestrian circulation system on the project site to minimize vehicle and pedestrian conflicts. In addition, this pedestrian circulation system needs to connect to the existing U.S. Highway 50 (East) and proposed Lompa Lane off-street multi-use paths.</p> <p>B. As mentioned previously, the project site is located at the intersection of two critical multi-use path systems. As a result, the applicant should consider providing "state of the art" bicycle racks for their customers and especially their employees.</p> <p>C. The applicant should consider the development of a conceptual landscaping plan using the City's Approved Tree Species List for Commercial Development and have this plan reviewed by Planning and Community Development staff and the City's contract Urban Forester.</p>
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CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
MEMORANDUM



TO: Lee Plemel, Planning Department Director
FROM: Vern L. Krahn, Park Planner
SUBJECT: Sierra Gold Hotel and Casino
DATE: August 18, 2008

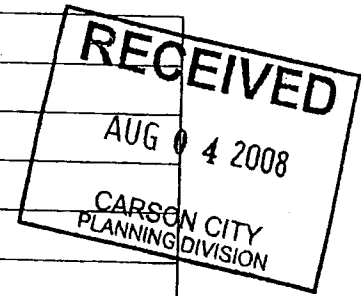
Our department understands the Sierra Gold Hotel and Casino project is not scheduled to have a public hearing at the August 27, 2008, Planning Commission meeting.

To assist the applicant with the necessary preparations for a future meeting presentation, our department would like to submit the following comments on the plan.

1. The applicant has addressed our department's Major Project Review requirement to install a 12' wide off-street multi-use path adjacent to Lompa Lane and a bicycle land facility on Lompa Lane (Refer to Exhibit A). However, the proposed parking lot design adjacent to the multi-use path will allow vehicles to overhang the multi-use path thereby reducing the path's width. Our department would encourage the applicant to consider either the use of concrete car stops, reducing the parking stalls' length to 16'-6" or another alternative to accommodate a 2' vehicle overhang.
2. The applicant should consider pedestrian connectivity from the hotel's main entrance to both the proposed and existing multi-use paths and the Jump Around Carson bus transit stop on Lompa Lane. An on-site pedestrian circulation system will minimize vehicle and pedestrian conflicts and provide connectivity to the City's expanding pedestrian system.

If you have any questions regarding our department's comments, please feel free to contact me at 887-2363, Extension 1006.

File # (Ex: MPR #07 1)	ZMA 08-075, SUP 08-076
Brief Description	Hotel Casino, Parking Garage
Project Address or APN	08-161-60,67,68,69
Bldg Div Plans Examiner	Kevin Gattis
Review Date	8-1-2008
Total Spent on Review	2 hours



BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout is attached, and may also be found online at: www.carson-city.nv.us/Index.aspx?page=181
3. The *Commercial Submittal Requirements* outlines the requirements for number of plan sets required for permit submittals. Due to the size of the project, an additional full plan set will be required as a part of the submittal. Therefore, a total seven (07) plans will be required to be submitted.
4. The plan submittal shall show compliance with the applicable adopted codes (these may change depending on when plans are submitted), which are as follows:
 - 2007 Northern Nevada Amendments*
 - 2006 International Building Code
 - 2006 International Energy Conservation Code
 - 2006 International Existing Building Code
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)

* - Carson City, Lyon County, Washoe County, City of Fernley, City of Reno, and City of Sparks, with input from interested members of the construction and design communities drafted regional amendments to the adopted codes in the form of the "2007 Northern Nevada Amendments". Copies of the 2007 Northern Nevada

Amendments are available online at www.nnicc.org, through the Northern Nevada Chapter of the International Council (NNICC), under the "Multiple Jurisdictions" page.

5. As a part of the submittal, the project requires a complete Geotechnical Report with seismic analysis. The Geotechnical Report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2.7 #2)
6. Portion of the project will require Special Inspections, per 2006 International Building Code Section 1704. As a part of the submittal, complete two (02) copies of the Carson City Building Division *Special Inspections & Testing Agreement*, with original signatures from all parties.
7. Provide a phasing plan, with an itemized written scope of work that clearly delineates what will be constructed onsite, and in what order.
8. As a part of the submittal, provide a complete Architectural Design Analysis - The Architectural Design Analysis shall include a complete break down of the allowable area and height versus the actual area and height. The analysis shall indicate separated or non-separated uses for mixed occupancies, with a complete itemized breakdown of the assigned Occupancy types (uses) within the various areas of the structure. ('06 IBC Section 508)

NOTE: If the registered design professional chooses to design the structure with "separated uses" (Occupancy separations), the uses shall be clearly shown on the plans, and the plans shall clearly indicate the location and type of the rated separation between uses.

9. As a part of the submittal, provide a separate plan sheet, independent of the other design sheets, which clearly shows the Accessible Route / Exit Discharge Plan. The Accessible Route / Exit Discharge Plan shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('06 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2003 Chapter 4 & 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - Indicate accessible route width
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (*ICC/ANSI A117.1-2003 Sections 406.13, 406.14 & 705*)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The Accessible Route / Exit Discharge Plan shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, accessible passenger load zones, public transportation stops, public streets and sidewalks – as applicable to the site. ('06 IBC 1007.2, 1023.1, & 1104.1)

10. As a part of the submittal, provide a part of the plan set, independent of the Architectural Floor Plan, an *Egress Floor Plan*, with the following minimum information ('06 IBC 106.1.2):

- Label the use of each space or area. Ex.: "Office #2", "Lobby", "Conference Room", etc.
- Provide the square footage for the individual space or area
- Provide the calculated occupant load for each space or area
- Provide total occupant load break down, and methodology used to determine occupant load. ('06 IBC 1004.1)
- Indicate all components that constitute the "Exit Access" (Exit Enclosures, Exit Passageways, Horizontal Exits, etc.) (If applicable)
- Indicate travel distances "exit access" or "exit discharge".

NOTE: For additions to an existing building, where the new construction uses a portion of the existing structure as a part of the Egress system, Building Division staff may require a whole building Egress Floor Plan. Discuss this with Building Division staff prior to submitting the plans for review.

11. As a part of the Reflected Ceiling Plan, include the following information:

- Specify on the plans the system manufacturer, with model name and/or number
- Include all necessary installation details to show the compliance with the seismic requirements, per ASCE 7-2005 Section 13.5.6 and 2005 National Electrical Code Section 300.11
- Provide two (02) copies of the International Code Council Evaluation Services Report (ICC ESR) for the specified suspended ceiling system.

12. As a part of the Elevation Plan, or within an exterior finishing schedule, include the following:

- Specify on the plans the system manufacturer, with model name and/or number for any exterior plastering ("stucco") system
- Specify on the plans the system manufacturer, with model name and/or number for any rock, stone or brick veneer system
- Provide two (02) copies of the International Code Council Evaluation Services Report (ICC ESR) for the specified products

13. Provide complete details for all fire resistive assemblies. The details shall clearly show how the assembly will be constructed. The assembly shall include the assembly name and number, along with the third party testing agency. (UL, Gypsum Association, etc)