



# Board of Adjustment Staff Report

Meeting Date: June 1, 2023

Agenda Item: 8H

SPECIAL USE PERMIT CASE NUMBER: WSUP23-0014 (Bordertown Casino Expansion)

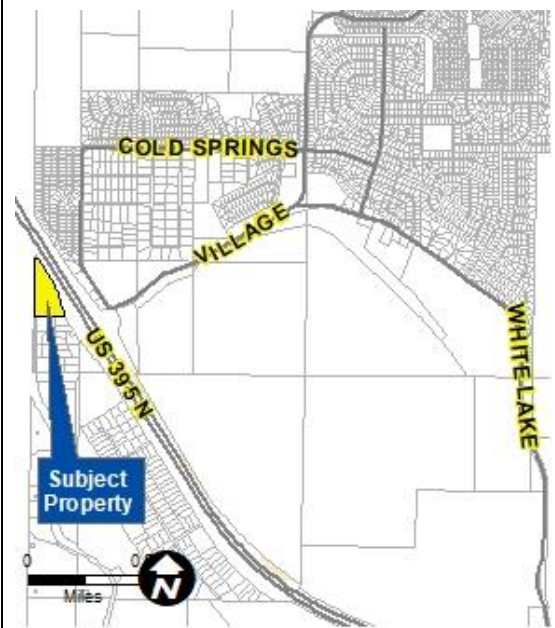
BRIEF SUMMARY OF REQUEST: To expand an existing casino to 34,783 SF in 2 phases

STAFF PLANNER: Julee Olander, Planner  
Phone Number: 775.328.3627  
E-mail: jolander@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for expansion of an existing casino in two phases: Phase 1 involves the construction of a new 23,078 SF building; and Phase 2 involves demolishing the existing 18,284 SF building and constructing a 23,078 SF addition for a building totaling of 34,783 SF.

Applicant: Frank Lepori Construction  
Property Owner: Bordertown Properties LLC  
Location: 19575 US Highway 395 N  
APN: 081-140-16  
Parcel Size: 12.37  
Master Plan: Commercial (C)  
Regulatory Zone: Tourist Commercial (TC)  
Area Plan: Cold Springs  
Development Code: Authorized in Article 302, Allowed Uses & Article 810, Special Use Permits  
Commission District: 5 – Commissioner Herman



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0014 for Bordertown Properties, LLC., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

*(Motion with Findings on Page 12)*

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### **Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP23-0014 are attached to this staff report and will be included with the action order.

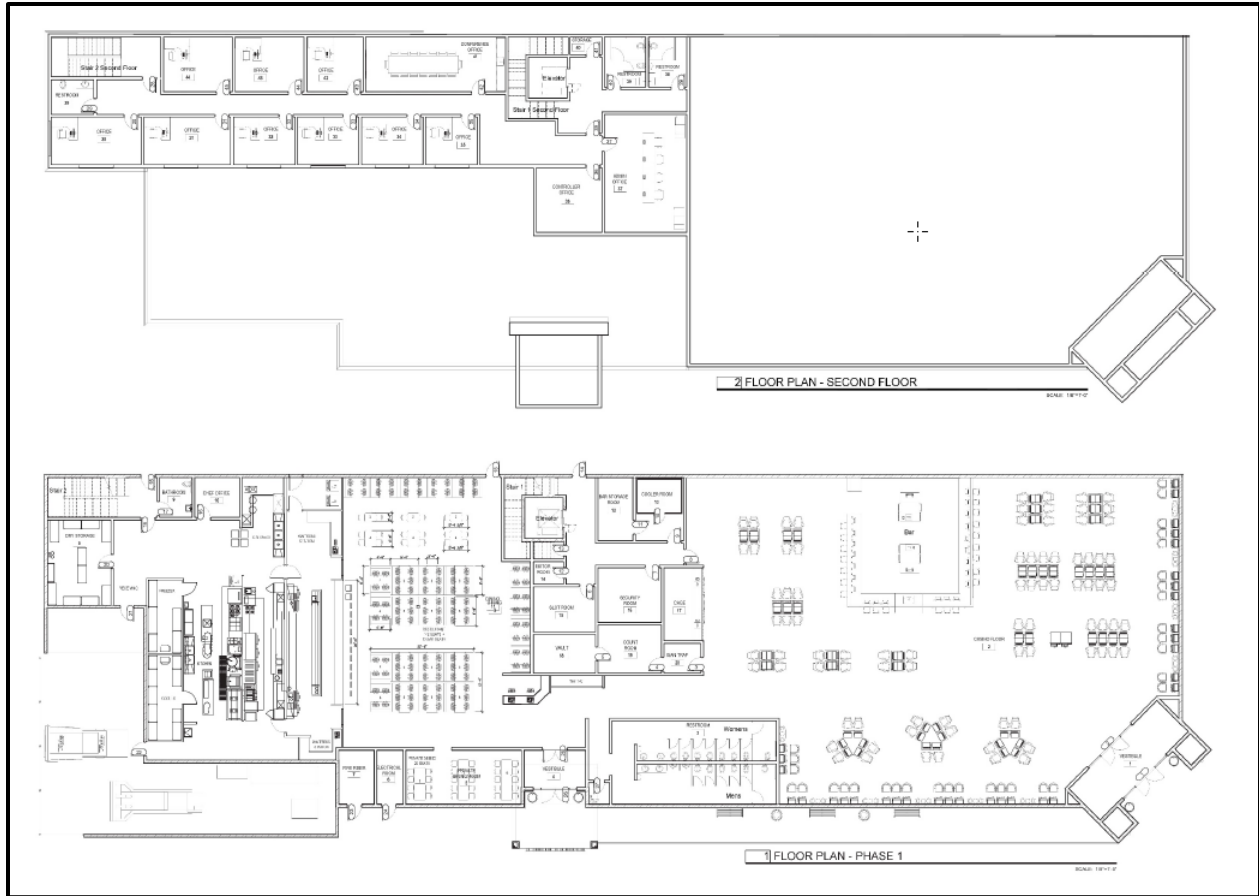
The subject property has a regulatory zone of Tourist Commercial (TC). The proposed use of unlimited gaming facilities which is classified as a commercial use is permitted in TC with a special use permit per WCC Table 110.302.05.1. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



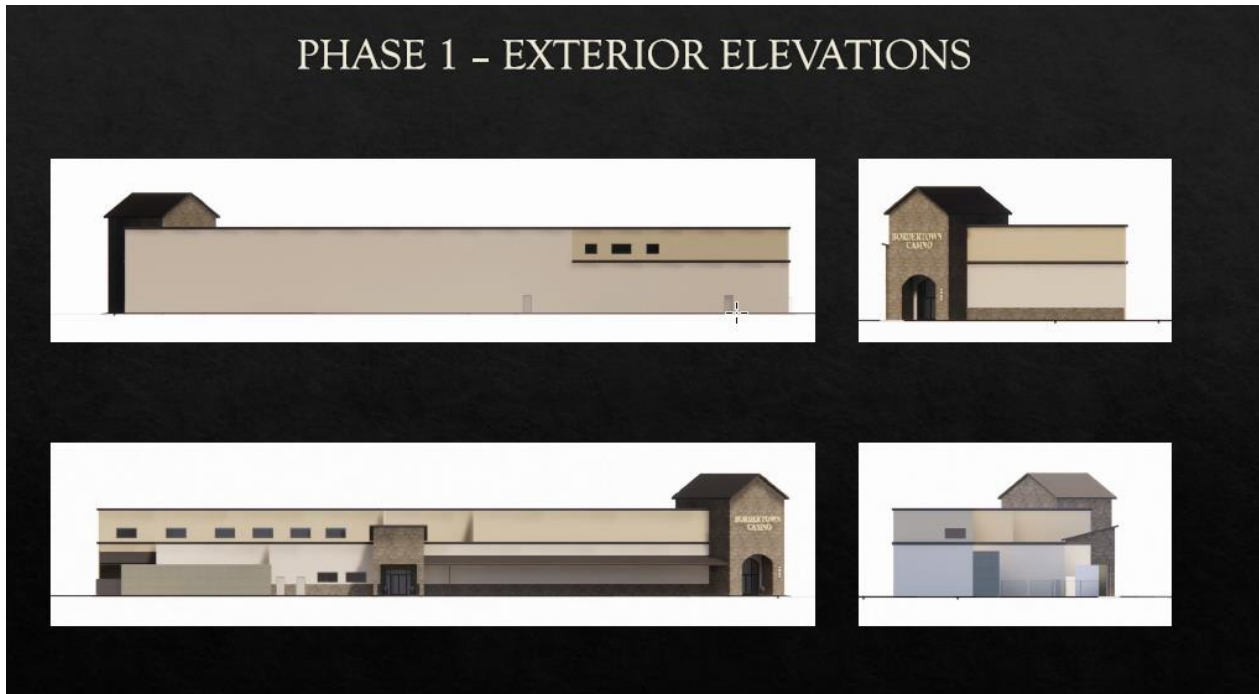
Site Plan



Phase1 - Site Plan



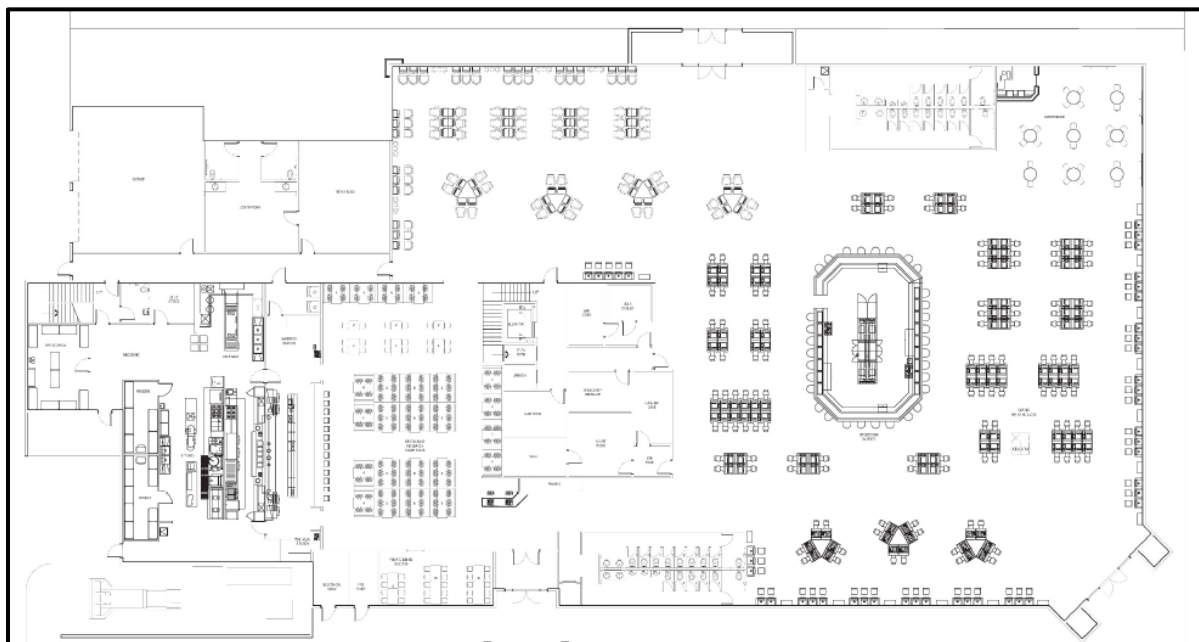
**Phase 1 - Floor Plan**



**Phase 1 - Exterior Elevations**



**Phase 2 - Site Plan**



**Phase 2 - Floor Plans**

## PHASE 2 - EXTERIOR ELEVATIONS



### Phase 2 - Exterior Elevations



### Final Exterior Elevations



**Final Exterior Elevations**



**Final Landscape Plan**



## **Project Evaluation**

The request is for a two-phase construction project to expand an existing casino. The use type for the casino is unlimited gaming facilities, which is allowed in the Tourist Commercial (TC) regulatory zone with a special use permit per WCC Table 110.302.05.1. The unlimited gaming facilities use type is currently established on the site. However, because the expansion of the use, i.e. size of the expansion of the structure, the applicant is required to apply for a SUP for the expanded structure per WCC110.810.60(a)(3).

The request is for a two-phase construction project with the first phase planned to begin during the 4<sup>th</sup> quarter of 2023 and after phase one is completed second phase will follow. The applicant has indicated that the second phase is planned to be completed in fall of 2024 or spring of 2025. The phases are the following:

- Phase 1 to construct a new 23,078 SF building, which includes 18,080 SF on the first floor and 4,998 SF on the second floor for offices. The new building will be adjacent to the existing 18,284 SF building; and
- Phase 2 will move the operations into the 23,078 SF new building, demolish the existing 18,284 building, and construct a 11,795 addition that will tie into the Phase 1 for a building totaling 34,783 SF.

The 12.37 acre parcel has a master plan designation of Commercial (C) and the parcels to the south are designated Suburban Residential (SR). The parcels to the west are located in the State of California and to the east is US Highway 395 right-of-way (ROW). The parcel's regulatory zone is Tourist Commercial (TC) and the parcels to the south are Low Density Suburban (LDS). The parcel is located in the Cold Springs Area Plan and is within the Suburban Character Management Area.

There are several use types located on the 12.37 acre parcel. The casino is located on 3.93 acres in the northern portion of the parcel, a gas station with a small convenience store on 0.6 acres and the RV park and outdoor storage on 7.84 acres in the southern portion of the parcel. The applicant is only proposing changes to the casino area. The final 34,783 SF building will include 14,807 SF of gaming area and 6,557 SF of restaurant area. There will be approximately 6,567 SF of office space and 6,852 SF of non-habitable space for restrooms, cashier cage/count room/vault, a garage, breakroom, and hallway circulation.

## **Landscaping**

The area to be developed and disturbed is 171,256 SF (3.93 acres). Per Washoe County Code 110.412.40 the applicant is required to landscape 20% of the disturbed area, which is 34,252 SF. The applicant indicates there is 28,619 SF of existing landscape on the 171,256 SF (3.93 acres) site where the casino is located. Between the two phases the landscape area will increase by 5,633 SF for a total of 34,252 SF of landscaped area (See Final Landscape Plan, on page 8).

## **Parking**

The applicant indicates that there will be a total of 233 parking spaces including 7 ADA spaces. The space will have several uses: unlimited gaming facility, restaurant and business and office areas. Washoe County Code (WCC) Table 110.410.10.3 has specific requirement for each use. The applicant is proposing specific number ft parking spaces for each use, see the following :

- For unlimited gaming facility WCC requires 8 spaces for every 1,000 SF of building and 1 space per employee during peak employment shift. The applicant indicates that there is 14,807 SF of gaming area and 123 parking spaces are planned.

- For restaurant areas WCC requires 10 spaces for every 1,000 SF of building and 1 spaces per employee during peak employment shift. The applicant indicates that there is 6,557 SF of restaurant area and 76 parking spaces are planned.
- For business and office areas WCC requires 4 spaces for every 1,000 SF of building and 1 spaces per employee during peak employment shift. The applicant indicates that there is 6,567 SF of business area and 33 parking spaces are planned.

There is 6,852 SF of non-habitable space, i.e. hallways, restrooms, vestibules, which do not require parking spaces. Per the applicant a total of 233 parking spaces will be provide for the 34,783 SF of building, one more parking space than the 232 parking spaces required per WCC.

**Cold Springs Area Plan**

The subject parcel is located within the Cold Springs Area Plan. The following is a pertinent policy from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Condition of Approval
CS.2.1.1	To encourage economic development, redevelopment, and increased employment opportunities	Yes	

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Building & Safety	X			
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov
WCHD Air Quality	X			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov;
TMFPD	X	X	X	blemon@tmfpd.us

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

**Neighborhood Meeting**

A neighborhood meeting was held on March 30, 2023, at the Bordertown Casino (See Exhibit C). There were 13 attendees at the meeting with the following comments/questions:

- Will the casino/restaurant be shut down
- Will there be fire sprinklers

- Will the new building include a grocery area
- Non-smoking areas in casino
- Will there be hotel rooms

### **Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs.

*Staff Comment: There are no policies or action programs with the Master Plan and Cold Springs Area Plan that prohibit the expansion of an unlimited gaming facility.*

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

*Staff Comment: The request is to expand an existing casino (unlimited gaming facility) which will connect to the existing services, including sewer service, water service and power. The expansion along with the proposed conditions of approval, will continue to provide the needed utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities.*

- (c) Site Suitability. That the site is physically suitable for unlimited gaming facilities and for the intensity of such a development.

*Staff Comment: A casino is currently located on the parcel and the expanded building will not significantly impact the acre 12- acre site. The applicant will need to meet all current Washoe County codes, including landscaping and parking.*

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

*Staff Comment: The unlimited gaming facilities use type is currently allowed at the site and the applicant is applying for new a special use permit (SUP) to address the building expansion. Through the SUP application the expansion has been reviewed to confirm that the application will not detrimentally impact the public health, safety or welfare, adjacent properties or the surrounding area. The applicant will need to meet all current Washoe County codes.*

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment: There is no military installation in the area required to be noticed for this permit. Therefore, there is no detrimental effect.*

**Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0014 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

**Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0014 for Bordertown Properties, LLC., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for unlimited gaming facilities and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Frank Lepori Construction.,  
[dominic@leporiconstruction.com](mailto:dominic@leporiconstruction.com)

Property Owner: Bordertown Properties LLC.,  
[greg@bordertowncasinorv.com](mailto:greg@bordertowncasinorv.com)



# Conditions of Approval

Special Use Permit Case Number WSUP23-0014

The project approved under Special Use Permit Case Number WSUP23-0014 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 1, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

## **Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within three years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The business license will be obtained to for any new uses.
- e. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- f. The following **Operational Conditions** shall be required for the life of the business:
  - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

**Washoe County Engineering and Capital Projects-Water Management**

2. The following conditions are requirements of the Engineering Division- Water Management, which shall be responsible for determining compliance with these conditions.

**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. This property is served by Great Basin Water Company. Prior to the approval of any building permit for this project, please provide written acknowledgement or approval by Great Basin Water Company for the service for this expansion.

**Washoe County Engineering and Capital Projects-Water Management**

3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Robert Wimer, P.E. 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- c. Exported materials shall not be sold without the proper business license.
- d. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- e. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

**Contact Information: Mitch Fink, 775.328.2050, [mfink@washoecounty.gov](mailto:mfink@washoecounty.gov)**

- a. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
- b. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.

**Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

**Washoe County Health District**

5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Contact Name – James English, EHS Supervisor, 775.328.2434, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. The WCHD will require all associated demolition and building permits be routed to WCHD for review and approval.
- b. A Water Project, pursuant to NAC 445A must be submitted by Great Basin Water Company and approved by WCHD prior to the approval of any construction building permits.

\*\*\* End of Conditions \*\*\*





Date: April 25, 2023

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for Bordertown Casino Expansion WSUP23-0014  
APN 081-140-16

## GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an expansion to the existing Bordertown Casino and is located on approximately 12.37 acres northwest of the Village Parkway/US 395 exit in the Cold Springs Area. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Frank Lepori Construction. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

## GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
3. Exported materials shall not be sold without the proper business license.
4. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
2. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

1. No utilities related conditions.

**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WSUP23-0014 (Bordertown Casino Expansion) Conditions of Approval  
**Date:** Monday, April 17, 2023 2:28:57 PM  
**Attachments:** [image001.png](#)

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Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

This project will require a vegetation management in compliance with the 2018 IWUIC Appendix B.

Thank you,

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

April 27, 2023

Washoe County Community Services  
Planning and Development Division

RE: Bordertown Casino Expansion; 081-140-16  
Special Use Permit; WSUP23-0014

Dear Washoe County Staff:

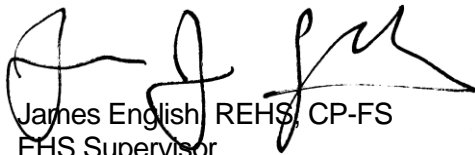
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The WCHD has reviewed the above referenced application and the parcel is serviced by community water and sewerage systems.
- b) Condition #2: Based on the information above, if the application is approved, the WCHD will require all associated demolition and building permits be routed to WCHD for review and approval.
- c) Condition #3: A Water Project, pursuant to NAC 445A must be submitted by Great Basin Water Company and approved by WCHD prior to the approval of any construction building permits.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 E. 9<sup>th</sup> St.  
Reno, NV 89512  
Phone: (775) 328-3600  
Fax: (775) 328-3699

April 24, 2023

TO: Julee Olander, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Special Use Permit Case Number WSUP23-0014 (Bordertown Casino Expansion)

**Project description:**

The applicant is requesting to approve a special use permit for expansion of an existing casino in two phases: Phase 1 construct a new 17,470 SF building; and Phase 2 demolishing the existing building and construction an addition to Phase 1 building for a building totaling of 29,785 SF.

Location: 19575 US Highway 395 N, Assessor's Parcel Number(s): 081-140-16

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:*

This property is served by Great Basin Water Company. Prior to the approval of any building permit for this project, please provide written acknowledgement or approval by Great Basin Water Company for the service for this expansion.

Project Name: Bor dertown - Casino Expansion  
Meeting Location: Bordertown  
Meeting Date: 3/30/2023

**Neighborhood Meeting  
SUMMARY**

Virtual Meeting Option Provided:  YES  NO

Hosted By (Name): Frank Lepori (Company): Frank Lepori Construction

Contact (Email): dominic@leporiconstruction.com (Phone): 775-337-2063

**Public Concerns:**

1. Will casino/restaurant be shut down during construction? No, it will remain open during construction and Phase 1 will open prior to existing building demolition  
\_\_\_\_\_
2. **Will there be fire sprinklers? Yes**  
\_\_\_\_\_
3. Will the new building include a grocery area like existing? No. The owners plan to also update the gas station convenience store  
\_\_\_\_\_
4. Non-smoking areas in the casino? No, but there will be a robust ventilation system and high ceilings  
\_\_\_\_\_
5. **Will there be hotel rooms? No**  
\_\_\_\_\_

**Changes Made to Proposal (if applicable):**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Any Additional Comments:**

All attendees were very cordial and asked great questions.

We thought the meeting went very well.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Name: Bordertown - Casino Expansion  
 Meeting Location: Bordertown  
 Meeting Date: 03/30/2023

Neighborhood Meeting  
 Sign-In Sheet

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Chris Gardner	2030 CAUGHTEN CREEK RD.	775 745 6107
2	Alex Gardner	3205 Covent Garden Drive	775-741-1091
3	Sung Nguyen	10180 Donnay Dr.	775-240-9384
4	FRANK Lepore	1580 Hymen Ave	775-337-2063
5	TERRY TISDALE	20982 WHITE ROCK DR	775-242-5337
6	PATRICIA ROSASCHI	17250 Cold Springs Drive	(775) 677-1170 penpodpadly1@gmail.com Non-Verbal
7	Duane Stolter	14 Sierra V Rd.	
8	Ray Herder	300 GERDES AVE S.V.	

	First and Last Name (please print legibly)	Address	Email (or) Phone
9	Jack Nebel	17950 BLAKE CT	darianebel@gmail.com
10	Barry Holtzer	17635 Boulder Springs	Barry@SBC GLOBAL
11	Judy Ohanian	11255 Cimarron Dr Reno	j70tyms7@aol.com
12	Rod Williams	100 Hill st. Loyalton	Williamsrod11@yahoo.com
13	MATTHEW = CARRIE MARTIN	21055 Parvez Dr Reno NV 89500	eqvisdv@yahoo.com carrtm9584@gmail.com
14			
15			
16			
17			
18			
19			



Project Name: Bordertown - Casino Expansion

**Neighborhood Meeting  
Comment Card**

Name: PATRICIA ROSASCHI

Company/Organization (if applicable): \_\_\_\_\_

Address: 17250 Cold Springs Drive, Reno, NV 89508

Comment:

Is this new building having hotel rooms - Most other questions will  
be on paper AS I AM NON-VERBAL

MARCH 30, 2023

PATRICIA ROSASCHI - 6pm Meeting - I AM NON-  
VERBAL BECAUSE OF MEDICAL PROBLEMS.

I KNOW WE CANNOT TELL A BUSINESS<sup>OWNER</sup> HOW TO CREATE  
BUSINESS, BUT I BELIEVE HE WOULD BE MORE  
SUCCESSFUL EITHER IF HE MADE THE CASINO NON-SMOKING  
OR HIGH CEILING BUILDING WITH "HIGH EXHAUST" QUIET  
UPWARD <sup>FANS</sup> BLOWERS THAT BLOW CIGARETTE OR VAPING  
SMOKE DIRECTLY UP AND OUT OF THE CASINO TO AVOID  
SECOND HAND SMOKE.

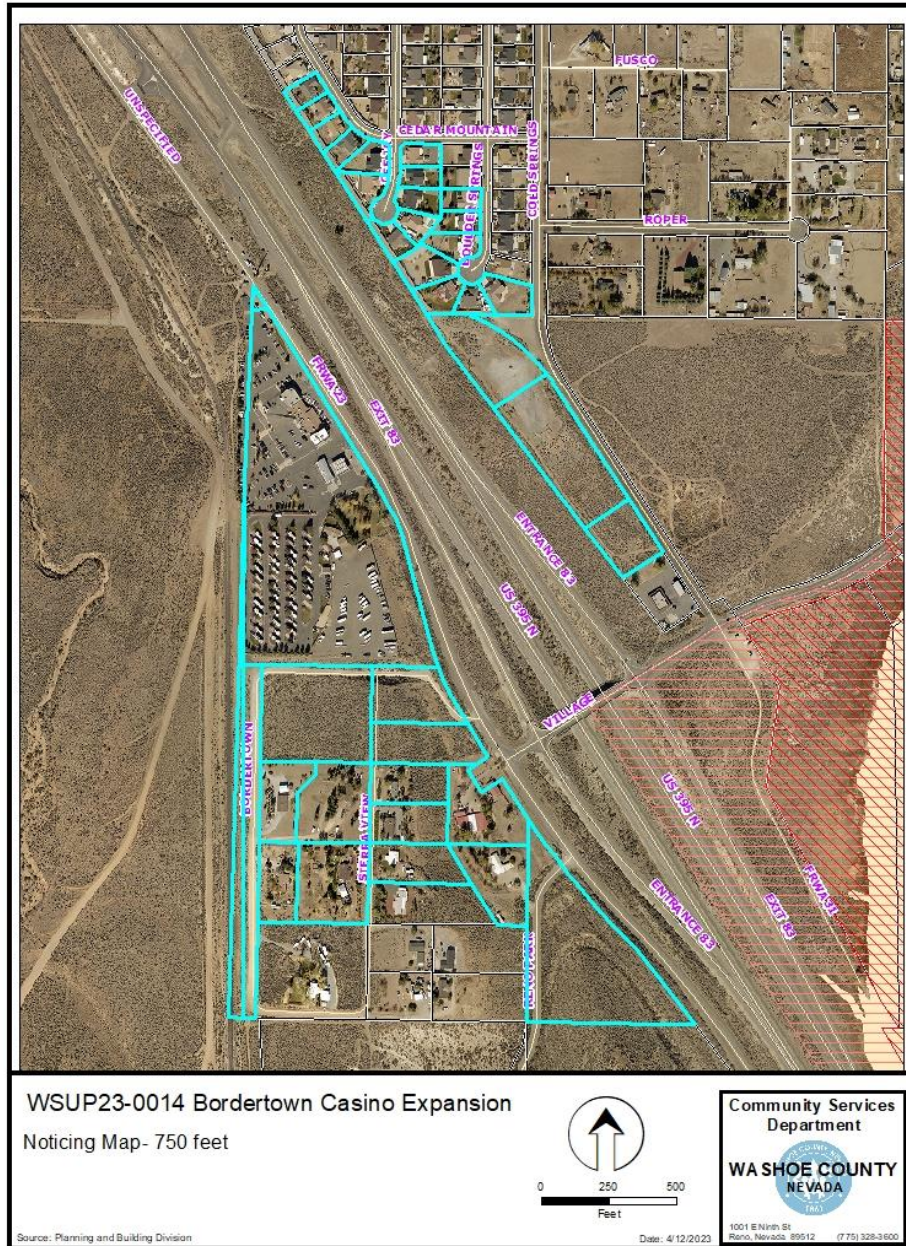
I BELIEVE A PORTION OF THE NEW PHASE 1 AND  
PHASE 2 CASINO, WILL INCLUDE A SMALL GROCERY-TYPE  
STORE FOR THEIR RESIDENTS RESIDING AT THE TRAILER  
PARK, ALONG WITH AN UPGRADED SIT DOWN RESTAURANT  
WITH FIRE BREAKS ON ALL SIDES OF THE <sup>OUTSIDE</sup> NEW STRUCTURES.  
INCLUDED SHALL BE SPRINKLER SYSTEMS WITHIN THE 2  
PHASES OF CASINO, ESPECIALLY IF THEY ARE GOING TO  
INCLUDE NIGHTLY ROOMS TO BE RENTED OUT NIGHTLY, OR  
LONGER.

WE HAVE QUITE A FEW FIRES FROM CALIF. COMING CLOSE  
TO BORDERTOWN ALMOST YEARLY. ARE THERE GOING TO BE  
PROTECTIONS FOR THE BUILDINGS ON THE OUTSIDES - SPRINKLERS,  
ETC.

IS THERE GOING TO BE ANY EXPANSION TO THE SIZE  
OF THIS BUILDING?

**Public Notice**

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 750-foot radius of the subject property. A total of 35 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



**Special Use Permit Case Number WSUP23-0014**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Bordertown Casino Expansion</b>			
Project Description: A phased project to expand the existing Bordertown Casino			
Project Address: 19575 US Highway 395 N Washoe County, NV 89508			
Project Area (acres or square feet): 29,785			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Northwest of the Village Pkwy/US 395 exit in the Cold Springs area.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
081-140-16	12.37		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SW05-018			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Bordertown Properties LLC		Name: Frank Lepori Construction	
Address: 19575 US Highway 395 N		Address: 1580 Hymer Ave	
Washoe County, NV	Zip: 89508	Sparks, NV	Zip: 89431
Phone: 775-972-1309	Fax:	Phone: 775-337-2063	Fax:
Email: greg@bordertowncasinorv.com		Email: dominic@leporiconstruction.com	
Cell:	Other:	Cell: 775-762-9351	Other:
Contact Person: Greg Gardner		Contact Person: Dominic Gonzales	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Frank Lepori Construction		Name:	
Address: 1580 Hymer Ave		Address:	
Sparks, NV 89431	Zip:		Zip:
Phone: 775-337-2063	Fax:	Phone:	Fax:
Email: dominic@leporiconstruction.com		Email:	
Cell: 775-762-9351	Other:	Cell:	Other:
Contact Person: Dominic Gonzales		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A phased project to expand the unlimited gaming use type of Bordertown Casino. Phase 1 includes a 17,470 sq ft new building adjacent to the existing building on the existing lot. Phase 2 includes moving operations into the new building, demolishing the existing building, and constructing an addition that will tie into the Phase 1 building. A new 29,785 sq ft building will be the final product of Phase 1 + Phase 2

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Site Plan provided in this application

3. What is the intended phasing schedule for the construction and completion of the project?

Phase 1 will begin pending issuance of all required building permits during the 4th quarter of 2023. Phase 2 to begin upon the completion of Phase 1 with a completion of project in 2024.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The existing characteristics of the current Bordertown location are already suited to deal with the impacts and intensity of the proposed use. Bordertown has not had an update since initial construction in 1979. An expansion was previously proposed and the majority of the site work was completed at that time. While the expansion never came to fruition, the community seemed eager to revisit the concept and looks forward to a nice, new building at an already busy and loved location.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The project was well received at the Neighborhood meeting and a new building will enhance the already popular and existing establishment.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

We do not anticipate any negative impacts on the adjacent properties

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Code current and required landscaping, parking and lighting are already integrated into the existing site layout and establishment as it pertains to Phase 1 of this project. New building signage will be added at proposed entrances into the establishment. Additional landscaping and parking adhering to code requirements will be provided as part of Phase 2 with additional signage at the grand entrance. All landscaping, parking and lighting requirements are included on the plans as part of this application for the entire build-out (Phase 1 + Phase 2).

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	Municipal, Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	Verizon
d. LPG or Natural Gas Service	LPG
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Spectrum
g. Water Service	Great Basin Water Company

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

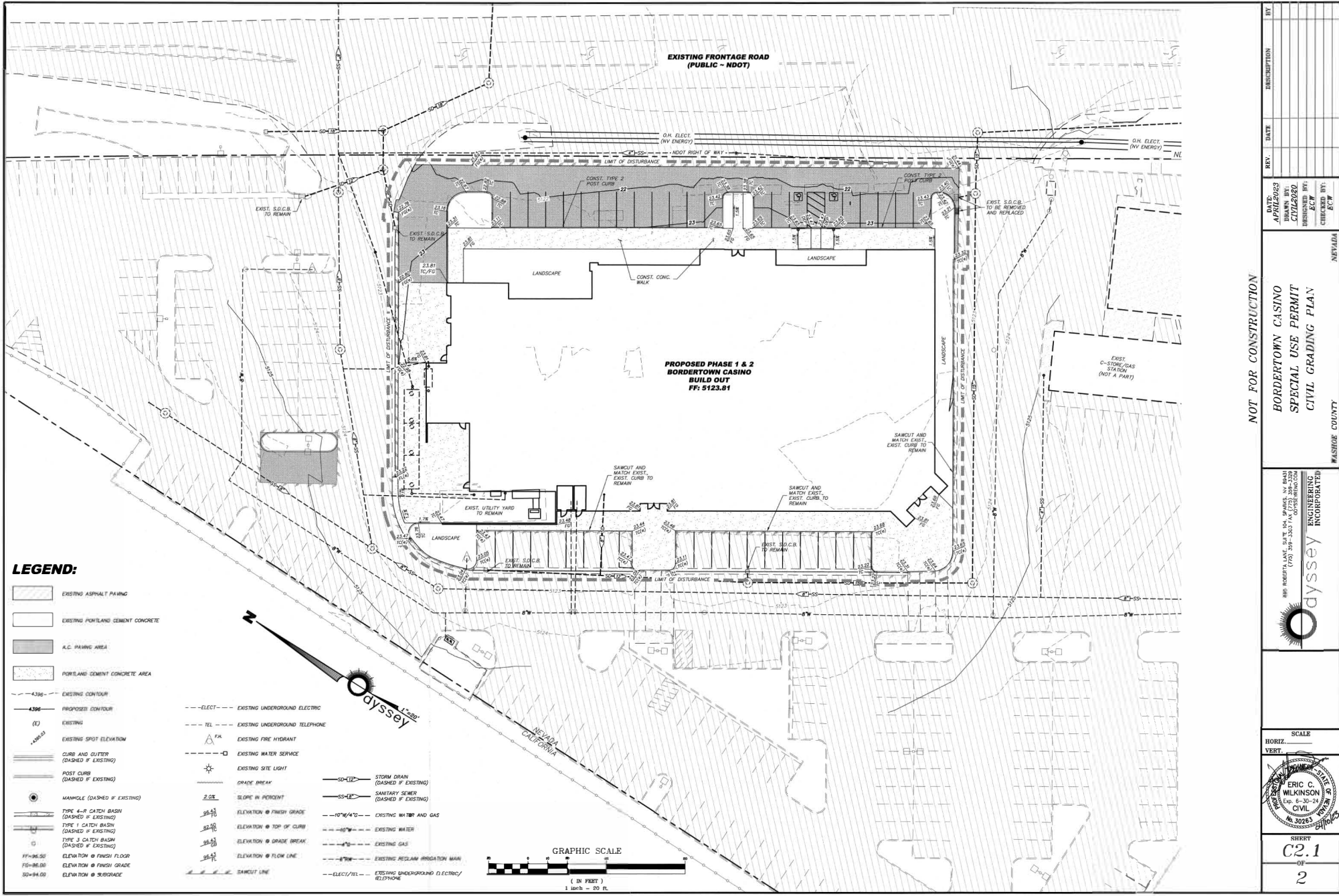
h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

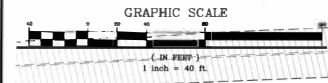
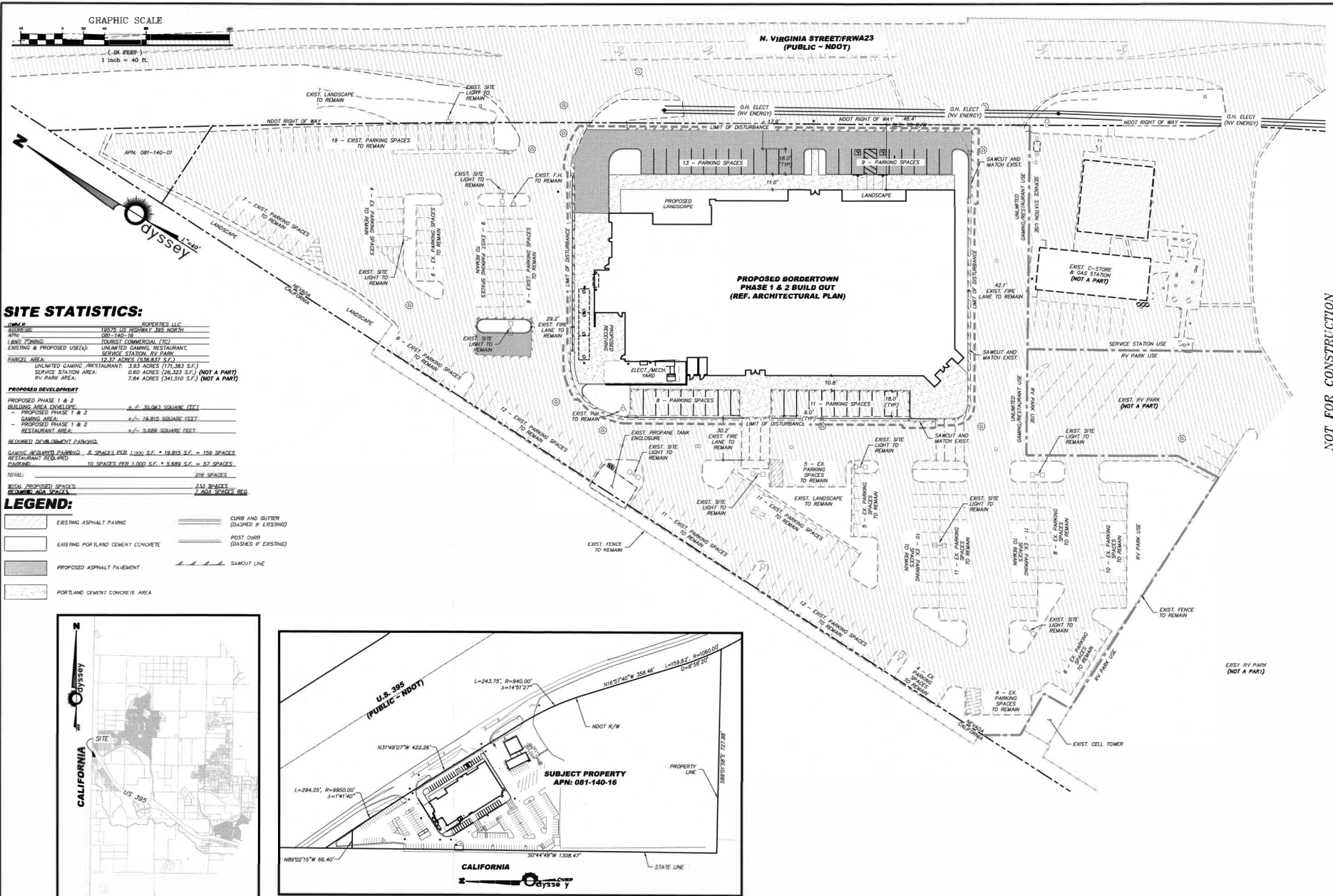
Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire and Rescue Station 42
b. Health Care Facility	Community Health Alliance - North Valleys Health Center
c. Elementary School	Nancy Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Sierra Rock Park
g. Library	North Valleys Library
h. Citifare Bus Stop	Lear Boulevard and Moya Boulevard



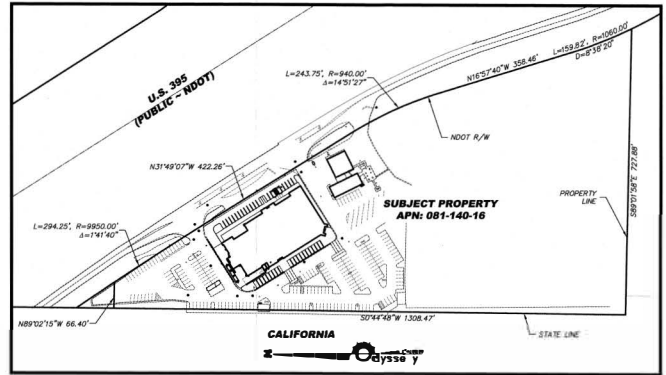
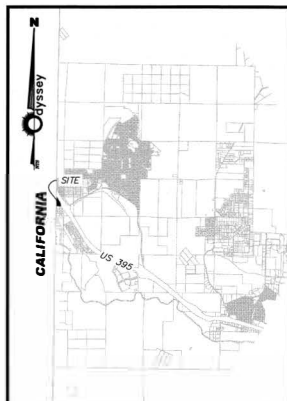


**SITE STATISTICS:**

OWNER:	PROPERTIES LLC
ADDRESS:	1875 US HIGHWAY 395 NORTH
APN:	081-140-16
LAND ZONING:	TOURIST COMMERCIAL (TC)
EXISTING & PROPOSED USE(S):	UNLIMITED GAMING, RESTAURANT, SERVICE STATION, RV PARK
PARCEL AREA:	12.37 ACRES (536,827 S.F.)
UNLIMITED GAMING, RESTAURANT, SERVICE STATION AREA:	0.60 ACRES (26,323 S.F.) (NOT A PART)
RV PARK AREA:	7.84 ACRES (341,910 S.F.) (NOT A PART)
PROPOSED DEVELOPMENT:	
PROPOSED PHASE 1 & 2 BUILDING AREA ENVELOPE:	+/- 50,643 SQUARE FEET
PROPOSED PHASE 1 & 2 GAMING AREA:	+/- 19,815 SQUARE FEET
PROPOSED PHASE 1 & 2 RESTAURANT AREA:	+/- 5,689 SQUARE FEET
REQUIRED DEVELOPMENT PARKING:	
GAMING AND RESTAURANT:	4 SPACES PER 1,000 S.F. * 19,815 S.F. = 159 SPACES
RESTAURANT REQUIRED:	10 SPACES PER 1,000 S.F. * 5,689 S.F. = 57 SPACES
TOTAL:	216 SPACES
NETA PROPOSED SPACES:	241 SPACES
REMAINING AVAILABLE SPACES:	2,483 SPACES (SEE LEGEND)

**LEGEND:**

	EXISTING ASPHALT PAVING		CURB AND GUTTER (DASHED IF EXISTING)
	EXISTING PORTLAND CEMENT CONCRETE		POST CURB (DASHED IF EXISTING)
	PROPOSED ASPHALT PAVEMENT		SAWCUT LINE
	PORTLAND CEMENT CONCRETE AREA		



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	APRIL 2023	
2		
3		
4		
5		
6		
7		
8		
9		
10		

METALDA  
 WASHINGTON COUNTY  
**BORDERTOWN CASINO**  
**SPECIAL USE PERMIT**  
**CIVIL SITE PLAN**

888 ROBERTA LANE, SUITE 104, SPANISH VALLEY, CA 92410  
 (714) 369-3305 FAX (714) 369-3309  
  
**odyssey ENGINEERING, INC.**  
 INCORPORATED

HORIZ. SCALE  
 VERT. SCALE  
  
**ERIC C. WILKINSON**  
 No. 30782  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

SHEET  
**C1.1**  
 OF  
**2**





**GENERAL NOTES**

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES
- 2) TREES
  - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES
  - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET.
  - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990)
- 4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

**LANDSCAPE DATA - PHASE 1 & 2**

SITE AREA = 178,114 SQ FT (12.37 ACRES)  
 APN: 051-140-16

ZONING: TC (TOURIST COMMERCIAL)

REQUIRED LANDSCAPE AREA = 35,237 SQ FT (20% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA = 35,913 SQ. FT. MIN.

- PROPOSED LANDSCAPE AREA: 5,636 SQ. FT.
- (E) ONSITE LANDSCAPE AREA: 28,633 SQ. FT.
- (E) R.O.W. LANDSCAPE AREA: 1,644 SQ. FT.

TREES REQUIRED = 101

- LANDSCAPE TREES = 72
  - ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA
- PARKING TREES = 23
  - ONE TREE PER 10 PARKING SPACES (221 SPACES PROVIDED)
- TREE PENALTY: REPLACE ONE 12" CALIPER EVERGREEN TREE = 6 AT 2' CAL.

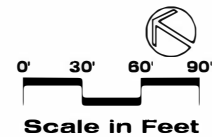
TREES PROVIDED = 99 MIN.

- PROPOSED TREES = 35
- EXISTING TREES TO REMAIN = 64

SHRUBS REQUIRED = 570 MIN.

- 6 SHRUBS PER REQUIRED TREE

**PLANT LEGEND**



No.	Revision Date



**GENERAL NOTES**

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES
- 2) TREES
  - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
  - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET.
  - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLANS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

**LANDSCAPE DATA**

SITE AREA = 176,144 SQ FT (12.37 ACRES)  
 APN: 051-140-16

ZONING: TC (TOURIST COMMERCIAL)

REQUIRED LANDSCAPE AREA = 35,237 SQ FT (20% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA = 35,913 SQ. FT. MIN.

- PROPOSED LANDSCAPE AREA: 5,636 SQ. FT.
- (E) ONSITE LANDSCAPE AREA: 28,633 SQ. FT.
- (E) R.O.W. LANDSCAPE AREA: 1,644 SQ. FT.

TREES REQUIRED = 101

- LANDSCAPE TREES = 72
  - ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA
  - PARKING TREES = 23
    - ONE TREE PER 10 PARKING SPACES (2:1 SPACES PROVIDED)
    - TREE PENALTY: REPLACE ONE 12" CALIPER EVERGREEN TREE = 6 AT 2' CAL.

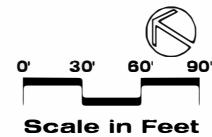
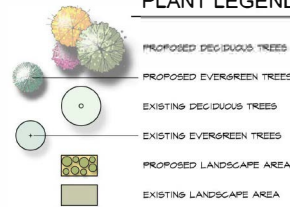
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- PROPOSED TREES = 35
- EXISTING TREES TO REMAIN = 64

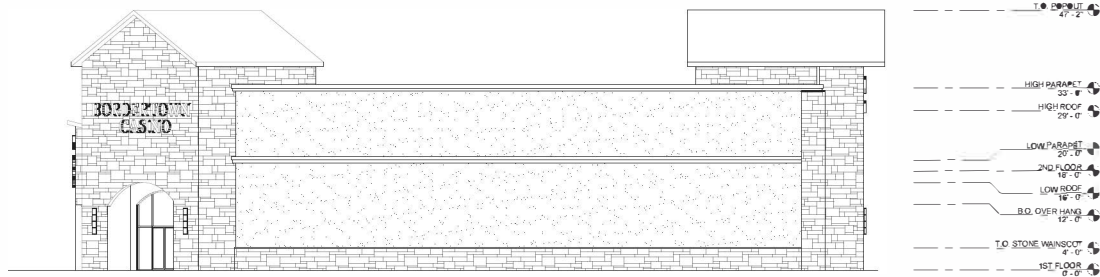
SHRUBS REQUIRED = 570 MIN.

- 6 SHRUBS PER REQUIRED TREE

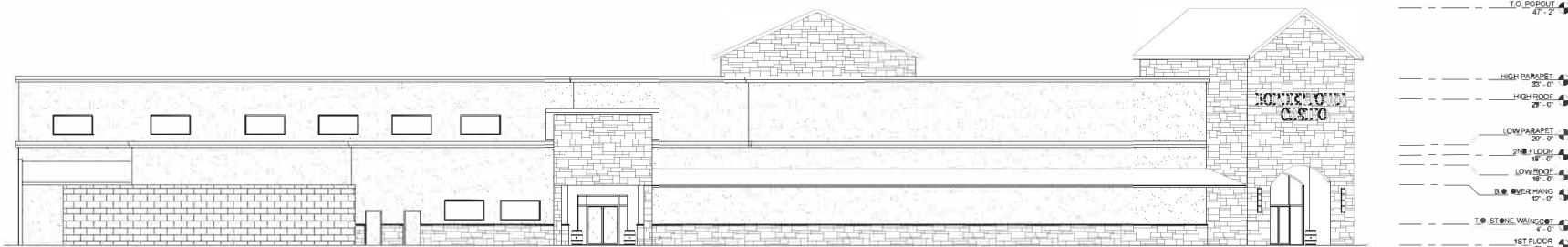
**PLANT LEGEND**



No.	Revision Date



1 EXTERIOR ELEVATION - EAST  
SCALE: 3/32"=1'-0"



2 EXTERIOR ELEVATION - SOUTH  
SCALE: 3/32"=1'-0"

Revisions	
Rev	Revision



PROJECT NAME  
**Borderline Casino Expansion**  
 19575 US-395  
 Reno, NV 89508

DRAWING TITLE  
**Exterior Elevation**  
**Phase 1 + Phase 2**



DATE  
 April 7, 2023  
 SHEET  
**A6.2**

Revisions	
DATE	REVISION

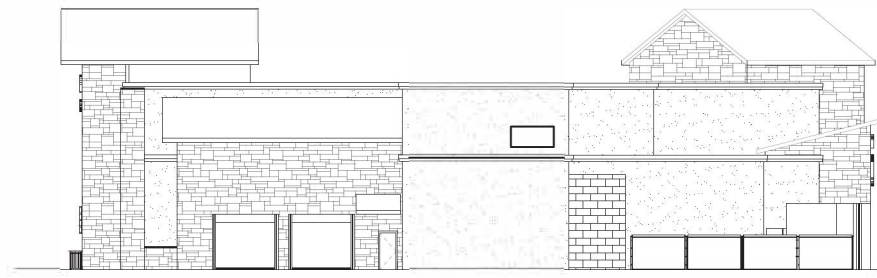


PROJECT NAME  
**Bordertown Casino Expansion**  
 19575 US-395  
 Reno, NV 89508

DRAWING TITLE  
**Exterior Elevation  
 Phase 1 + Phase 2**

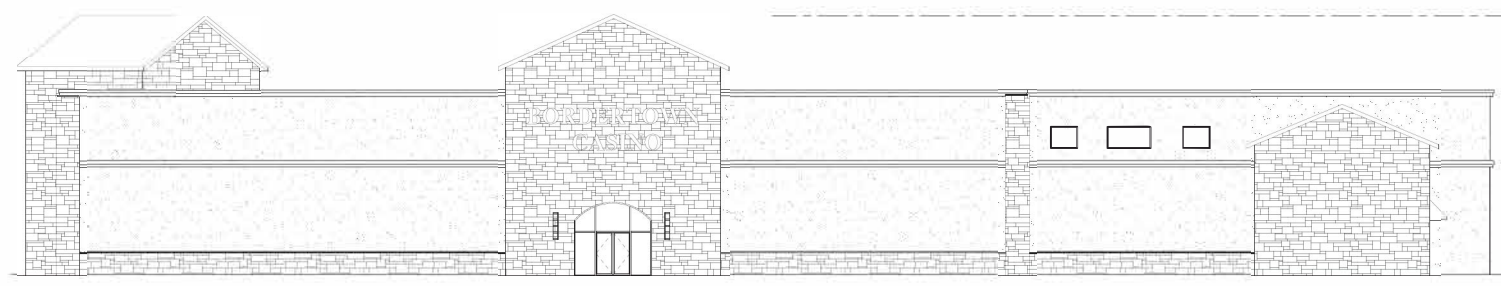


DATE  
 April 7, 2023  
 SHEET  
**A6.3**



- TO ROOF 47'-2"
- HIGH PARAPET 33'-0"
- HIGH ROOF 29'-0"
- LOW PARAPET 30'-0"
- 2ND FLOOR 18'-0"
- LOW ROOF 16'-0"
- B.O. OVER HANG 12'-0"
- TO STONE WAINSCOT 4'-0"
- 1ST FLOOR 0'-0"

**3 EXTERIOR ELEVATION - WEST**  
 SCALE: 3/32"=1'-0"



- TO ROOF 47'-2"
- HIGH PARAPET 33'-0"
- HIGH ROOF 29'-0"
- LOW PARAPET 20'-0"
- 2ND FLOOR 18'-0"
- LOW ROOF 16'-0"
- B.O. OVER HANG 12'-0"
- TO STONE WAINSCOT 4'-0"
- 1ST FLOOR 0'-0"

**4 EXTERIOR ELEVATION - NORTH**  
 SCALE: 3/32"=1'-0"

**SIGNAGE**

BUILDING FRONTAGE: 168'  
 ALLOWED SIGNAGE: 420 SF, 4 TOTAL BUILDING SIGNS

PROPOSED SIGNAGE: 3 TOTAL  
 - FRONT ENTRANCE: 240 SF  
 - BACKSIDE ENTRANCE: 144 SF  
 - RESTAURANT ENTRANCE: 36 SF

PROPOSED SIGNAGE WILL ADHERE TO ALL REQUIRED CODE REQUIREMENTS INCLUDING ILLUMINATION, SIZE, TYPE, LOCATION ETC.

Revisions	
△	Revision

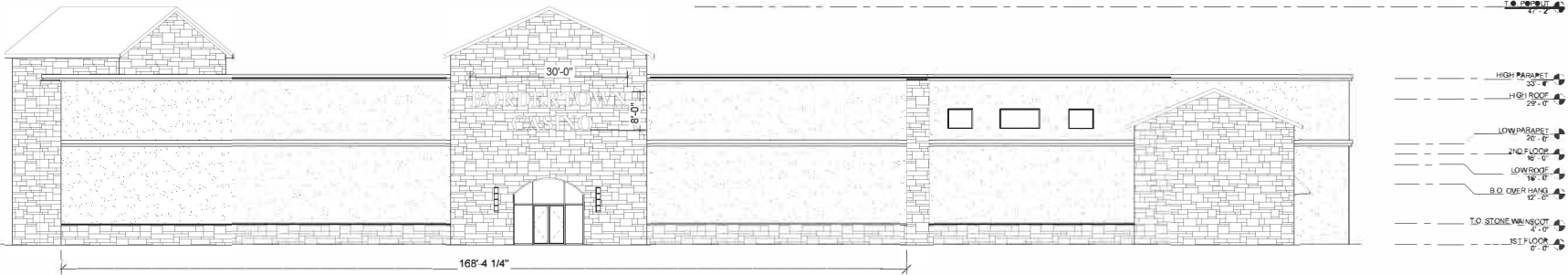
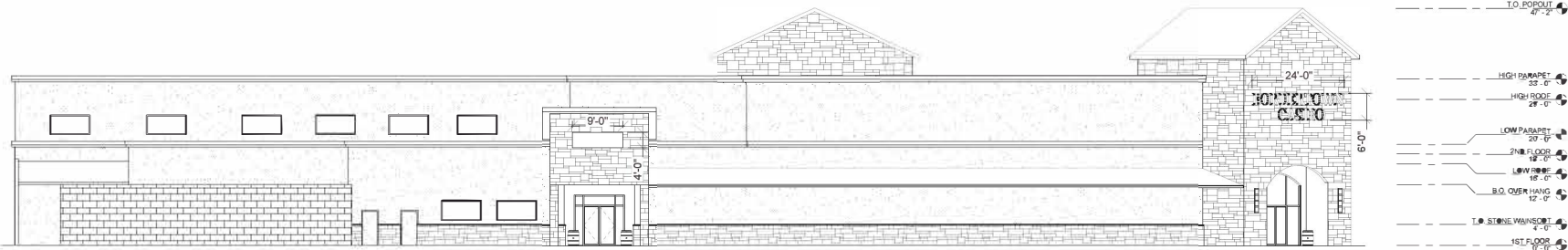


PROJECT NAME:  
**Bordertown Casino Expansion**  
 19575 US-395  
 Reno, NV 89508

DRAWING TITLE:  
**Signage Plan**  
 Phase 1 + Phase 2



DATE:  
**APRIL 7, 2023**  
 DRAWN:  
**A7.0**





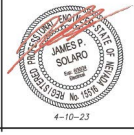












LIGHTING FIXTURE SCHEDULE			
LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE FINISH, BALLASTS, MOUNTING EQUIPMENT, FITTINGS AND LAMP'S AS REQUIRED BY THE SPECIFICATIONS AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION. THIS IS NOT A STANDARD SCHEDULE AND FIXTURES MUST INCORPORATE ALL WORK INDICATED OR IMPLIED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS.			
TYPE	SYMBOL	SKETCH	DESCRIPTION AND MANUFACTURER
SY	(S)		EXISTING HID, SINGLE HEAD METAL HALIDE WITH TYPE 2 OPTICS MOUNTED ON A 25"-0" TALL, 4" SQUARE STEEL POLE, DARK BRONZE FINISH. MOUNTING HEIGHT: 27'-6" LAMP: (1) 400W PSMH VOLTAGE: 208V MANUFACTURER: AME-2-12-400MH-(2)208-80A18-BZ SUBSTITUTIONS: ○ OR EQUAL ● SUBJECT TO REVIEW ○ NO EQUAL
SY	(S)		EXISTING HID, TWIN HEAD METAL HALIDE WITH TYPE 2 OPTICS MOUNTED ON A 25"-0" TALL, 4" SQUARE STEEL POLE, DARK BRONZE FINISH. MOUNTING HEIGHT: 27'-6" LAMP: (1) 400W PSMH VOLTAGE: 208V MANUFACTURER: VISIONARE: AME-2-12-400MH-(2)208-80A10-BZ SUBSTITUTIONS: ○ OR EQUAL ● SUBJECT TO REVIEW ○ NO EQUAL

### American HID

Project Name: \_\_\_\_\_ Catalog Number: \_\_\_\_\_ Type

Fixture	A	B	C	Max. Width	Min. Depth
AME-1	14"	14"	10"	2"	175 W
AME-2	19"	19"	12"	2"	400 W
AME-3	29"	23"	13"	2"	1000 W
AME-4	23"	23"	15"	2"	1000 W

The American HID fixture features the most advanced HID technology available today. Vision is a patented, multi-spectrum reflector system called "Vision". The use of special lamps and light-colored coatings in Dark-Sky compliant fixtures will promote energy efficiency and reduce glare. Vision's reflector system uses 90% reflective aluminum to maximize light output and reduce heat.

AMERICAN HID LIGHTING SYSTEMS  
16857 Double R Blvd. Ste. 100  
Reno, NV 89521  
P: 775.822.2337  
F: 775.822.2322

### American (H)

Lighting fixture catalog numbers are series type only. Provide finish, ballasts, mounting equipment, fittings and lamps as required by the specifications and project conditions for a complete installation. This is not a standard schedule and fixtures must incorporate all work indicated or implied throughout the drawings and specifications.

**Housing**

- All housings are manufactured using technologically advanced computerized numerical control (CNC) machinery. Precision stamped and formed from one-piece, corrosion-resistant aluminum, with bonded exterior finish.
- The computerized CNC machinery enables all American housings to be constructed quickly, efficiently and adhering to exacting ISO 9002 standards. All external hardware is stainless steel.

**Lens and Door Assembly**

- Removable lens door assembly is CNC precision, stamped and formed from one-piece, corrosion-resistant aluminum with cast-in stainless steel fasteners.
- The standard lens is a clear, tempered flat glass, secured by galvanized lens retainers, and sealed with silicone gasketing to provide complete weather and insect protection.
- An optional convex glass lens is available when required for AME-2, convex lens is standard on AME-3.

**Vision™ Optical System**

- Features a precision CNC cut and bent, multi-spectrum, segmented, highly efficient, 95% reflective aluminum. Available in five distribution patterns.
- TAA automotive reflector is field rotatable.
- Tool-less reflector entry.

**Quality-Guard™ Finish**

- The finish is "Quality-Guard" finished, chemically pretreated through a multiple-stage washer, electrostatically applied, thermally cured polyester powder coat finish, with a minimum of 3.5 mils of maximum thickness. Finish is oven-baked at 400°F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for two (2) years.

**AMERICAN BOLL-O-N ARM CURVE**

**AMERICAN CAST WALL CURVE**

**AMERICAN SPIDER MOUNT CURVE**

**EPA Data**

Fixture with Arm	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"
AME-1	1.4	2.6	2.8	3.9	5.3	4.5	1.7
AME-2	2.5	4.0	4.4	6.0	8.1	7.1	2.9
AME-3	5.5	9.2	9.2	12.9	17.4	15.3	5.7
AME-4	3.4	6.2	6.8	9.2	7.6	10.9	3.9

16857 Double R Blvd. Ste. 100 Reno, NV 89521 P: 775.822.2337 F: 775.822.2322 www.jpe.com

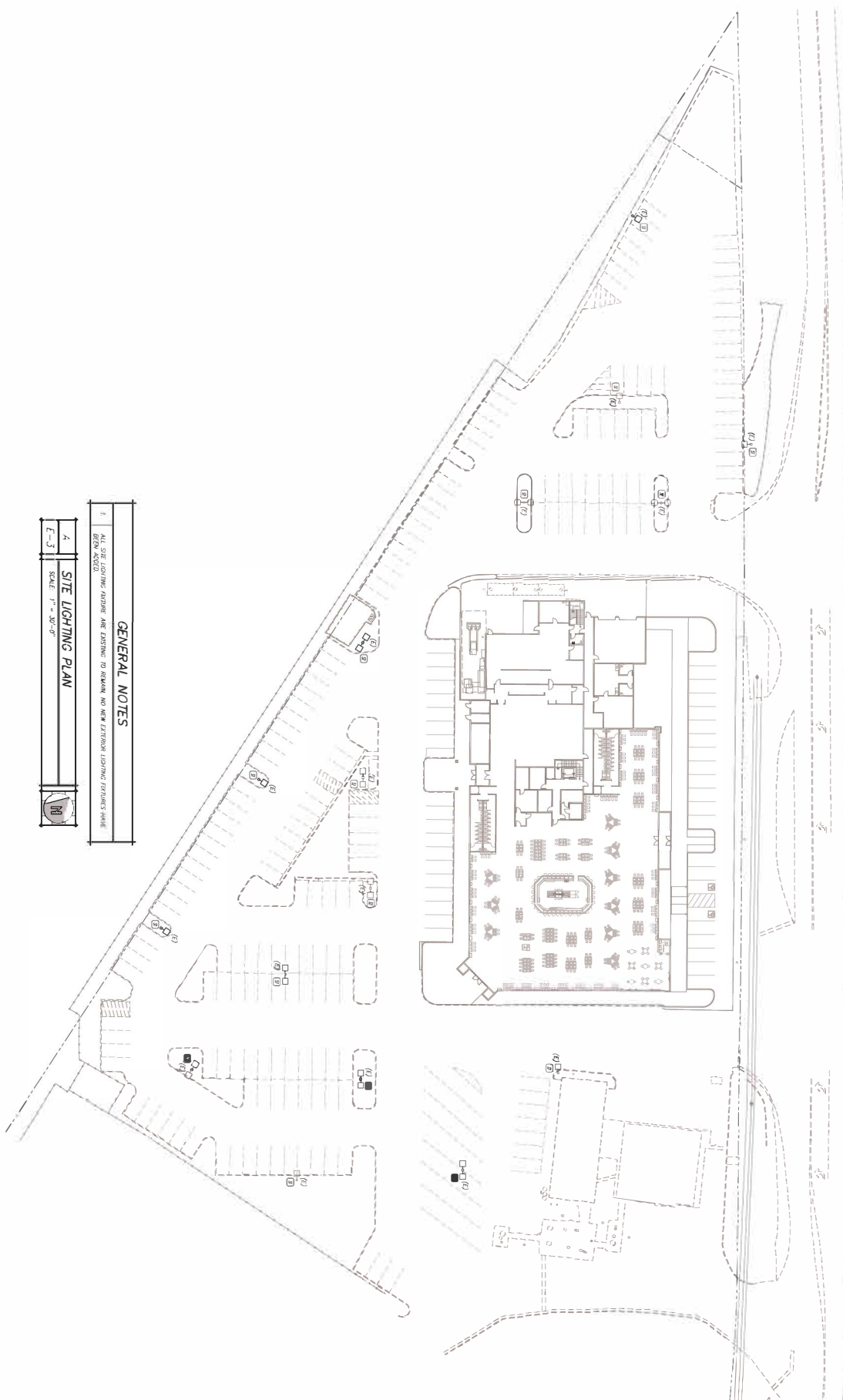
SPECIAL USE PERMIT  
BORDERTOWN CASINO  
WASHOE COUNTY, NEVADA

REVISIONS

NO.	DESCRIPTION

SHEET TITLE  
SYMBOL LIST AND SPECIFICATIONS

DATE: 10 APRIL 2013  
JOB NUMBER: 130000  
DIT: 1/13/13



**GENERAL NOTES**

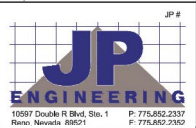
1. ALL SITE LIGHTING FIXTURES ARE EXISTING TO REMAIN. NO NEW EXTERIOR LIGHTING FIXTURES HAVE BEEN ADDED.

**A** SITE LIGHTING PLAN

**E-3** SCALE: 1" = 30'-0"

**WSUP23-0014**  
**EXHIBIT E**

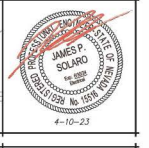
SPECIAL USE PERMIT  
**BORDERTOWN CASINO**  
WASHOE COUNTY, NEVADA



REVISIONS	
SHEET TITLE	SITE LIGHTING PLAN
DATE	07/22/2023
BY	JP
CHECKED	JP
DATE	07/22/2023
PROJECT	WASHOE COUNTY, NEVADA

**E-3**

**44**



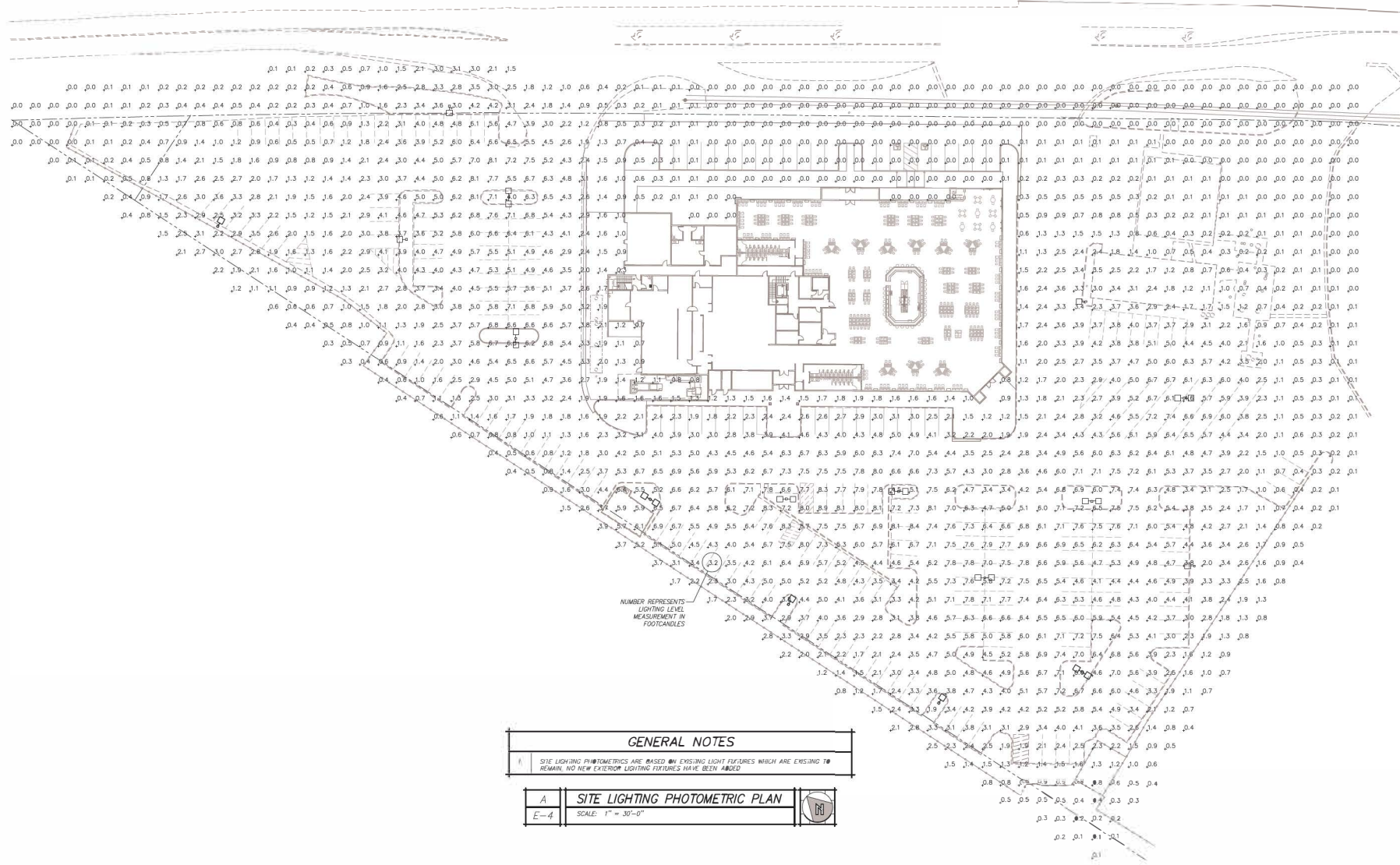
SPECIAL USE PERMIT  
**BORDERTOWN CASINO**  
 WASHOE COUNTY, NEVADA

REVISIONS

**SHEET TITLE**  
 SITE LIGHTING  
 PHOTOMETRIC PLAN

DATE:	04/11/23
DRAWN BY:	JES
CHECKED BY:	JES
DATE:	10 APRIL 2023
JOB NUMBER:	SP #2202
DWG APPROVED:	

**E-4**



GENERAL NOTES	
1. SITE LIGHTING PHOTOMETRICS ARE BASED ON EXISTING LIGHT FIXTURES WHICH ARE EXISTING TO REMAIN. NO NEW EXTERIOR LIGHTING FIXTURES HAVE BEEN ADDED.	
<b>A</b> <b>E-4</b>	<b>SITE LIGHTING PHOTOMETRIC PLAN</b> SCALE: 1" = 30'-0"