

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 29, 2008

FILE NO: SUP-09-054

AGENDA ITEM: H-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow the continued use of an off-premises double faced advertising (billboard) sign with an overall height of 24.75 feet, with dimensions of 12 feet by 24 feet or 288 square feet on property zoned General Industrial.

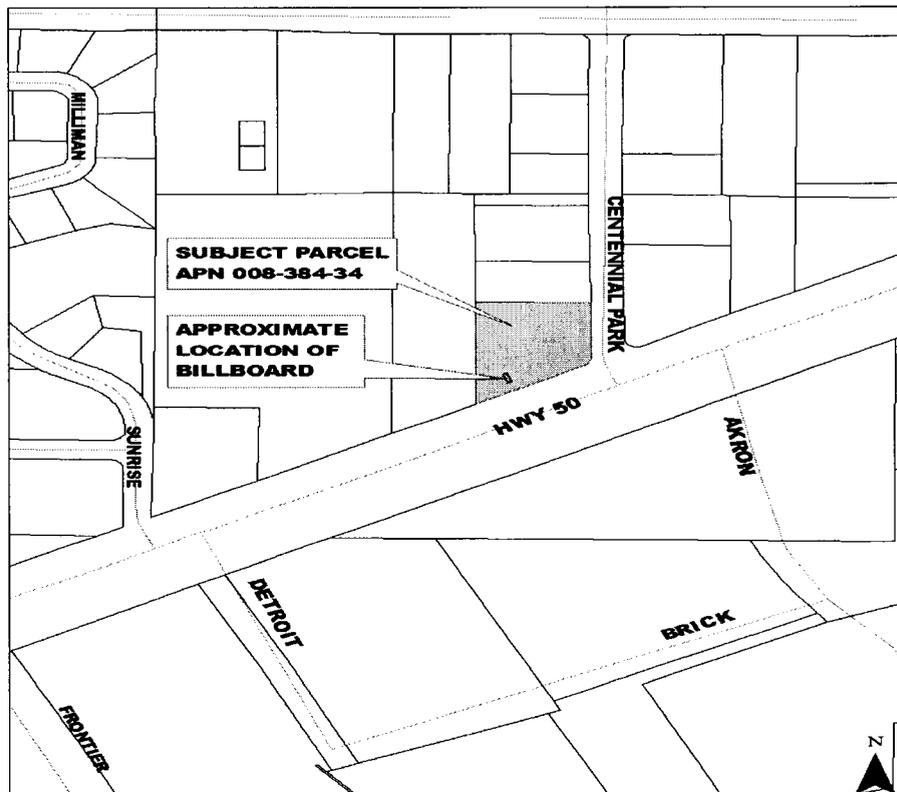
APPLICANT: Daniel Schulte, Young Electric Sign Company

OWNER: Paul and Yolanda Fischer

LOCATION: 5354 Hwy 50 East

APN: 008-384-34

RECOMMENDED MOTION: "I move to approve SUP-09-054, a Special Use Permit request from Daniel Schulte, Young Electric Sign Company, to allow the continued use of a double faced 24.75 feet high, 12 feet by 24 feet or 288 square feet off-premises (billboard) sign, on property zoned General Industrial (GI), located at 5354 Hwy 50 East, Assessor's Parcel Number 008-384-34 based on findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
2. Carson City business license fees shall be paid for the billboard prior to placement of advertisement copy on the structure.
3. The maximum permitted sign height is 28 feet in height from adjacent street elevation.
4. Any proposed lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details ("cut sheets") must be provided with the building permit application if lighting is proposed.
5. The sign support structure must be mono-pole in design, as shown on the plans approved with this application, and must be painted an earth-tone color as approved by the Planning Division. Proposed color samples for the pole must be submitted with the building permit application for review and approval by the Planning Division.

The following conditions are applicable throughout the life of the billboard:

6. Without further notice, the subject special use permit shall expire on July 29, 2014, unless a new special use permit to continue the use of the off-premise sign is acquired by that date. It is the applicant's responsibility to submit a complete special use permit application in sufficient time to be scheduled for review prior to the expiration date.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Mixed Use Commercial (MU-C)
ZONING: General Industrial (GI)

KEY ISSUES: Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a special use permit? Is the proposed billboard still compatible with surrounding properties? Has the existing billboard caused material damage to surrounding properties in the past five years?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Industrial (GI) - Industrial Shops
SOUTH: General Industrial (GI) - Vacant

EAST: General Industrial (GI) – RV Sales
WEST: General Industrial (GI) – Industrial Shops

SITE HISTORY

1. The original placement of this billboard has not changed.
2. On July 28, 2004 the Planning Commission approved the request to place a new billboard at this location.
3. This billboard is in compliance with the current billboard ordinance.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: One acre
2. EXISTING PRIMARY USE: Automobile repair facility
3. HEIGHT: Is 24.75 above base ground. The height above street elevation is 27.45 feet. The maximum allowed height for signs is 28 feet from street elevation for new signs and from existing grade for existing signs. This billboard height is in compliance.
4. AREA: 288 square feet (400 square feet allowed)
5. NUMBER OF FACES: Two
6. LIGHTING: The billboard has existing lighting. Documentation was submitted showing Holophane Panel-Vue lighting for outdoor advertising. These are acceptable fixtures.

DISCUSSION: The subject parcel is located on the east side of Highway 50 East at the southwest corner of Centennial Park and US Highway 50 East. An existing automotive sales and services business is located on the parcel. The billboard is located on the southwest portion of the parcel, approximately 25 feet from the front/south property boundary and approximately 65 feet from the side/west property boundary. The billboard has been at this location for five years. No known complaints or concerns have been registered regarding the location or existence of the billboard.

The following is a review of the subject billboard with regard to the specific standards of Division 4 8.3:

4.8.3 – Billboard Requirements

- a. Special Use Permit Required — Approval of a special use permit is required for a billboard. — The current and valid special use permit will expire on July 28, 20009 if a renewal has not been approved.
- b. Permitted Streets — Billboards are permitted along US Highway 50 between Lyon County and US Highway 395 (Carson Street). This sign is located on U S Hwy 50.
- c. Height — The maximum permitted sign height is 28 feet from the adjacent “permitted street” elevation —The existing sign is 24.75 feet above base ground and is 27.45 feet above the edge of roadway pavement. The roadway elevation is higher than the adjacent ground. As an existing billboard under review, the height is in compliance.
- d. Number of Sign Faces — One sign face per side (single or double-faced sign) is permitted — The subject billboard has double sign face.

- e. Zoning of the Site — New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts — The subject site is located within the General Industrial zoning district. This site is in compliance for zoning. **However, existing billboards that are being renewed are not required to meet this requirement.**
- f. Spacing Distance — Billboards may not be located within 1,000 feet of each other — The nearest approved billboard is located approximately 1,800 feet to the east. The proposal, therefore, does comply with this standard. **However, existing billboards that are being renewed are not required to meet this requirement.**
- g. Area of Sign — The maximum permitted sign area for billboards is 400 square feet per side — The billboard measures 12 feet by 24 feet (288 square feet) and is in compliance.
- h. Separation from Certain Uses and Zoning — A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential district — In this case, the billboard is not closer than 300 feet to such zoned property. The proposal, therefore, does comply with this standard. **However, existing billboards that are being renewed are not required to meet this requirement.**
- i. Downtown Redevelopment area — A billboard sign may not be within 1000 feet of a redevelopment area — The proposed location is greater than 1,000 feet of the nearest redevelopment area boundary and in compliance with this standard. The proposal, therefore, does not comply with this standard. **However, existing billboards that are being renewed are not required to meet this requirement.**
- j. Prohibited Supporting Structures — A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign — The billboard is in compliance with this standard.
- k. Prohibited Characteristics and Materials — Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may external lighting glare onto adjacent properties or rights-of-way — The billboard is in compliance with this standard.

PUBLIC COMMENTS: Public notices were mailed on July 10, 2009 to 30 adjacent property owners within 675 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, no letters in support or opposition to this proposed have been submitted to staff from a property owner in the vicinity. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

CITY DEPARTMENT / OUTSIDE AGENCY COMMENTS: The following comments were received from City departments.

BUILDING DIVISION COMMENTS:

- Does not object to the continuation of the billboard in this location.

FIRE DEPARTMENT COMMENTS:

- No concerns with the applicant's request.

ENGINEERING DIVISION COMMENTS:

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

HEALTH DEPARTMENT COMMENTS:

- No comments at this time.

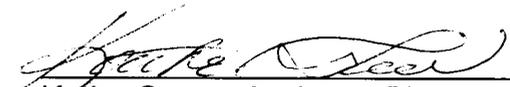
PARKS AND RECREATION:

- No comments at this time.

FINDINGS: Pursuant to CCMC 18.02.080 (Special Use Permits), this application is reviewed with reference to the required findings found on the attached document entitled "*Billboard Special Use Permit Renewals SUP-08-014 through 023*" and as written for the record in the applicant's justification letter. The extension of time, if approved, would be for five years, until July 29, 2014.

Respectfully submitted,

DEVELOPMENT SERVICES, PLANNING DIVISION


Kathe Green, Assistant Planner

Attachments:

Application SUP-09-054
Building Division comments
Engineering Division comments
Fire Department comments
Heath Department comments



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

TO: Planning Commission
FROM: Planning Division
DATE: March 26, 2008
SUBJECT: **Billboard Special Use Permit Renewals – SUP-08-014 through -023**

Attached to this memo are Special Use Permit renewals from various applicants and property owners to allow existing billboards throughout Carson City to continue to be used. This memo is intended to summarize the issues and regulations that apply to each application per the Carson City Municipal Code (CCMC) and Development Standards (CCDS). This memo is not duplicated with each individual staff report but applies to each billboard renewal application.

In 1988, Carson City adopted an off-premise sign (billboard) ordinance that limited the duration of Special Use Permit approval for such signs to five years (currently in CCDS 4.8.3.a). A new Special Use Permit is required in order to continue the use of the billboard after the five years has expired. CCDS 4.8.4(e) states:

... Special Use Permits for the continuance of a nonconforming sign are subject to denial or approval in accordance with the requirements for new signs as set forth in Section 4.8.3.

This was intended to bring the existing billboards into conformance with the new standards for maximum height, maximum sign area, and other requirements. However, the Development Standards provide for exceptions for existing signs in meeting all the requirements for new signs. CCDS 4.8.4(g) states:

A Special Use Permit for continuance of a nonconforming sign may not be denied on account of a sign failing to comply with the following requirements:

- (1) The spacing distance specified in Section 4.8.3(f). [1,000 feet between billboards.]*
- (2) The setback distance from certain zoning areas and uses specified in Sections 4.8.3(h) and (i). [300 feet from property zoned Agriculture, Conservation Reserve or Residential, and 1,000 feet from the redevelopment project area, respectively.]*

PLANNING DIVISION • 2621 Northgate Lane, Suite 62 • Carson City, Nevada 89706
Phone: (775) 887-2180 Fax: (775) 887-2278 E-mail: plandiv@ci.carson-city.nv.us



(3) The zoning requirement in Section 4.8.3(e). [Billboards may only be located within the General Commercial or General Industrial zoning districts.]

Under prior reviews and approvals for the existing billboards currently under review, all billboards within Carson City have been brought into compliance with the provisions of the billboard ordinance.

Attached to this memo is a copy of the sign ordinance sections pertaining to billboards. Included within each staff report is a brief summary and description of each billboard, with a recommended motion for approval based on the required findings and subject to the conditions of approval noted below. Pursuant to CCDS 4.8.3(a), these Special Use Permit approvals shall expire in five years.

Staff recommends the following conditions of approval for each of the Special Use Permits for continuance of existing billboards.

RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the site development plan approved with the Special Use Permit and Carson City Municipal Code and Development Standards.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
4. This approval is for the continued use of the existing off-premise sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off-premise signs, with the approval of a new Special Use Permit.
5. Without further notice, the subject Special Use Permit shall expire on March 31, 2013, unless a new Special Use Permit to continue the use of the off-premise sign is acquired by that date. It is the applicant's responsibility to submit a complete Special Use Permit application in sufficient time to be scheduled for review prior to the expiration date.
6. Business license fees for the billboard shall be paid and kept current at all times.
7. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code.
8. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of a business license and Special Use Permit.

FINDINGS: Staff's recommendations of approval are made subject to the above conditions of approval and based on the following findings as required by Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits).

1. The project will be consistent with the master plan elements. The continued use of the billboard is consistent with Guiding Principle 5, A Strong, Diversified Economic Base, Goal 5.2, to promote expansion of the retail service base, and Goal 5.4, to promote tourism activities and amenities, in that it will provide for advertising of businesses and tourism facilities in and around Carson City.
2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The continued use of the billboard meets this finding in that it is existing, is located in a commercial area, and will have no negative economic impact to the surrounding commercial properties. The sign generates no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.
3. The project will have little or no detrimental effect on vehicular or pedestrian traffic. No additional vehicular and pedestrian traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.
4. The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements. The existing sign will not require the extension or expansion of any public services and facilities and services.
5. The project meets the definition and specific standards set forth in Title 18 for billboards. The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.
6. The project will not be detrimental to the public health, safety, convenience and welfare. The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, and will cause no adverse impacts to surrounding properties.
7. The project will not result in material damage or prejudice to other property in the vicinity. The existing sign is located in a commercial or industrial area that is developed with other commercial or industrial uses. Therefore, the continued use of the sign will not result in material damage or prejudice to other property in the vicinity.

If you have any questions regarding these Special Use Permit applications for the continuance of existing billboards, please contact Lee Plemel, Planning Director, at (775) 887-2180.

**DEVELOPMENT
SERVICES
DEPARTMENT**

ADMINISTRATION

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**BUILDING and
SAFETY DIVISION
PERMIT CENTER**

2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

CAPITAL PROJECTS

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

ENGINEERING DIVISION

2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

FLEET SERVICES

3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

PLANNING DIVISION

2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

PUBLIC WORKS OPERATIONS

(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

TRANSPORTATION

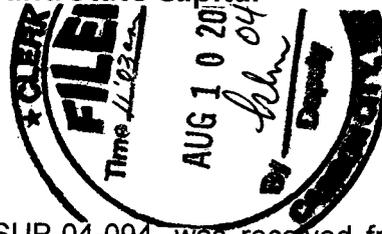
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CARSON CITY NEVADA

Consolidated Municipality and State Capital



**PLANNING COMMISSION
July 28, 2004
NOTICE OF DECISION**



A request for a Special Use Permit, SUP-04-094, was received from Engley Diversified dba Gotcha Covered Media (property owner: Paul and Yolanda Fischer) to construct a billboard, on property zoned General Industrial (GI), located at 5354 Highway 50 East, APN 008-384-34, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on July 28, 2004, in conformance with City and State legal requirements, and approved SUP-04-094 based on the findings contained in the staff report and subject to 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 for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
2. The applicant shall obtain a building permit from the Carson City Building and Safety Department for the proposed sign structure prior to installation.
3. All development shall be substantially in accordance with the site development plan approved with this application, except as otherwise modified by these conditions of approval.
4. All on- and off-site improvements shall conform to City standards and requirements.
5. The use for which this permit is approved shall commence (obtain and maintain a valid building permit to complete the project) within twelve months of the date of final approval. A single, one-year extension of time must be requested in writing to the Planning Commission 30 days prior to the one year expiration date. Only the Planning Commission may grant a one-year extension. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.
6. Carson City business license fees shall be paid for the billboard prior to placement of advertisement copy on the structure.
7. The applicant shall apply for and obtain a sign permit from the

Nevada Department of Transportation. The billboard installation must comply with all applicable state laws and policies.

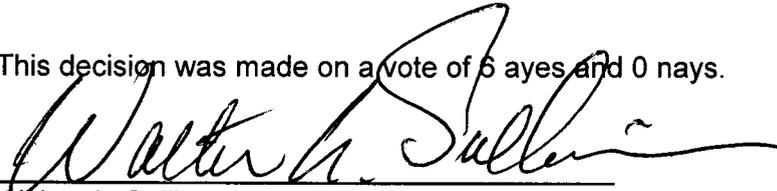
The following must be shown, included, or submitted with a building permit or site improvement permit application:

8. The sign shall maintain proper separation from above and below ground utilities.
9. The sign cannot be located within any utility or access easement.
10. The sign cannot impede vehicle sight distance.
11. The maximum permitted sign height is 28 feet in height from adjacent street elevation.
12. Any proposed lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details ("cut sheets") must be provided with the building permit application if lighting is proposed.
13. The sign support structure must be mono-pole in design, as shown on the plans approved with this application, and must be painted an earth-tone color as approved by the Planning Division. Proposed color samples for the pole must be submitted with the building permit application for review and approval by the Planning Division.

The following conditions are applicable throughout the life of the billboard:

14. Without further notice, the subject special use permit shall expire on July 28, 2009, unless a new special use permit to continue the use of the off-premise sign is acquired by that date. It is the applicant's responsibility to submit a complete special use permit application in sufficient time to be scheduled for review prior to the expiration date.

This decision was made on a vote of 6 ayes and 0 nays.


Walter A. Sullivan
Planning and Community Development Director

WAS/js

Mailed: 8/10/04 By: RMT

**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 and Community Development Department
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 FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

RECEIVED

JUL 17 2009

CARSON CITY
PLANNING DIVISION

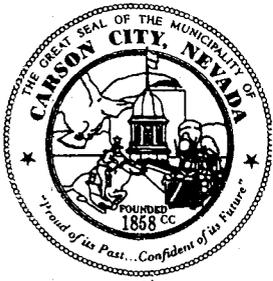
MEMORANDUM

To: Kathe Green, Assistant Planner

From: Duane Lemons, Fire Inspector II

Re: SUP 09-054, & SUP 09-055

The fire department has no concerns regarding the above-mentioned projects.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM



TO: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

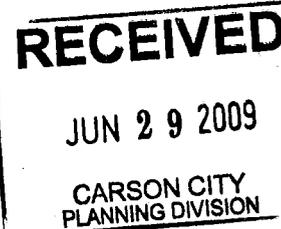
FROM: Roger Moellendorf, Parks and Recreation Director *RM*

DATE: July 9, 2009

SUBJECT: Parks and Recreation Department's comments for the Wednesday, July 29, 2009
Planning Commission meeting.

SUP-09-054	No Comments
SUP-09-055	No Comments
ZCA-09-056	No Comments
ZCA-09-057	No Comments
SUP-04-090a	No Comments

From: Teresa Hayes
To: MPR Committee
Date: 6/29/2009 9:30 am
Subject: Planning Commission for July 29



SUP 09-054

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.

SUP 09-055

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.

Teresa Hayes, R.E.H.S.
Environmental Health Specialist II
Carson City Health and Human Services
900 E. Long St
Carson City, NV 89706
Phone: (775) 887-2190 ext 30227
Fax: (775) 887-2248

P Go Green: Please do not print this e-mail unless you really need to!

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File # (Ex: MPR #07-111)	<i>SUP 09-054</i>
Brief Description	<i>Renewal of SUP for outdoor billboard sign</i>
Project Address or APN	<i>5354 HWY 50 E</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>July 13, 2009</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

The Carson City Building Division does not object to the continuation of the billboard in this location.

From: Rory Hogen
To: Kathe Green
Date: 7/17/2009 9:07 am
Subject: Fwd: SUP 09-055 Frontier Mall outdoor merchandise exhibits
Attachments: SUP 09-055 Frontier Mall outdoor merchandise exhibits

Kethe - below are my comments for 09-055. SUP 09-054 is OK. I have no comments on that.

RECEIVED

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

CCMC 18.02

ORIGINAL

JUN 17 2009

SPECIAL USE PERMIT

CARSON CITY
PLANNING DIVISION

FILE # SUP - 09 - SUP 09-054

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

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

PROPERTY OWNER Paul A. Fischer

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies) including:
 - Application Form
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Proposal Questionnaire With Both Questions and Answers Given
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date (1 copy)
 - Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP

5354 Hwy 50 East

PHONE #

775-885-7977 775-885-0722

FAX #

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT YESCO OUTDOOR MEDIA
775 E. Glendale Ave Sparks NV 89421

MAILING ADDRESS, CITY, STATE ZIP

775-359-3131 775-359-8738

PHONE #

dschulte@yesco.com

FAX #

E-MAIL ADDRESS

Submission Deadline: See attached PC application submittal schedule.

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

Project's Assessor Parcel Number(s):

008-384-34

Street Address

5354 Hwy 50 E, Carson City NV 89701

ZIP Code

Project's Master Plan Designation

SUP- Billboard Renewal

Project's Current Zoning

GI

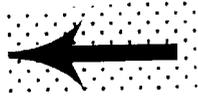
Nearest Major Cross Street(s)

Centennial

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division 4.8.3, Section _____, a request to allow as a conditional use is as follows:

Renewal of a special use permit for an existing conforming billboard

PROPERTY OWNER'S AFFIDAVIT



ORIGINAL

I, Paul Fischer, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature Paul Fischer

Address 5354 Hwy 50 East Carson City NV 89701

Date JUNE 10 2009

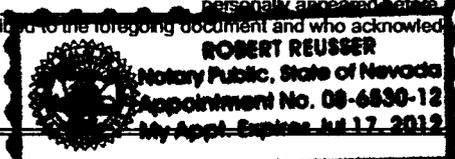
Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY _____

On June 10th, 2009, Paul Fischer

personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Signature Robert Reusser
Notary Public



NOTE: If your project is located within the historic district, airport area, or development area, you must also submit a request to the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Daniel Schulte, Yucca Outdoor Media 6-17-09
Business Development Director Date

Applicant

General Review of Permits

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

Goal 1:

Advocate land use patterns which create vitality, diversity and compatibility.

Policy 1.2 Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

>The existing sign meets the highway location and development standards set forth in Division 4 Signs of the Carson City Development Standards, section 4.8.3, (1) (a), and would provide advertising product, service and, or local business directional information. (See Exhibit A, Property Site and Area Billboard Map)

Goal 2:

Promote better community design, appearance and recognition of Carson City as identified in the various design guideline ordinances, Visual Preference Survey, Capital City Focus and Downtown Master Plan.

Policy 2.2 Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

>The state of the art single pole advertising sign meets all the structural, size, and color code requirements of Carson City and makes a positive image statement for local business advertisers.

Policy 2.3 Encourage the reduction of visual clutter (signs)

>The existing advertising structure conforms to Carson City's Division 4 Signs Development Standards, Section 4.8.3, with regard to sign height, size, zoning, and spacing regulations that will ultimately cap itself out. It provides a service to the Carson City businesses, enhances the subject property value, and protects the public health, safety and welfare of the general public.

Paul Fischer
5354 Highway 50 East
008-384-34

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

No the existing structure is not detrimental to the immediate vicinity or the general neighborhood.

2A. Describe the general type of land uses and zoning designations adjoining your property.

Paul Fischer's property is surrounded by GI.

2B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighborhood owners. Will the project involve any uses that are not contained within a building?

The existing billboard provides economic savings to Carson City advertisers and is a commercial structure used in a general industrial zone. It does not give off any noise, dust, odors, vibration, fumes, glare, or physical activity, etc. no other uses will be involved in this project.

2C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The existing billboard provides a viable information tool to the community.

2D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area?

Existing billboards will not interfere with the existing traffic.

2E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved?

The existing billboard is an inexpensive and economical way for the businesses of Carson City to communicate products and services

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

Yes

3A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's office?

The existing board does not effect the school district, the student population or the Sheriff's office.

3B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

Drainage will remain unchanged.

3C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is the adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

No water is required for the existing board.

3D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

No sewage is required for the existing board.

3E. What kind of road improvements are proposed or needed to accommodate your project?

No road improvements are needed.

3F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Development Engineering, Regional Transportation, title report, or other sources).

NDOT Permits, certified survey, mapping showing requirement distances.

3G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

Cut sheet details showing type of lighting, shielding and spillage. This sign will have outdoor directional lighting, which will be pointed back towards the sign face. There will not be direct lighting toward any adjacent properties or the highway.

3H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

No landscaping is existing.

3I. Provide a parking plan for your project.

No parking is required.

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name: PAUL FISCHER APN # 008-384.34

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

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

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed Use areas, promote mixed use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (land use table descriptions)?
- If located within an identified Specific Plan Area (SPA) meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

N/A

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)€
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)€
- Promote revitalization of the Downtown core (5.6a)€

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

N/A

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.2b, 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings of the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1c)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

N/A

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

PAUL A. FISCHER
5354 HIGHWAY 50 EAST
APN# 008-384-34

Master Plan Policy Checklist

Chapter 3: A Balanced Land Use Pattern

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.

Is or does the proposed development:

Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?

Yes, sustainable materials were used to construct the existing billboard and were manufactured from galvanized steel, using the most efficient lighting fixtures available to promote energy conservation.

Located in a priority infill development area (1.2a)?

Billboard is not located in a priority infill area, this particular site is located in a general industrial area and is not within 300 feet of any residential development. Quoting Industrial use 1.2 location billboard is not located within 300 feet of residential neighborhoods as sited under (4.83). New billboards and off premise signs allowed subject to requirements; this existing billboard is not within 1000 feet of another off premise billboard and does not exceed 400 square feet and does not exceed light requirement of 28 feet and is not within a 1000 feet of a redevelopment area.

The existing board utilizes and maximizes remaining land to place the billboard on the property to co-exist with the commercial surroundings. The billboard also provides additional income to the landowner and the lighting provides a security measure to safe keep property and provides property owners peace of mind from possible theft and/or vandalism.

Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

Existing billboard does not interfere with existing site feature including mature trees or other character defining features (1.4c).

Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

Existing billboard meets adopted standards (setbacks) for transition between non- residential and residential zoning districts (2.1d). The existing billboard is not within 300 feet of a residential zone and is not within 1000 feet of a redevelopment area. This existing billboard is not within 1000 feet of another off premise billboard.

Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

This existing billboard is outside the primary floodplain and away from geological hazard areas or follows the required setbacks and other mitigation measures (3.3d, e).

Chapter 5: Economic Vitality

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

Encourage the development of regional retail centers (5.2a)?

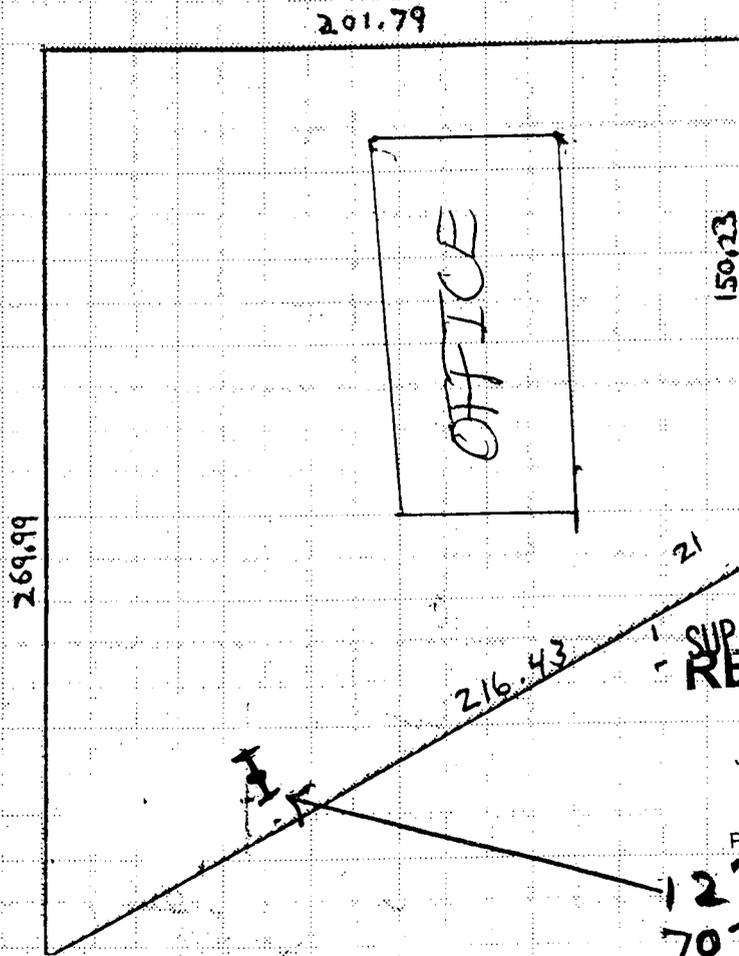
The existing billboard promotes economic vitality both promoting an additional revenue stream for the property owner and providing Carson City businesses the ability to advertise their products and services along this major corridor.

SITE PLAN
5354 Highway 50 East
Tax Parcel # 00838434

Sign to be located on the South West property corner.



Scale 1" = 50'



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JUN 17 2009

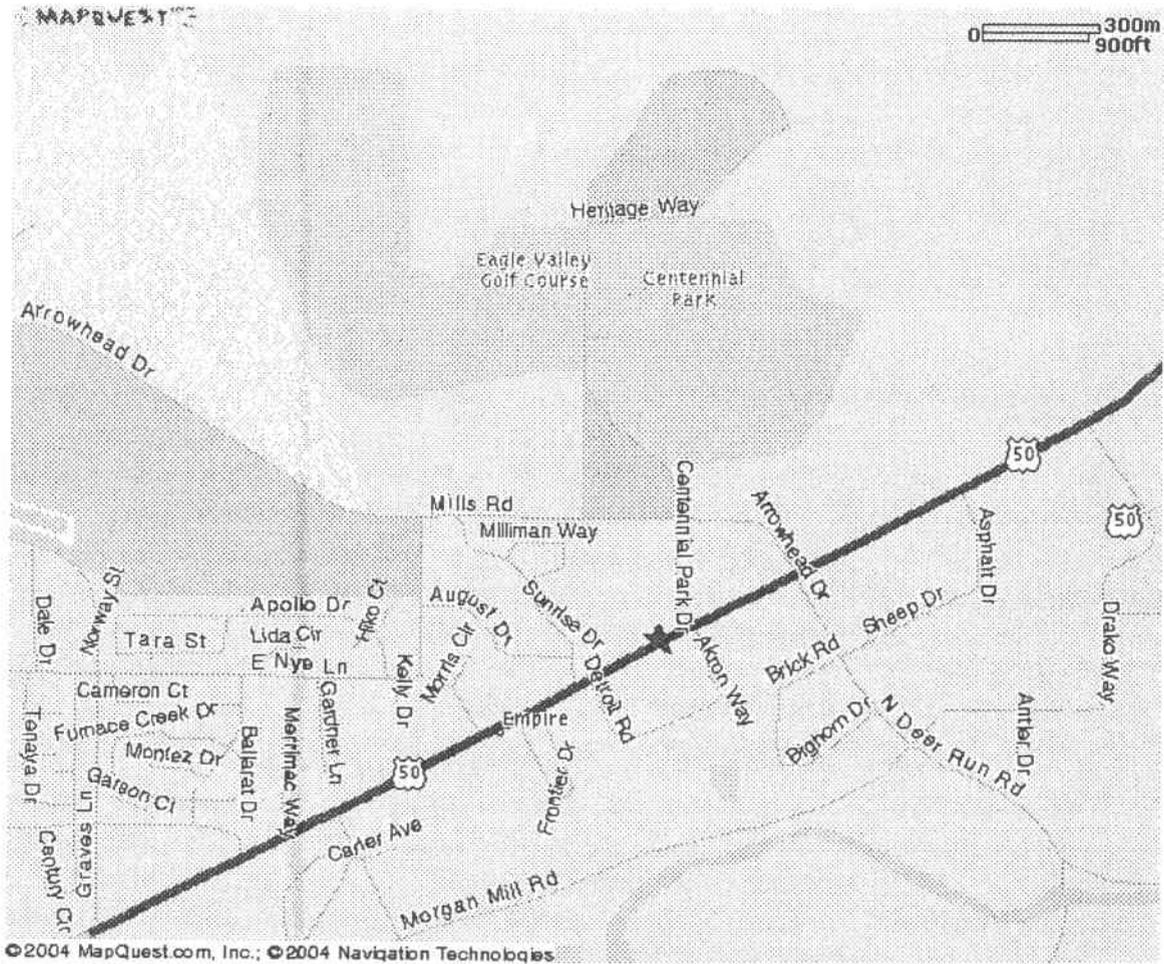
CARSON CITY
PLANNING DIVISION

12' Front side
70' side

Property Owner: Paul A. Fischer
Address: 5354 Highway 50 East
Carson City, Nevada 89701
Applicant: Yesco Outdoor Media
775-359-3131
775 E. Glendale Ave.
Sparks, NV 89431
APN: 008-384-34
Conforming Signage Special Use

3' Grade Allowance
from street
28' overall Height allowed
Less 3' street Grade
= 25' overall Structure Height
From Lot

VICINITY MAP



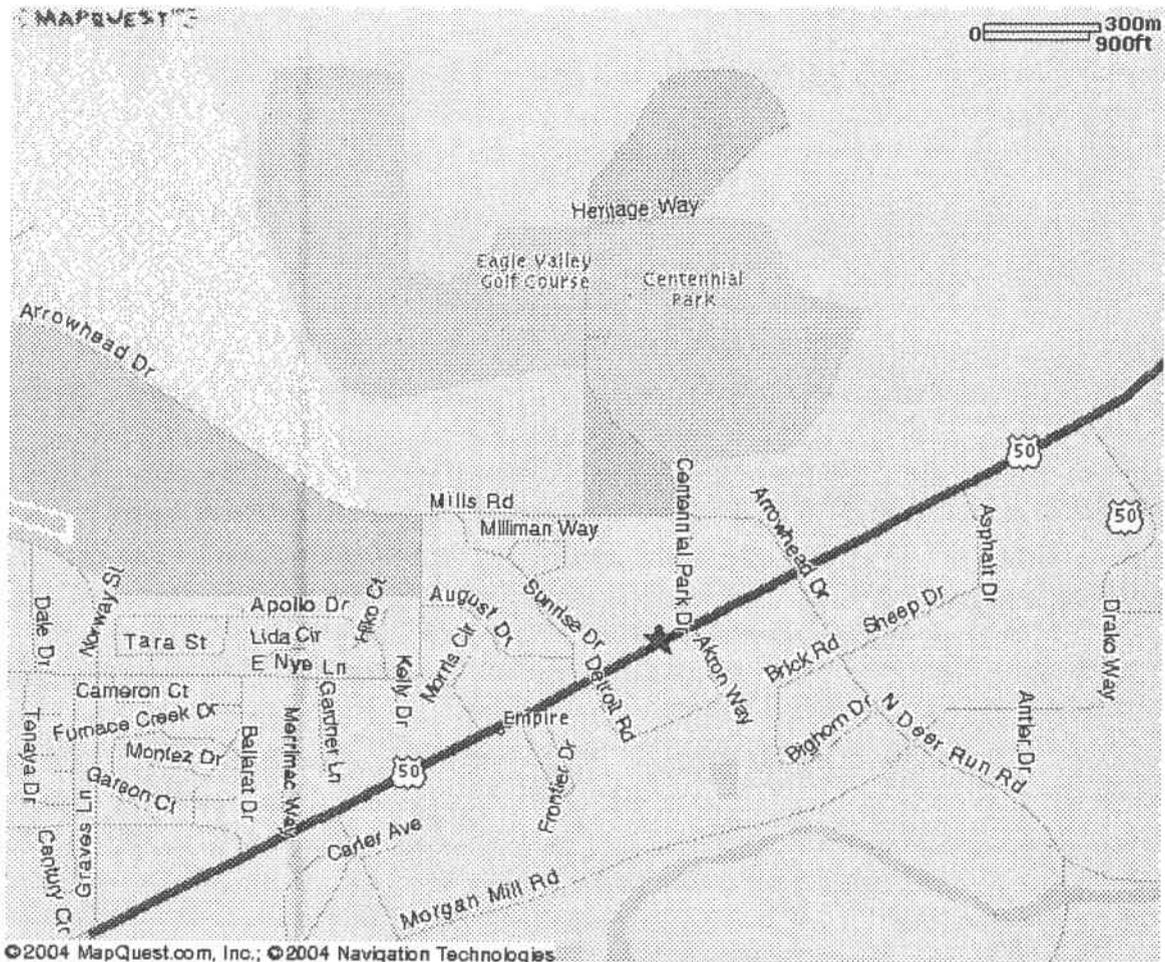
Property Owner: Paul A. Fischer

Address: 5354 Highway 50 East
Carson City, Nevada 89701

Applicant: Yesco Outdoor Media
775-359-3131
775 E. Glendale Ave.
Sparks, NV 89431

APN: 008-384-34
Conforming Signage Special Use

VICINITY MAP



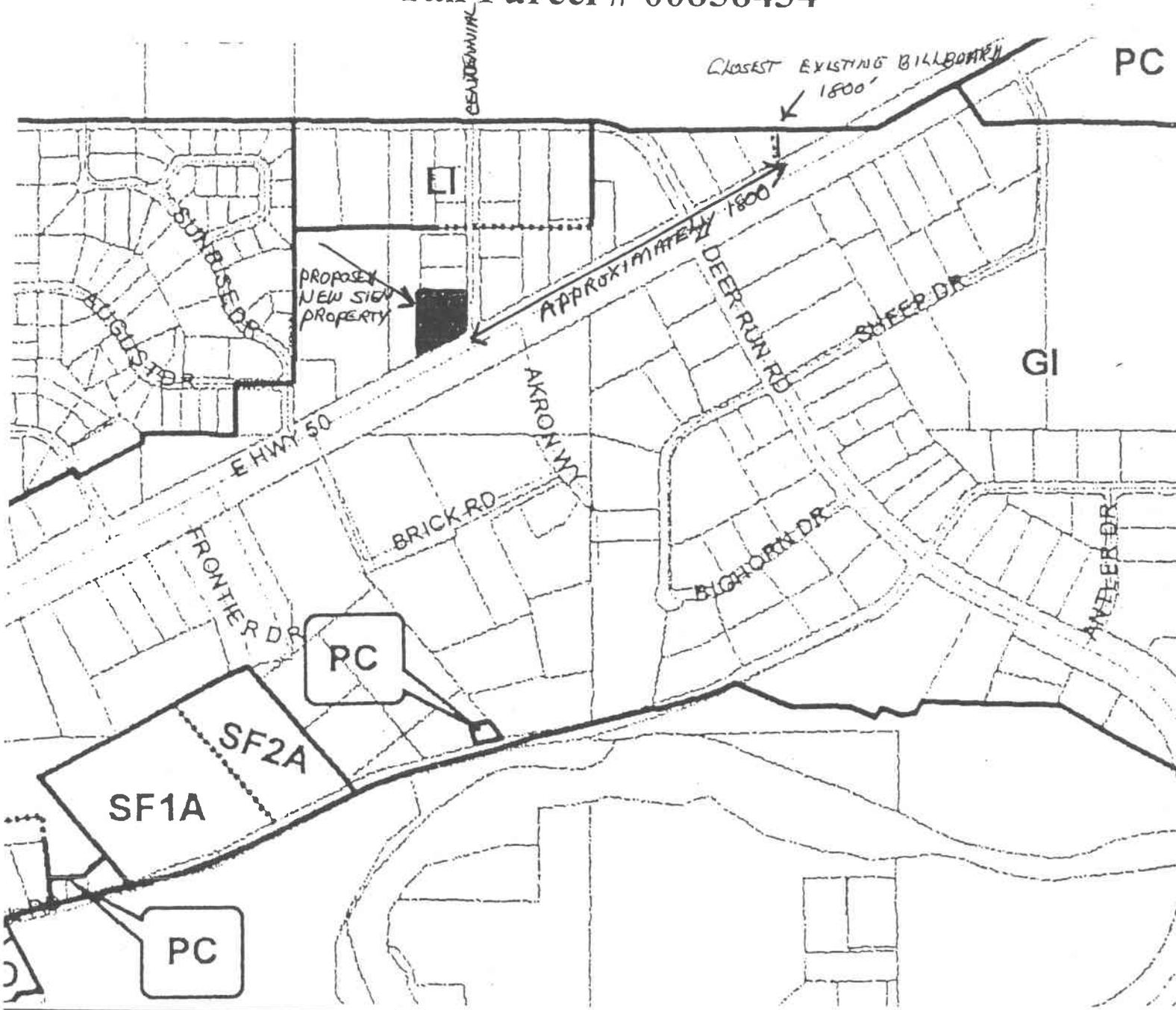
Property Owner: Paul A. Fischer

Address: 5354 Highway 50 East
Carson City, Nevada 89701

Applicant: Yesco Outdoor Media
775-359-3131
775 E. Glendale Ave.
Sparks, NV 89431

APN: 008-384-34
Conforming Signage Special Use

EXHIBIT A
5354 Highway 50 East
Tax Parcel # 00838434



Property Owner: Paul A. Fischer

Address: 5354 Highway 50 East
Carson City, Nevada 89701

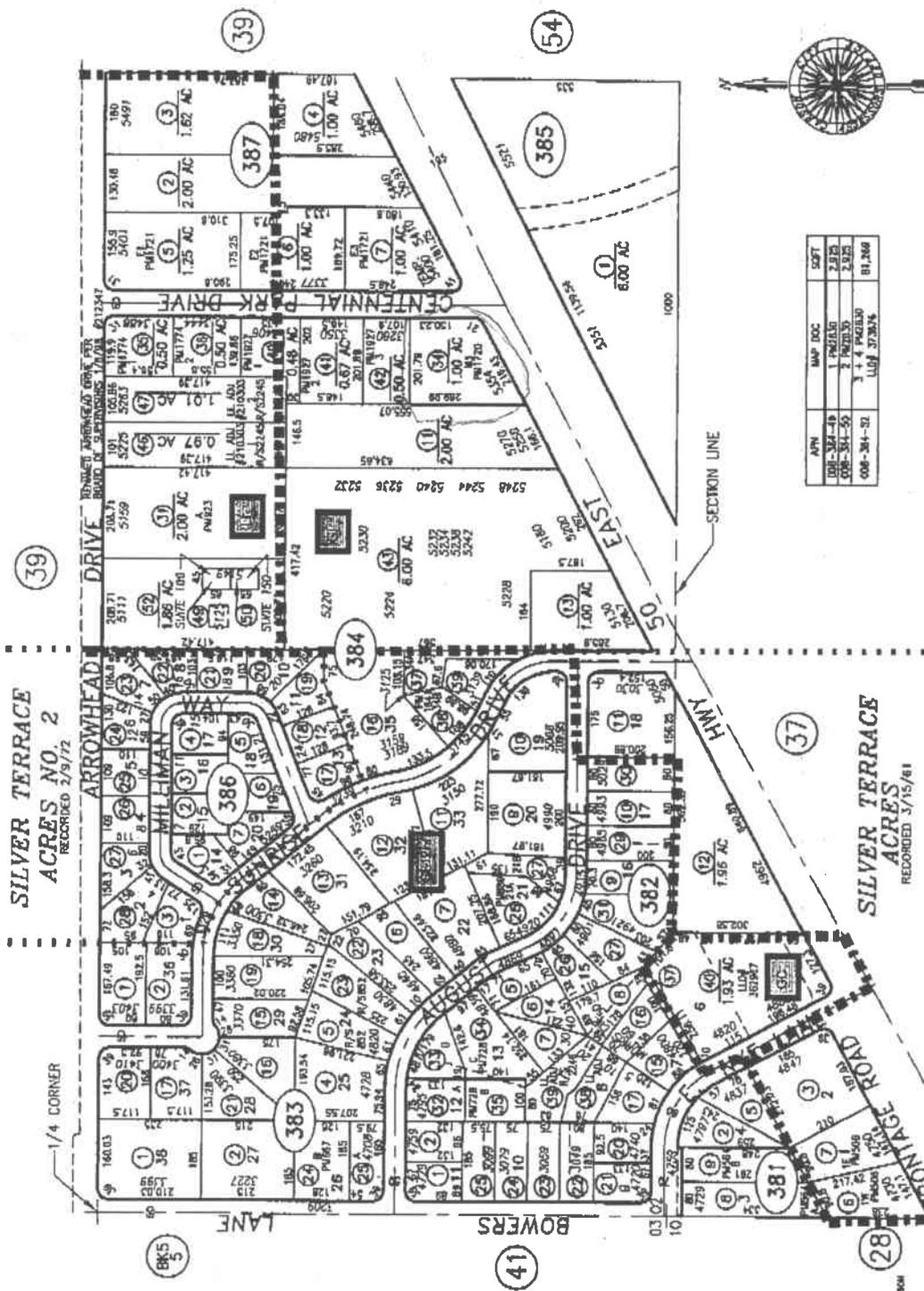
Applicant: Yesco Outdoor Media
775-359-3131
775 E. Glendale Ave.
Sparks, NV 89431

APN: 008-384-34
Conforming Signage Special Use

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PLANNING DIVISION

PORTION NW1/4 NW1/4 SECTION 11 AND S1/2 SW1/4 SECTION 2 T.15 N., R.20 E., M.D.B. & M. 8-38

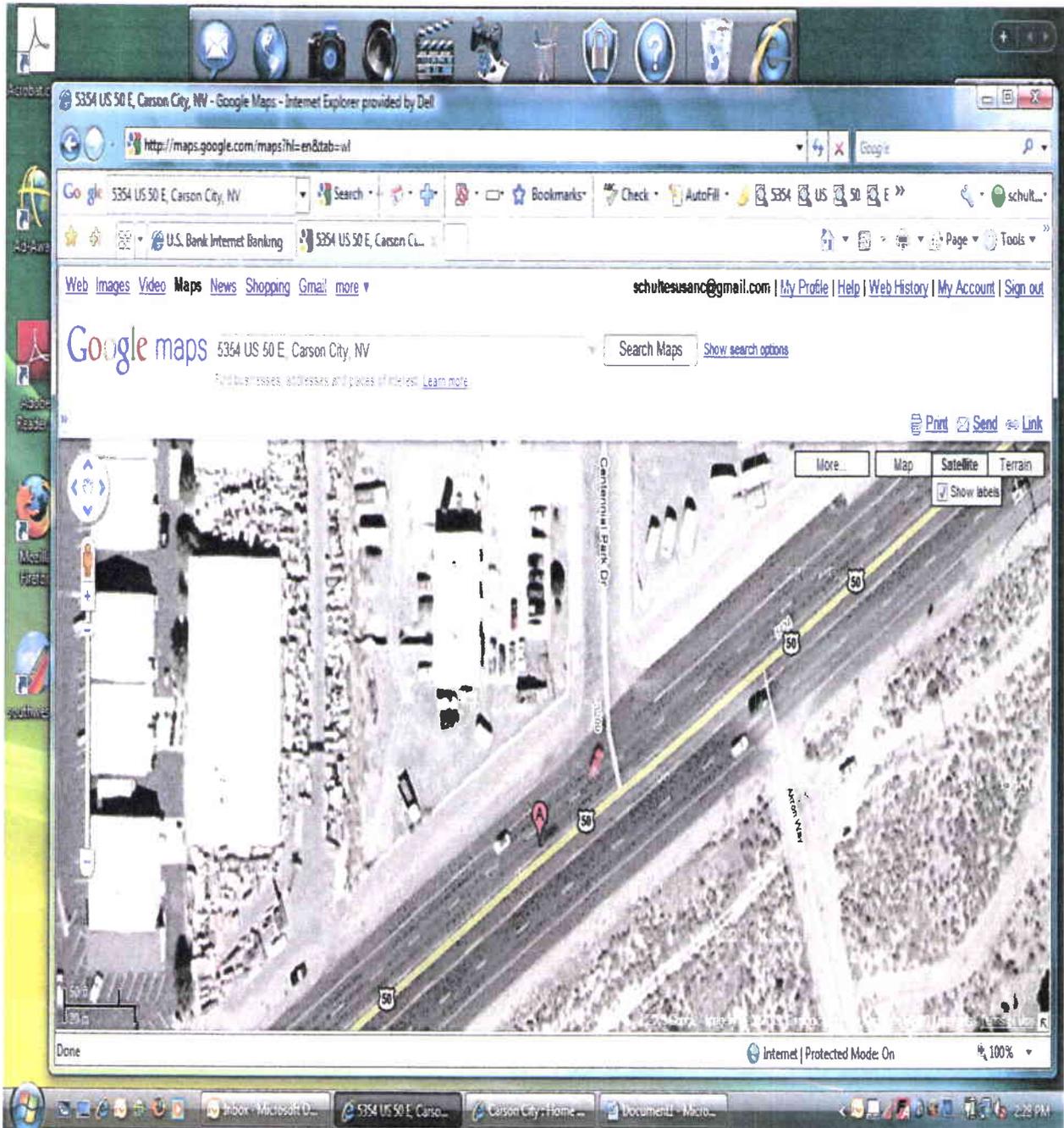


APN	MAP DOC	SOFT
008-384-49	1 P40240	2.02%
008-384-50	2 P40250	2.02%
008-384-51	3 + 4 P40260	81.26%

SCALES: 1"=240'
REVISED: 03/25/2008



THE AREAS SHOWN ON THIS MAP MAY NOT BE PRECISELY ACCURATE AND SHOULD NOT BE USED FOR CONVEYANCE PURPOSES. THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. YOU CAN VIEW AND PRINT THE DATA FROM OUR WEBSITE AT WWW.LANDON-CITY.IL.US

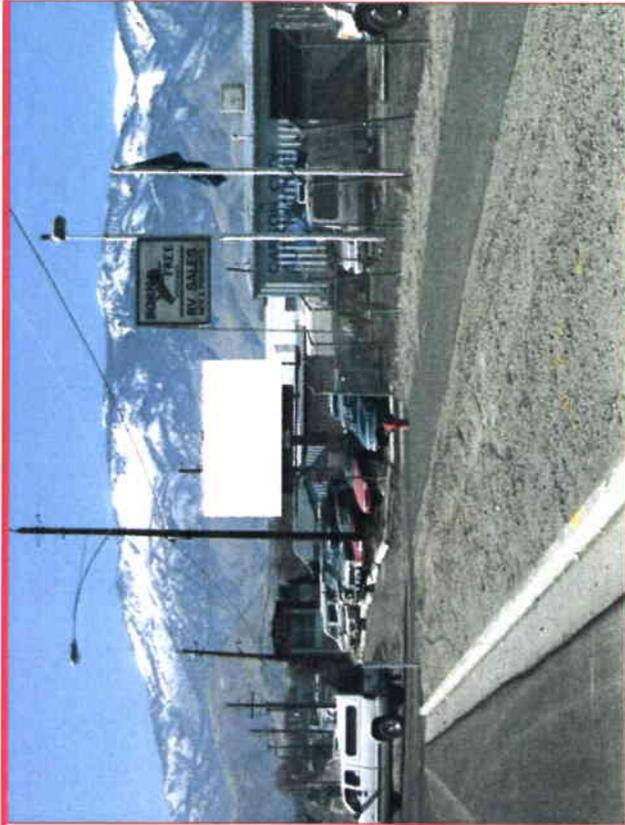
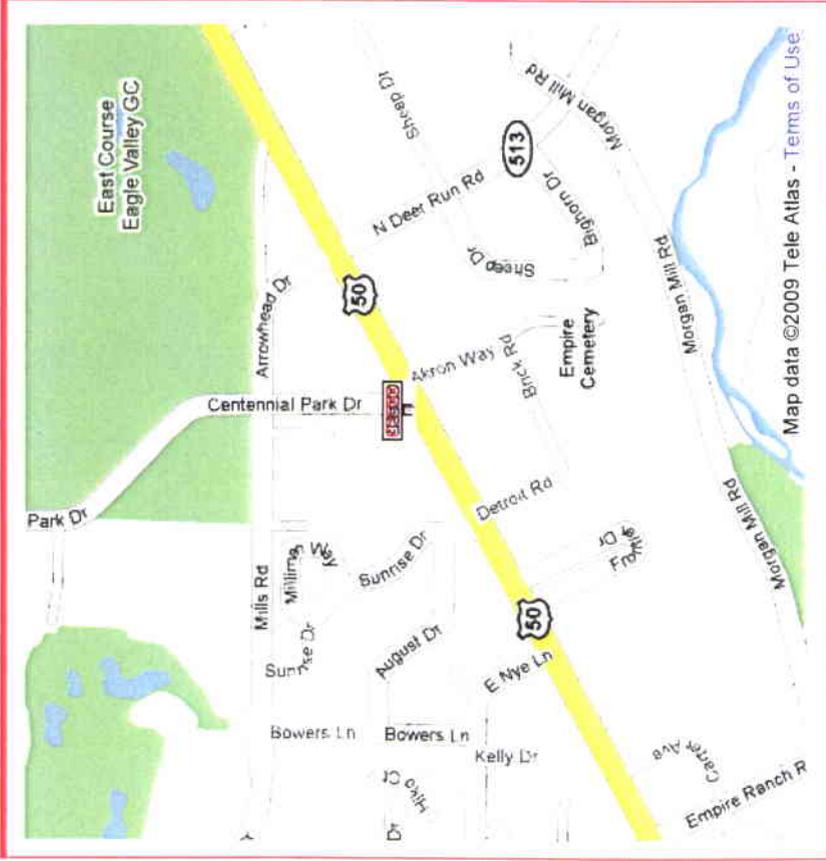


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CARSON CITY
PLANNING DIVISION



Bulletin #53044

Unit # 53044E
 Size: 12'x24'
 Illuminated: Y
 Description: 5354 US Hwy 50 East NS
 D.E.C.: 19.99
 Market Area: Carson City
 Notes:

Contact:
 Sarah Zilliott
 Media Representative
 1-775-359-3131
 szilliott@yesco.com

LATITUDE: 39.1873
 LONGITUDE: -119.7077

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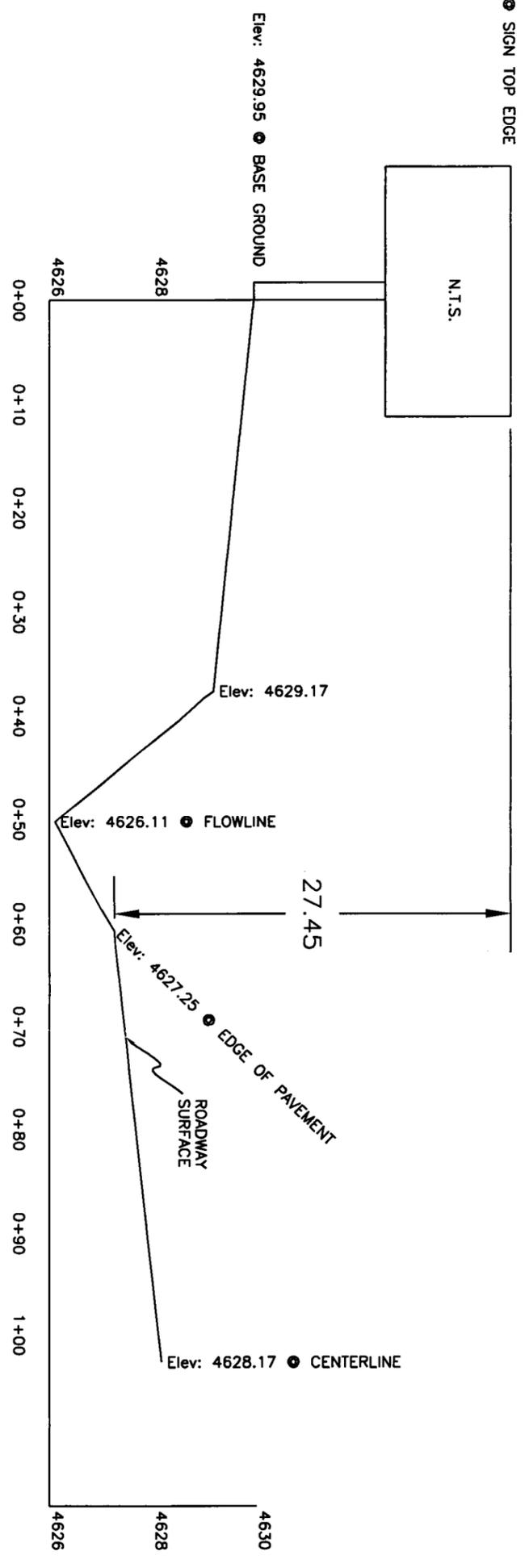
CARSON CITY
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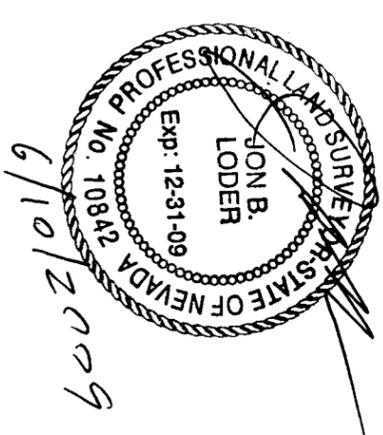
YESCO Outdoor Media
 6725 W. Chicago St.
 Chandler, AZ 85226-3335
 480-449-3726 Voice
 outdoor@yesco.com
 yesco.com

YOUNG ELECTRIC SIGN COMPANY OUTDOOR MEDIA	JUNE 10, 2009 APN: UNK	SHEET 1
PAUL FISHER PROPERTY UNIT 53044W	5354 US HWY 50 EAST CARSON CITY, NEVADA	OF 1

Elev: 4654.70 ● SIGN TOP EDGE



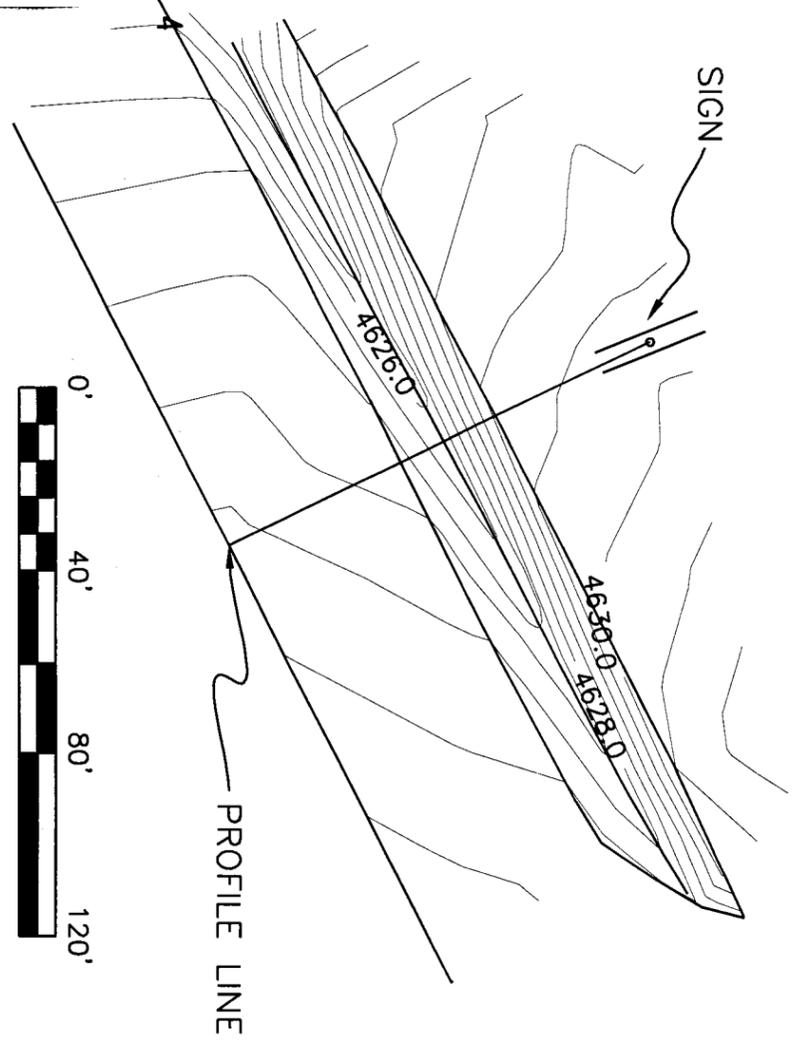
NOT TO SCALE



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JUN 17 2009

CARSON CITY
PLANNING DIVISION



399 GREG STREET
SPARKS, NV 89431
(775) 786-1441
FAX (775) 331-7776

5354 Hwy ● E, NV State Permit TAG



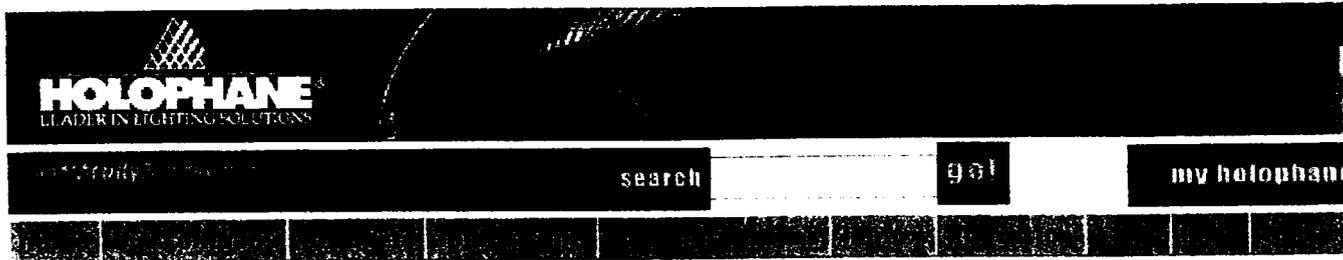
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Existing Light Fixtures



OUTDOOR ADVERTISING

- Expand All Folders
- Outdoor Advertising
 - AdVue : Outdoor Advertising
 - Panel-Vue : Outdoor Advertising
 - Sign-Vue II : Outdoor Advertising

QUICK PRODUCT SEARCH

STEP 1 OF 4

Select Product Types

Signage > Outdoor Advertising > Outdoor Advertising > Panel-Vue

Panel-Vue

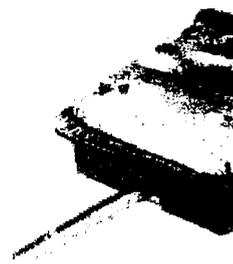
Intended Use: For billboard lighting applications, specifically smaller billboards, such as panel boards and poster boards.

Features: Panel-Vue® Optics - The one-piece hydroformed aluminum reflector is contoured to distribute light through the borosilicate glass refractor. Precisely cut prisms direct the light onto the billboard for maximum efficiency and uniformity.

Housing - Rugged die cast aluminum housing contains the precisely engineered reflector, highly efficient integral ballast, Super Metal Halide lamp and socket, available on/off switch, and heavy-duty die cast door, sealed with harsh element resistant gaskets.

Mounting - Conduit (1 1/4" round or 1 1/2" square pipe) fits securely into the luminaire, clamped down to prevent rotation.

Listings: UL Listed to U.S. and Canadian safety standards. The luminaire is suitable for wet locations.



- Specification Sheets
- PhotometricData
- Brochures
- Application Information
- US Terms & Conditions
- Questions about this pr

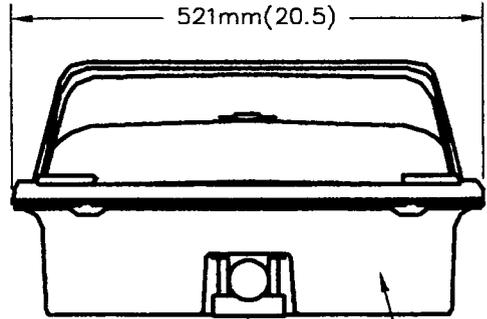
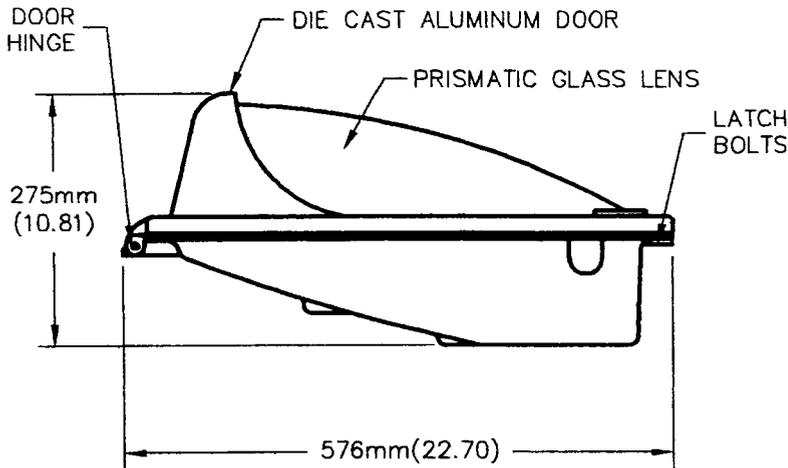
SPECIFICATION SHEETS

PDF	DWG	File Name	Description
		PANLD	Panel-Vue - Standard Mounting
		PANLS	Panel-Vue - Side Mounting
		PANLT	Panel-Vue - Top Mounting

PHOTOMETRIC DATA FILES

File	Viewer	File Name	Catalog Number	Description
		37171	PANL100MV00XX	Lamp = 100W CLEAR MERCURY Dist: VUE
		37172	PANL100MV00XX	Lamp = 100W DELUXE MERCURY Dist: PANEL-VUE
		37173	PANL15AHP00XX	Lamp = 150W CLEAR HPS Dist: Desc:
		37157	PANL175MH00XX	Lamp = 175W CLEAR MH Dist: Desc:

PANEL-VUE® SERIES LUMINAIRE



ADJUSTABLE PIPE CLAMP FOR DN32 (1.25) RIGID CONDUIT FOR FIXTURE SUPPORT AND SUPPLY LEAD WIRE ENTRY

DIE CAST ALUMINUM HOUSING CONTAINS: BALLAST, REFLECTOR AND SOCKET ASSEMBLY

U.L. LISTED TO U.S. AND CANADIAN SAFETY STANDARDS
1598 WET LOCATION
MAX. AMBIENT: 40°C
MAX. WEIGHT: 27kg (60lbs.)

CATALOG NUMBER

P A N L

SOURCE AND WATTAGE

- | | |
|---|---|
| <input type="checkbox"/> 100HP=100W HPS | <input type="checkbox"/> 400HP=400W HPS |
| <input type="checkbox"/> 15AHP=150W HPS | <input type="checkbox"/> 400MH=400W MH |
| <input type="checkbox"/> 100MV=100W MV | <input type="checkbox"/> 400MV=400W MV |
| <input type="checkbox"/> 175MH=175W MH | |
| <input type="checkbox"/> 175MV=175W MV | |
| <input type="checkbox"/> 250HP=250W HPS | |
| <input type="checkbox"/> 250MH=250W MH | |
| <input type="checkbox"/> 250MV=250W MV | |
| <input type="checkbox"/> 320PM=320W PM | |
| <input type="checkbox"/> 350PM=350W PM | |
| <input type="checkbox"/> 400PM=400W PM | |

VOLTAGE

- 12=120V
- 20=208V
- 24=240V
- 27=277V
- 34=347V
- 48=480V
- MT=MULTITAP
- DT=DUAL TAP
- NB=NON-BALLASTED
- VT=MULTIVOLT

MOUNTING

- D=STANDARD

COLOR

- B=BROWN
- G=GRAY

OPTIONS: (FACTORY INSTALLED)

- SW=ON/OFF POWER SWITCH (120V,240V,OR DT ONLY) (NO CSA)
- QD=QUICK DISCONNECT (NOT AVAILABLE WITH "SW" OR "SL" OPTIONS)
- SL=ON/OFF POWER SWITCH WITH LATCH OPTION (120V, 240V, AND DT ONLY) (NOT AVAILABLE WITH "T" MOUNT REFRACTOR DOWN) (NO CSA)
- QL=QUICK DISCONNECT WITH LATCH ASSEMBLY (NOT AVAILABLE WITH "SW" OR "SL" OPTIONS)
- L=LATCH ASSEMBLY

ACCESSORIES: (FIELD INSTALLED)

- LAMP
- 3BOLT=BRACKET FOR 3 BOLT MOUNTING
- 4BOLT=BRACKET FOR 4 BOLT MOUNTING
- BOLT6.5=BRACKET FOR 6.5 BOLT MOUNTING
- WG-213=WIRE GUARD
- DOORPROP=DOOR PROP
- 09181="T" MOUNTING ACCESSORY
- F1=SINGLE FUSING
- F2=DOUBLE FUSING



ORDER NO: _____
TYPE: _____

DRAWING NO. FM-1605
CAD MODEL: PANLD.DWG
DATE: 3/19/07
Sheet 1 of 1

4.2 4.4 4.2 4.3 4.8 5.2 5.4 5.4 5.0 5.0 5.3 5.5 5.3 4.9 4.4 4.2 4.4 4.3 3.9 3.5 3.1 3.0
 5.2 5.5 5.4 5.5 6.0 6.6 6.9 6.9 6.5 6.4 6.8 6.9 6.6 6.1 5.5 5.4 5.5 5.3 4.7 4.2 3.8 3.6
 6.3 7.0 6.9 7.1 7.8 8.3 8.7 8.9 8.6 8.5 8.9 8.8 8.4 7.9 7.2 6.9 7.0 6.4 5.7 5.1 4.8 4.5
 7.9 8.7 9.0 9.3 10.2 10.9 11.2 11.5 11.5 11.4 11.5 11.3 11.0 10.3 9.4 9.0 8.8 8.0 7.2 6.4 6.0 5.6
 10.1 10.9 11.5 12.4 13.6 14.4 14.8 15.1 15.4 15.5 15.1 14.9 14.5 13.7 12.5 11.6 11.0 10.3 9.1 8.1 7.7 6.7
 6.2 6.4 5.3 4.5 3.7 2.9
 9.7 7.7 6.5 5.3 4.0 2.9
 11.8 9.8 7.7 5.5 3.9 2.9
 15.4 11.9 7.9 5.3 3.7 2.9
 18.7 11.7 7.3 5.0 3.8 3.0
 17.5 10.4 6.9 5.0 3.8 3.0
 14.8 9.8 6.9 5.2 4.1 3.4
 14.7 10.4 7.9 6.2 4.7 3.7
 19.0 13.1 8.7 5.9 4.2 2.6
 0.0 0.0 0.0 0.0 0.0 0.0
 0.0 0.0 0.0 0.0 0.0 0.0
 0.0 0.0 0.0 0.0 0.0 0.0

20.3	24.4	27.9	28.3	33.0	35.9	35.2	39.3	39.9	37.8	39.9	39.3	35.2	35.9	33.0	28.3	27.9	24.4	20.3
27.7	30.7	36.5	39.8	46.0	48.2	50.3	51.2	53.3	52.7	53.3	51.2	50.3	48.2	46.0	39.8	36.5	30.7	27.7
38.0	39.7	45.5	50.3	61.6	65.0	70.8	67.5	67.8	63.2	67.8	67.5	70.8	65.0	61.6	50.3	45.5	39.7	38.0
47.8	53.1	56.3	59.9	71.9	86.1	90.3	88.2	76.9	70.1	76.9	88.2	90.3	86.1	71.9	59.9	56.3	53.1	47.8
51.1	59.7	73.3	81.1	84.2	87.3	96.3	89.2	88.8	89.8	88.8	89.2	96.3	87.3	84.2	81.1	73.3	59.7	51.1
43.0	58.1	72.7	78.5	81.4	78.1	79.3	81.5	88.4	88.4	81.5	79.3	78.1	81.4	78.5	72.7	58.1	43.0	

North Elevation
 Scale 1" = 8'

NOTES

- Spill zones are approx. 5 ft above and to the side, Light levels drop off fast and are minimal at 15 ft. above the board
 Side zone is almost nothing past 10ft. to the side of the board

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
above the board	+	7.8 fc	15.5 fc	3.0 fc	5.2:1	2.6:1
Calc Zone #1	+	59.3 fc	96.3 fc	20.3 fc	4.7:1	2.9:1
Side zone	+	5.5 fc	19.3 fc	0.0 fc	N/A	N/A

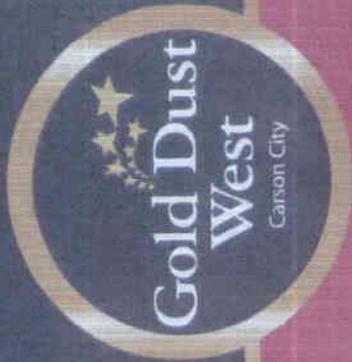


10'6"X36' 400 watt Panel Vue
 Spill Zone calculations

Designer
 T. Grunwald
 Date
 Feb 7 2008
 Scale
 Drawing No.
 1 Of 1

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5354 Hwy 50E Side View South



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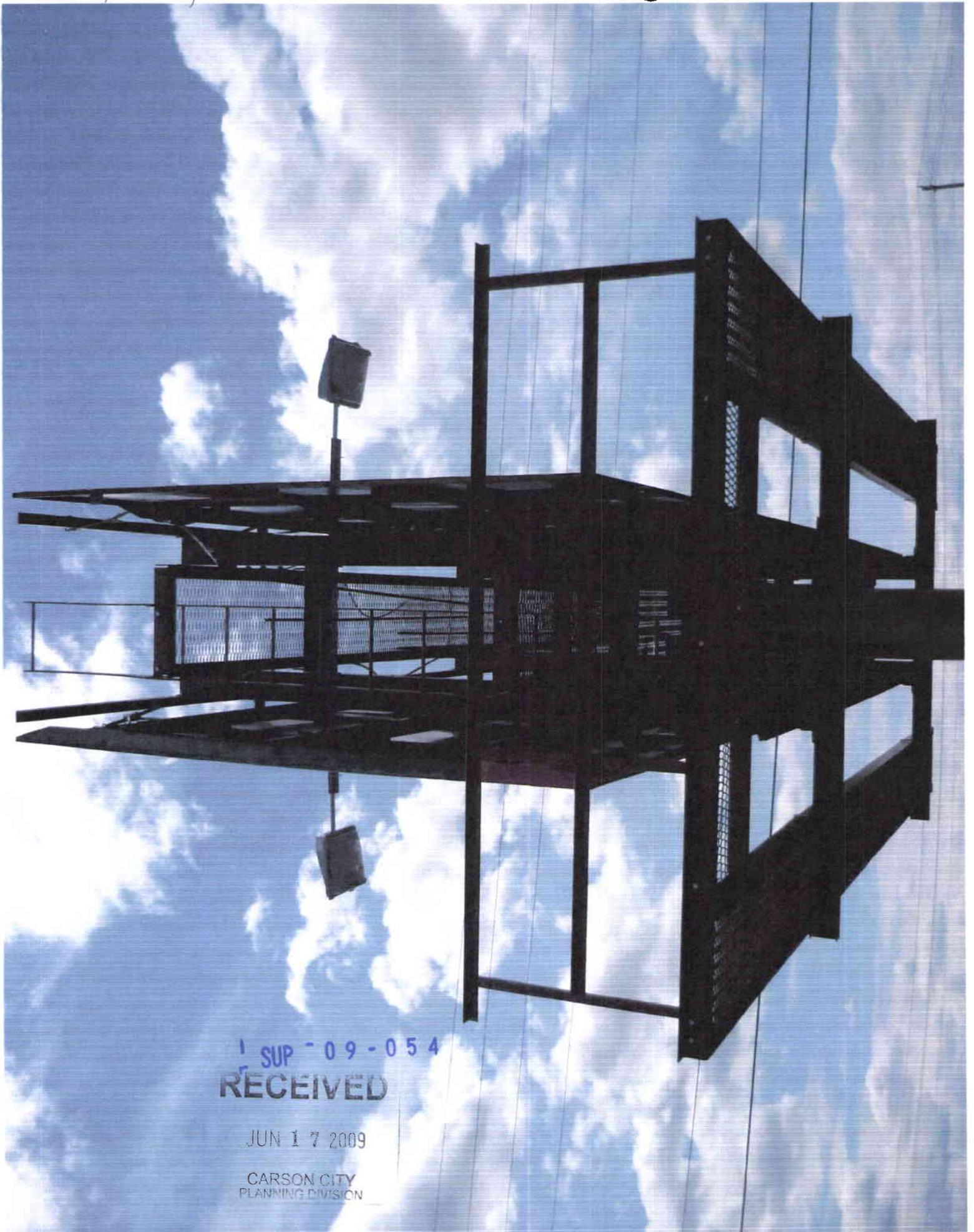
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