

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2009

FILE NO: SUP-09-074

AGENDA ITEM: G-1

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 no more than 28 feet with dimensions of 10 feet by 6 inches by 36 feet or 378 square feet on property zoned General Commercial.

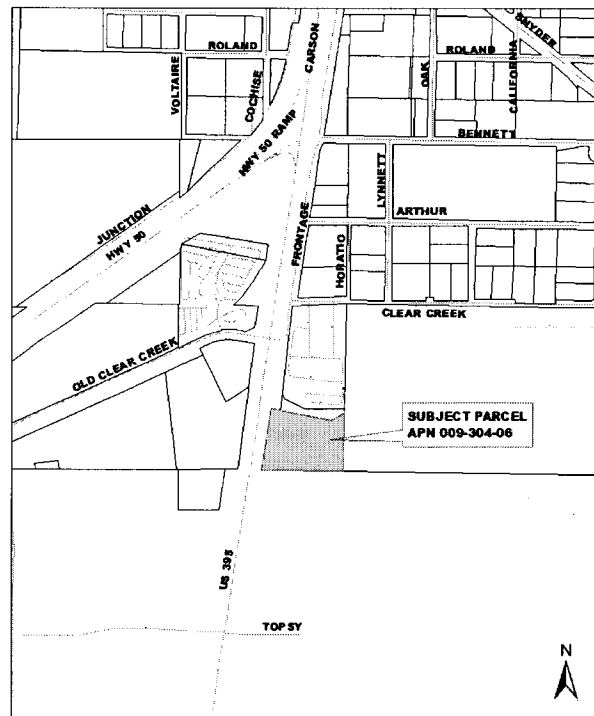
APPLICANT: Daniel Schulte, Young Electric Sign Company

OWNER: Western States Storage/CamBill Investments

LOCATION: 5853 South Carson St

APN: 009-304-06

RECOMMENDED MOTION: "I move to approve SUP-09-074, a Special Use Permit request from Daniel Schulte, Young Electric Sign Company, to allow the continued use of a double faced maximum 28 feet high, 10 feet 6 inches by 36 feet or 378 square feet off-premises (billboard) sign, on property zoned General Commercial, located at 5853 South Carson Street, Assessor's Parcel Number 009-304-06 based on the 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 if sign is proposed to be changed.
4. Any proposed change of 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 a light fixture change 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. Any change of color requires submission of proposed color samples for the pole with any 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 June 17, 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: Commercial/Regional Commercial (C/RC)

ZONING: General Commercial (GC)

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 Commercial (GC) – Storage Units
SOUTH: Douglas County – Vacant
EAST: Public Regional (PR) – Stewart Indian Colony
WEST: Public Regional (PR) – Fuji Park

SITE HISTORY

1. The original placement of this billboard has not changed.
2. On June 17, 2004, the Board of Supervisors approved the appeal of the decision to deny the request by the Planning Commission dated May 26, 2004. This was a 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: 6.39 acres
2. EXISTING PRIMARY USE: Storage units
3. HEIGHT: Existing at approximately 32.45 overall above the highway. The distance from the bottom of the panel to the ground is 14 feet, with the top of the billboard being at 24 feet six inches above the ground. There is also a lighted advertisement for "rooms available" on the billboard, which is approximately two feet by ten feet or 20 square feet at the top of the billboard. This raises the overall height of the billboard to approximately 26 feet 6 inches. This cut out is allowed under Development Standards Division 4,8.3.c.(3), if no more than two feet above the maximum height limitation and no more than 10% of the maximum allowed display area. 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: 378 square feet (400 square feet allowed)
5. NUMBER OF FACES: Two
6. LIGHTING: The billboard has existing lighting. Documentation was submitted showing Holophane Panel-View lighting for outdoor advertising. These are acceptable fixtures. There is also acceptable neon lighting for "rooms available" at the top of the billboard

DISCUSSION: The subject parcel is located on the east side of Highway 395 south of the intersection of Lupin Drive and Hwy 395, at the most southern portion of the lot, adjacent to the Douglas County line to the south. An existing storage unit business is located on the parcel. The billboard is located on the southwest portion of the parcel, approximately 28 feet from the front/south property boundary and approximately 100 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 review date for this billboard was in June 2009, but the applicant was not notified by the Planning Division of the responsibility for renewal at that time. It appears there was confusion on the part of the Planning Division and the applicant related to the original approval date, due to the original denial by the Planning Commission and subsequent approval by the Board of Supervisors. This application was therefore not scheduled for review by the Planning Division. The applicant initiated contact with the Planning Division regarding the date of the renewal, then requested to pay the appropriate fee, reinstatement and five year review of the existing billboard.

The following is a review of the 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 special use permit expired on June 17, 2009. The applicant is requesting a reinstatement and renewal for an additional five year period of time.
- 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 395 (Carson Street).
- c. Height — The maximum permitted sign height is 28 feet from the adjacent “permitted street” elevation —The existing sign is 27 feet above base ground and is 32.45 feet above the edge of roadway pavement. The roadway elevation is lower 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 Commercial 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 — This proposal 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 10 feet 6 inches by 36 feet (378 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 — 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 which is the Costco site, and is in compliance 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 September 11, 2009 to 70 adjacent property owners within 300 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:

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

FIRE DEPARTMENT COMMENTS:

- No concerns with applicant's request.

ENGINEERING DIVISION COMMENTS:

- No concerns.

HEALTH DEPARTMENT COMMENTS:

- The applicant must meet all applicable codes and ordinances as they apply to this request.

PARKS AND RECREATION:

- No comment.

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 from the original approval date, June 17, 2014.

Respectfully submitted,

DEVELOPMENT SERVICES, PLANNING DIVISION


Kathe Green, Assistant Planner

Attachments:

- Application SUP-09-074
- Building Division comments
- Fire Department comments
- Health Department comments
- Parks and Recreation Department comments



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

TO: Planning Commission

FROM: Planning Division *LP*

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.]*

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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.

File # (Ex: MPR #07-111)	<i>SUP 09-074</i>
Brief Description	<i>Renewal of Special Use Permit for signage</i>
Project Address or APN	<i>5853 S Carson St</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>Sept. 11, 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.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

Engineering Division
Planning Commission Report
File Number SUP 09-074

RECEIVED

SEP 22 2009

CARSON CITY
PLANNING DIVISION

TO: Planning Commission
FROM: *JS* Jeff Sharp, P.E. – City Engineer

DATE: Sept 22, 2009

MEETING DATE: Sept 30, 2009

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Daniel Schulte of Yesco Signs, on behalf of property owner Cambill Investments for renewal of an existing billboard sign on property zoned GC located at 5861 S. Carson Street, APN 009-304-06.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request, and no recommended conditions of approval.

DISCUSSION:

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

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will have little effect on traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

The proposal will have little effect on existing public services.

H:\EngDept\P&ESHARE\Engineering\Planning Commission Reports\Special Use Permits\2009\SUP 09-074 Billboard\ at 5861 S Carson.doc

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Phone: (775) 887-2300 Fax: (775) 887-2283 E-mail: engdiv@ci.carson-city.nv.us

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: September 9, 2009

SUBJECT: AGENDA ITEMS FOR SEPTEMBER 14, 2009 PLANNING COMMISSION MEETING

We reviewed the agenda items for the September 14, 2009 Planning Commission Meeting and have the following comments:

- VAR-09-071 Aurelio Acebedo We have no concerns with the applicant's request.
- TSM-09-063 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- SUP-09-064 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- VAR-09-065 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- SUP-09-074 Western States Storage We have no concerns with the applicant's request.
- ZCA-09-072 Carson City Planning Division
- SUP-09-075 Costco Wholesale - The applicant will be required to comply with all codes and ordinances as they relate to this request.
- SUP-09-076 Ed Silsby Through the building plan review process, this Department has informed the applicant numerous times as to the corrections that will need to be made in order to meet the requirements of the Wildland Urban Interface Ordinance. As of September 1, 2009, these corrections have not been made. Until this project is in compliance, it will not be approved.

DL/llb

From: Teresa Hayes
To: MPR Committee
Date: 9/3/2009 4:16 pm
Subject: Planning Cmmission Sept 30

VAR 09-071

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 09-074

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 09-075

Carson City Health and Human Services has no comments regarding the project as described in the packet received, so as long as the scope of products placed outside do not include food products. If food products are to be stored in this location approval should be obtained on a case-by-case basis from Environmental Health. The applicant must meet all applicable codes and ordinances as they apply to this request.

SUP 09-076

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

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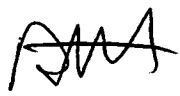

RECEIVED

SEP 21 2009

CARSON CITY
PLANNING DIVISION

MEMORANDUM

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

FROM: Roger Moellendorf, Parks and Recreation Director 
Vern L. Krahn, Park Planner 

DATE: September 18, 2009

SUBJECT: Parks and Recreation Department's comments for the Wednesday, September 30, 2009, Planning Commission meeting.

TSM-09-063 SUP-09-064 VAR-09-065	The Open Space Advisory Committee will be reviewing the proposed Lakeview Gated Estates development at its September 28, 2009 meeting. After this meeting, Parks and Recreation Department staff will prepare a memorandum outlining issues addressed by the Committee. In addition, Parks and Recreation Department staff will be at the Planning Commission meeting to answer any questions.
VAR-09-071	No comments.
SUP-09-074	No comments.
SUP-09-075	No comments.
SUP-09-076	No comments.

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FOR OFFICE USE ONLY:

CCMC 18.02

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AUG 20 2009

FILE # SUP - 09 - 074

SPECIAL USE PERMIT

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

CARSON CITY
PLANNING DIVISION

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

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:

Submittal 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.

PROPERTY OWNER

CAM BILL Investments

MAILING ADDRESS, CITY, STATE, ZIP

5861 S. Carson St. Carson City NV 89701

PHONE #

530 -

FAX #

775-201-0052

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

Daniel Schulte

MAILING ADDRESS, CITY, STATE ZIP

775 E. Glendale Ave. Sparks NV 89431

PHONE #

775-359-3131

FAX #

775-359-8738

E-MAIL ADDRESS

d.schulte@yescor.com

Project's Assessor Parcel Number(s):

009.304.06

Street Address

5853 S. Carson St.

ZIP Code

Project's Master Plan Designation

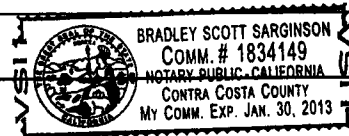
C/RC

Project's Current Zoning

GC

Nearest Major Cross Street(s)

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 4.8.3, a request to allow as a conditional use is as follows:



PROPERTY OWNER'S AFFIDAVIT

I, WILLIAM R. CASPARIS, being duly deposited, 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.

William R. Casparis
Signature

205 Highway 395 N.
Address

CARSON CITY NV 89704

8-12-09
Date

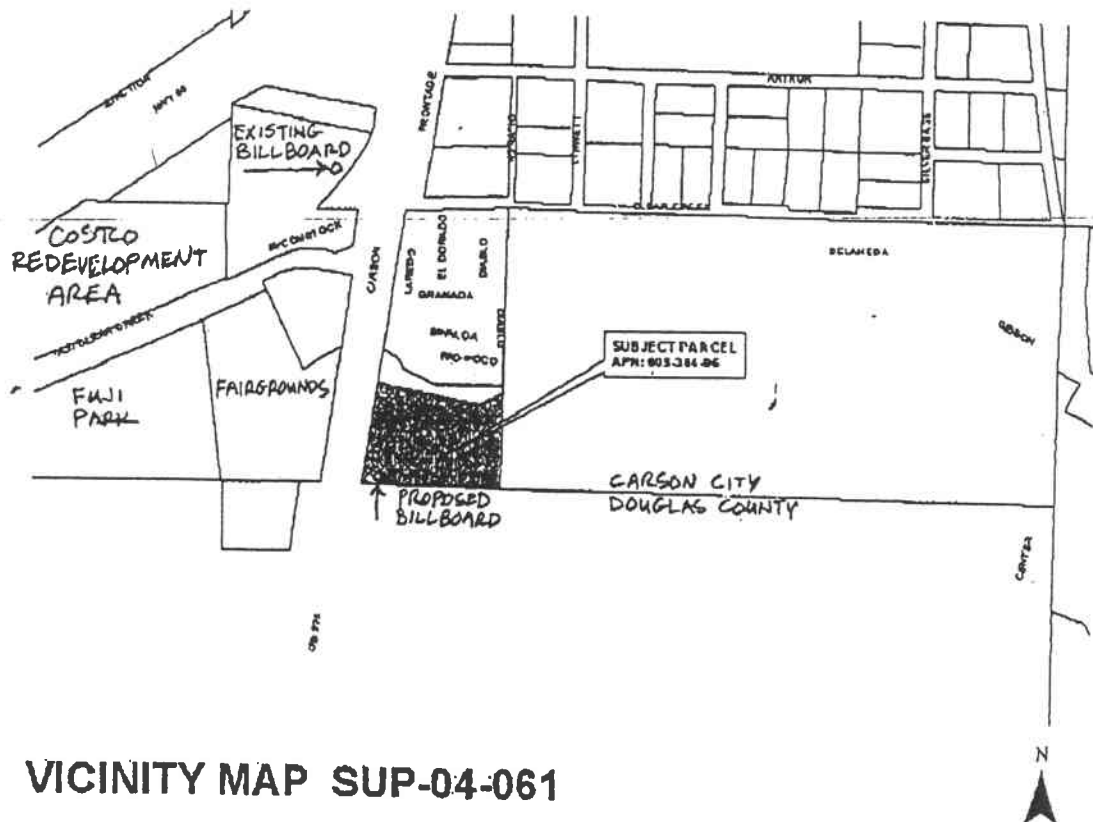
Use additional page(s) if necessary for other names.

STATE OF CALIFORNIA
COUNTY CONTRA COSTA

On AUGUST 12th, 2009, WILLIAM R. CASPARIS, 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.

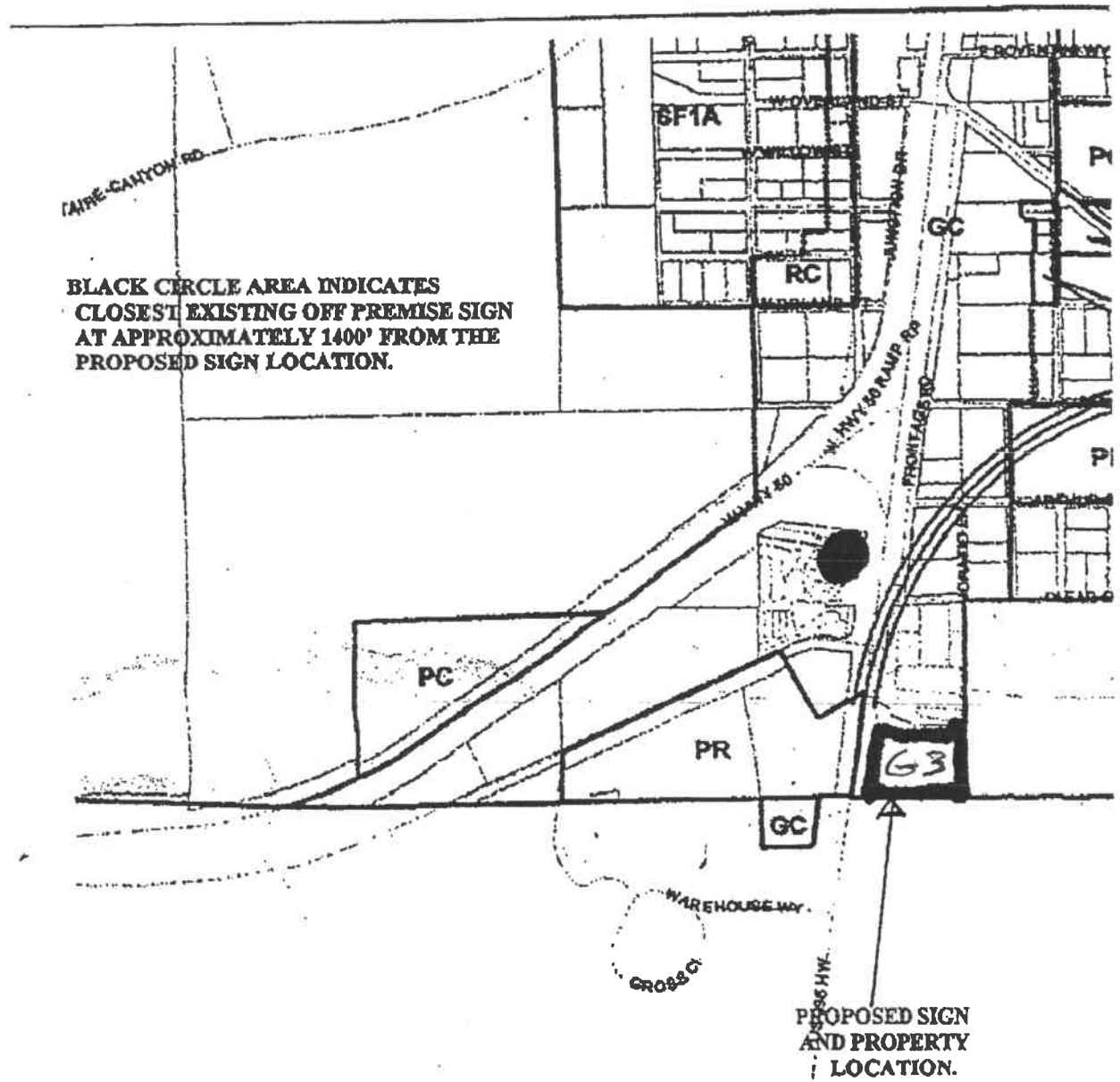
[Signature]
Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before 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.



VICINITY MAP SUP-04-061

Exhibit A





Signs

Company

Leas

Outdoor Media

Markets and Locations

Outdoor Me



Search by

Zip Code

Find

Unit No.

Find

Go to Market in this Area

Arizona

California

Idaho

Montana

Nevada

Eastern Nevada

Northern Nevada

Western Nevada

Carson City

53040

53042

53043

53044

53045

53046

53047

Fallon

Fernley

Mina

Mound House

Reno

Markets and I

Features and

Design Servi

Production R

Real Estate

Resources

Contact YESCO

[Terms of Use](#)

Bulletin #53047

Unit #: 53047N

Size: 10'6" x 36'

Illuminated: Y

Description: 5853 US 395 South (Carson St.) ES

DEC: 32.45

Market Area: Carson City

Notes: (None)

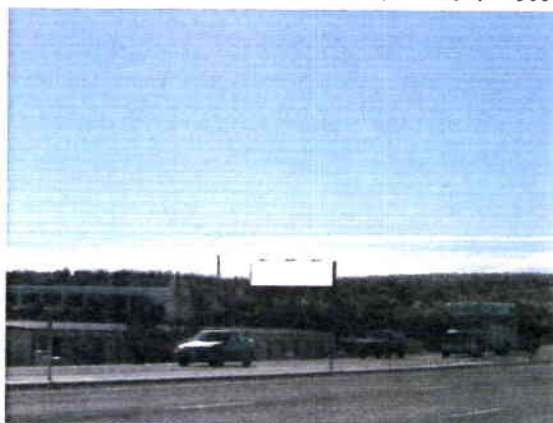
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For rates and availability, contact:

Sarah Zilliott at 1-775-359-3131

szilliott@yesco.com

North Face South Face



GPS { LATITUDE 39.114

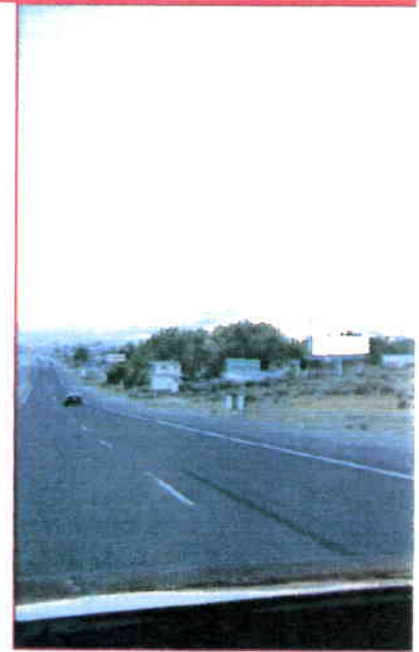
LONGITUDE -119.7725

[Site design by modern8 Home](#) | [Signs](#) | [Company](#) | [Leasing](#) | [Contact](#) | [Site Map](#) | [Locations Map](#)

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<http://www.yesco.com/yo.php?zipcode=&group=53047>

8/19/2009



Bulletin #53047

Unit #: 53047S

Size: 10'6"x36'

Illuminated: Y

Description: 5853 US 395 South (Carson St.) ES

D.E.C.: 32.45

Market Area: Carson City

Notes:

LATITUDE 39.114

LONGITUDE -119.7725

YESCO Outdoor Media

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.

CamBill Associates
5853 South Carson St.
APN # 009-304-06

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.

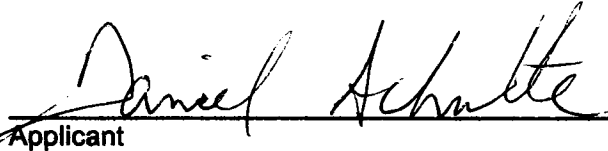
No landscaping is existing.

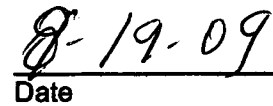
3I. Provide a parking plan for your project.

No parking is required.

ACKNOWLEDGMENT OF APPLICANT

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


Applicant


Date

ELECTRIC BOX

NDOT TAG



NDOT State
Approved Permit Attached

Sign Permit Application

State of Nevada, Department of Transportation

Any False information will void permit

Sign Owner Pacific Pathways, LLC
(This is the address the permit and annual fee billings will be sent to)

Address 502 N. Division Street

City Carson City State NV Zip 89703

Property Owner Western States Storage
(Attach property owners signed consent such as a letter or copy of a lease)

Address 6461 Meadow Hill Dr.

City Reno State NV Zip 89509

SIGN LOCATION

City or County Carson City Highway Route 325 Side of Highway E
Name or Number N.E.S.A.

Tax Parcel Number 009-304-06 Section 31 Township 15N Range 20E

Approximate Location Hwy 325 E, 1000' S/Old Clear Creek Road, Carson City
From Identifiable Landmark, Intersection, Milepost, or Existing Sign

SIGN DESCRIPTION (Sign dimensions, do not include supports)

Height 10'6" (10'6" 2nd side) Width 36' (36' 2nd side) Distance of panel bottom to ground 14' Number of posts 1

Post Material: ☐ Wood ☒ Metal ☐ Other (Describe) _____ Illuminated ☒ Yes ☐ No
Will this sign have a changeable message? ☒ No ☐ Yes Attach plans showing how message will be displayed and changed.

Date to be erected 8-1-04 to 7-15-04 Amount accompanying application \$200.00 Check # 1041
I certify all information on this application is true and that the sign will not be built or maintained from NDOT right-of-way.

Signature of Sign Owner or Agent Bluer Storey Title Operating Manager

Printed Name Bluer Storey Telephone (775) 886-0877 Tax Id No. 20-0190212

ZONING AFFIDAVIT (To be executed by the applicable City or County zoning authority. If the sign site is in a county that does not have zoning, attach a sketch map showing the qualifying business as outlined in NAC 410.320)

This will certify that the sign described above is located within the jurisdiction of CARSON CITY (City or County)

and the zoning is for a Commercial or Industrial uses. Zoning Designation GC Is this a Resolution of Intent? ☐ Yes ☒ No

If yes give effective date N.A. and expiration date N.A. Does this sign comply with all local requirements including all variances and use permits? ☒ Yes ☐ No Has the zoning been changed within 3 years? ☒ No ☐ Yes

SUP-04-061

If yes give date of change N.A. and Zone Change Number N.A.

Reason for change N.A.

Signature Sean M. Foley Title ASSOCIATE PLANNER

Printed Name SEAN M V FOLEY Telephone 887-2180 Fax 887-2278

TRANSPORTATION DEPARTMENT USE ONLY

Application Received by M. Gine on 7/2/04 at 11:00 ☒ am ☐ pm Permit # 49411



PO Box 1488
Gig Harbor, WA 98335
866-355-6267

July 29, 2004

To: N.D.O.T

RE: Authorization to transfer State Billboard Permit.

In compliance with an agreement between Rick Engley of Engley Diversified Inc. D.B.A. Gotcha Covered Media and Bruce Storey Managing Member of Pacific Pathways L.L.C., I the undersigned hereby authorize Nevada State Department of Transportation to transfer the following permit from Pacific Pathways L.L.C. to Engley Diversified Inc. D.B.A. Gotcha Covered Media.

1. Billboard Permit tag #4941 for 5853 South Carson Street Carson City, NV tax parcel 009-304-06

Engley Diversified Inc. D.B.A. Gotcha Covered Media

Pacific Pathways L.L.C.

(assigns)

(assignee)

BY:

Rick Engley/ President

BY:

Bruce Storey/ Managing Member

State of Nevada

City or County of Carson City

I, Trishann Diaz, a Notary Public in and for said City or County in said State, hereby certify that Bruce Storey Managing Member for Pacific Pathways L.L.C. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above, he, as such person with full authority, executed the same voluntarily for and as the act of his own.

Given under my hand and seal this the 29th day of July 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 11, 2008





HOTEL • CASINO • RV RESORT

FUN!



600+ Slots! Table Games! Poker!

yesco.com





It's Prime Time!

\$7.97

Right on 50 East, 3.8 Miles Ahead

BOONVILLE

Existing Light Fixtures

HOLOPHANE

Search

my holophane

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

Photometric Data

Brochures

Application Information

US Terms & Conditions

Questions about this product

**SPECIFICATION SHEETS**

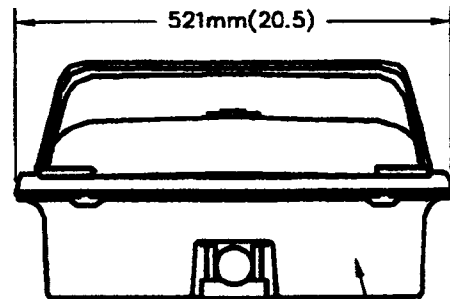
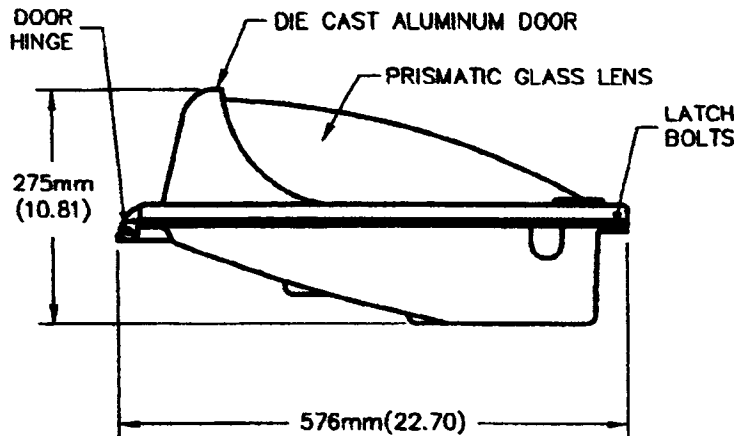
PDF	DWG	File Name	Description
		PANLD	Panel-Vue - Standard Mounting
		PANLS	Panel-Vue - Side Mounting
		PANLT	Panel-Vue - Top Mounting

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:

<http://www.holophane.com/products/Family.asp?Brand=HLP&Family=Panel-Vue&Product...> 2/6/2008

PANEL-VUE® SERIES LUMINAIRE



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

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

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

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

ORDER NO: _____
TYPE: _____

DRAWING NO: FM-1605
CAD MODEL: PANLD.DWG
DATE: 3/16/07
Sheet 1 of 1

4.2	4.4	4.2	4.3	4.8	5.2	5.4	5.4	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	3.6
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	4.6
7.9	8.7	9.0	8.5	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
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
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17.5	10.4	6.9	5.0	3.8	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
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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	0.0	0.0	0.0

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	2.0:1
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

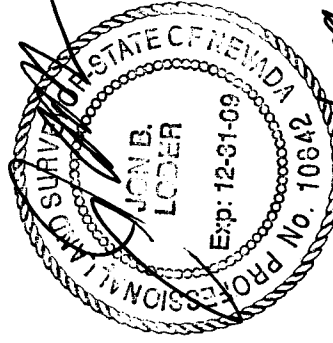
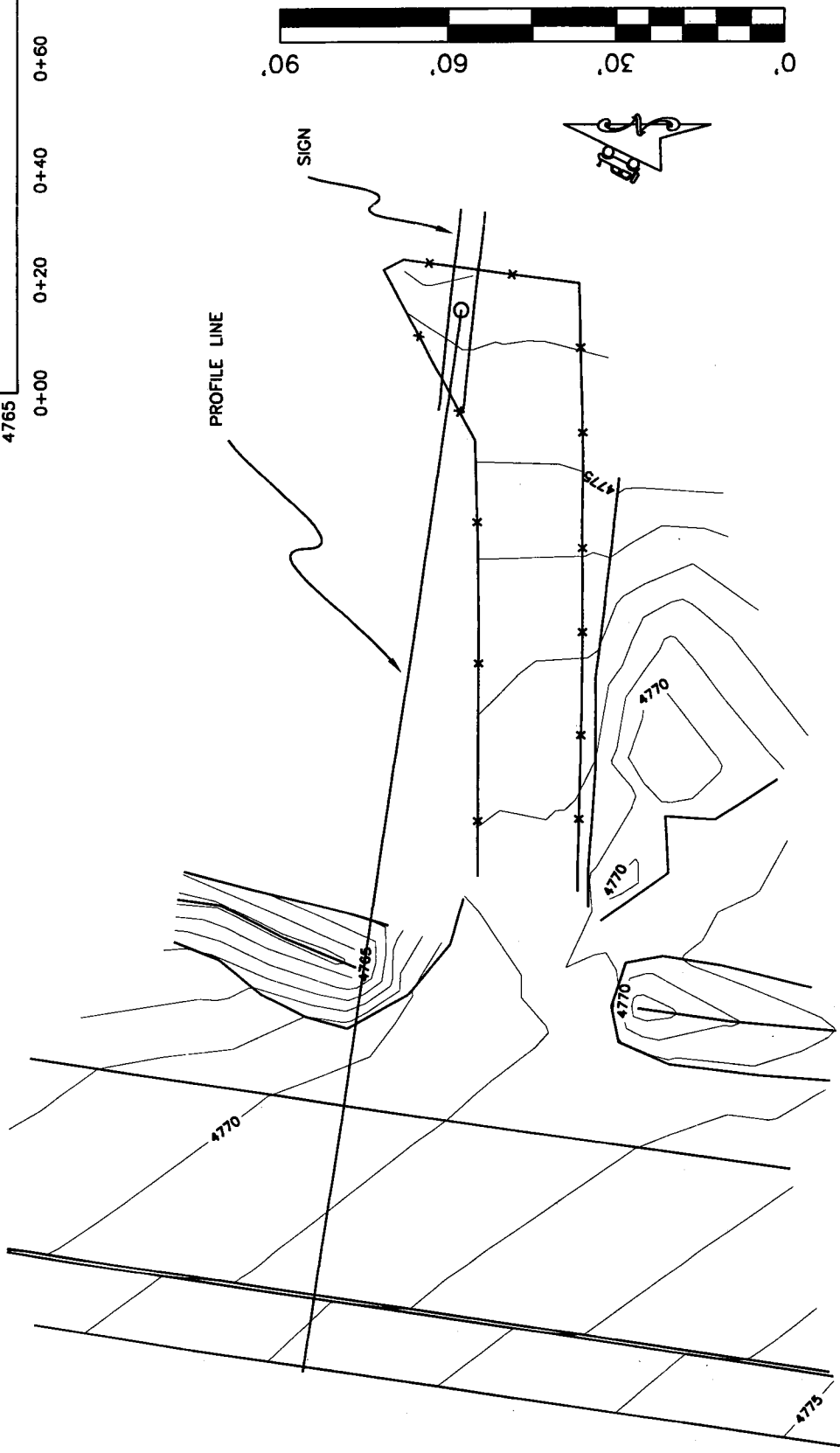
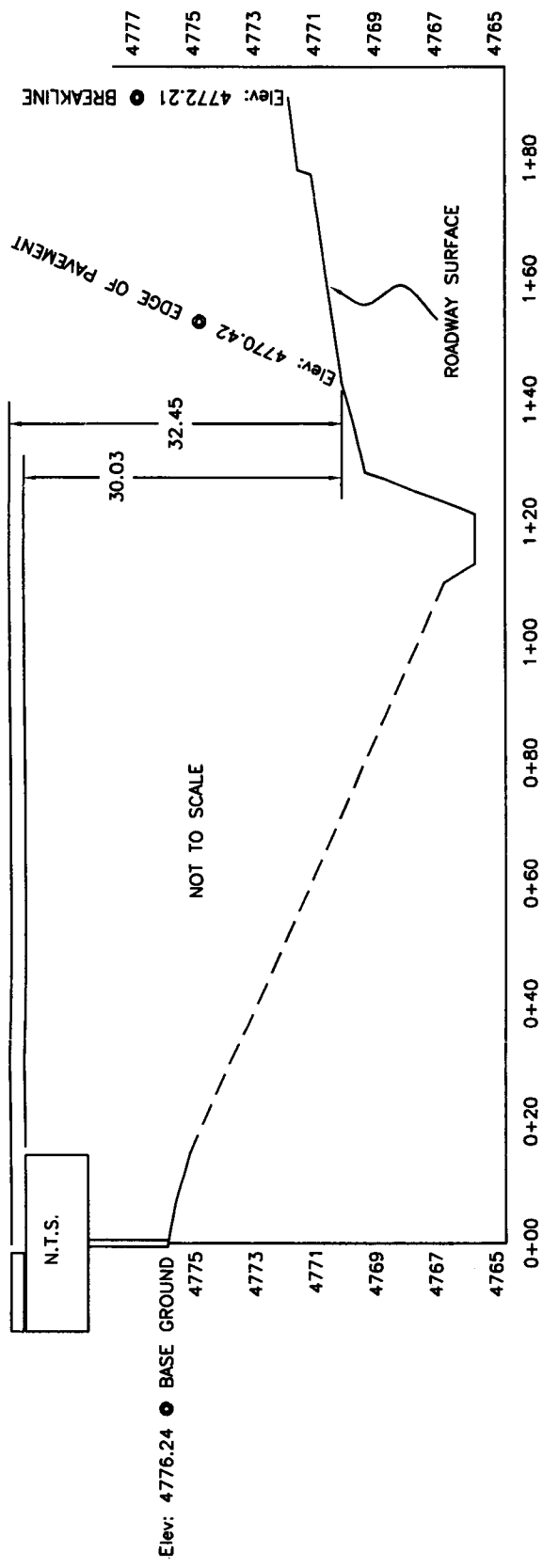
Drawing No.

1 of 1

Sup 09-074

YOUNG ELECTRIC SIGN COMPANY OUTDOOR MEDIA	AUGUST 20, 2009 APN: 009-304-06	SHEET 1
PACIFIC PATHWAYS LLC PROPERTY 1505_016	5853 SOUTH CARSON STREET CARSON CITY, NEVADA	OF 1

RECEIVED
SEP 01 2009
CARSON CITY
PLANNING DIVISION



8/20/2009

CORNERSTONE
LAND SURVEYING, INC.

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

Special Use Permit Renewal Off-Premises Advertising (Billboard) Sign Submittal Checklist

- ☐ Application form with the sign company as the applicant. The form must also be signed by the property owner and notarized.
- ☐ Accurate site plan showing the location and orientation of the billboard, the source and route of any power lines/conduits that are used to light the sign and any relevant site features, such as public utility easements or drainage easements. The site plan must indicate all surrounding zoning and land uses. Do not rely upon old site plans. Conditions may have changed. Please see the site plan checklist included in the application packet for additional items.
- ☐ Provide GPS or mapped coordinates of the billboard, given in latitude and longitude hours and minutes or equivalent decimal form.
- ☐ Elevations of the billboard, indicating the height of the structure with reference to the grade of the adjacent highway, with reference to the ground at the location of the sign, the height and width of the copy area. The elevations shall show both the front and back sides of the structure as well as a side-view of the structure. Show the location of the power connection and meter, if any. Indicate the type of lighting used, if any, and "cut sheet" details of the fixtures.
- ☐ Answers to the questionnaire that justify the continued operation of a billboard use at the subject site. Answers shall include reference to the current Master Plan (2006). Do not rely upon previous justification letters, which would have been based on the 1996 Master Plan. Conditions may have changed on or in the vicinity of the subject site; be certain your letter reflects any changes.
- ☐ The applicant answering the questionnaire must sign the acknowledgment statement (this form is included in the application packet).
- ☐ 8 Completed Application packets (1 original + 7 copies)
- ☐ Provide your Nevada Department of Transportation tag number, a photograph of its location on the sign structure, and provide a photograph of your company plaque on the sign structure (one set).
- ☐ Master Plan checklist (one copy).
- ☐ Documentation of taxes paid-to-date (one copy).
- ☐ Documentation of business license fees paid-to-date (one copy each license).
- ☐ Fees are \$2450.00 plus noticing mail fees (variable); the total fee amount will be quoted after the application is submitted. Fees are not collected until after the application is deemed complete.