

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 29, 2010

FILE No: SUP-10-049

AGENDA ITEM: H-1

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

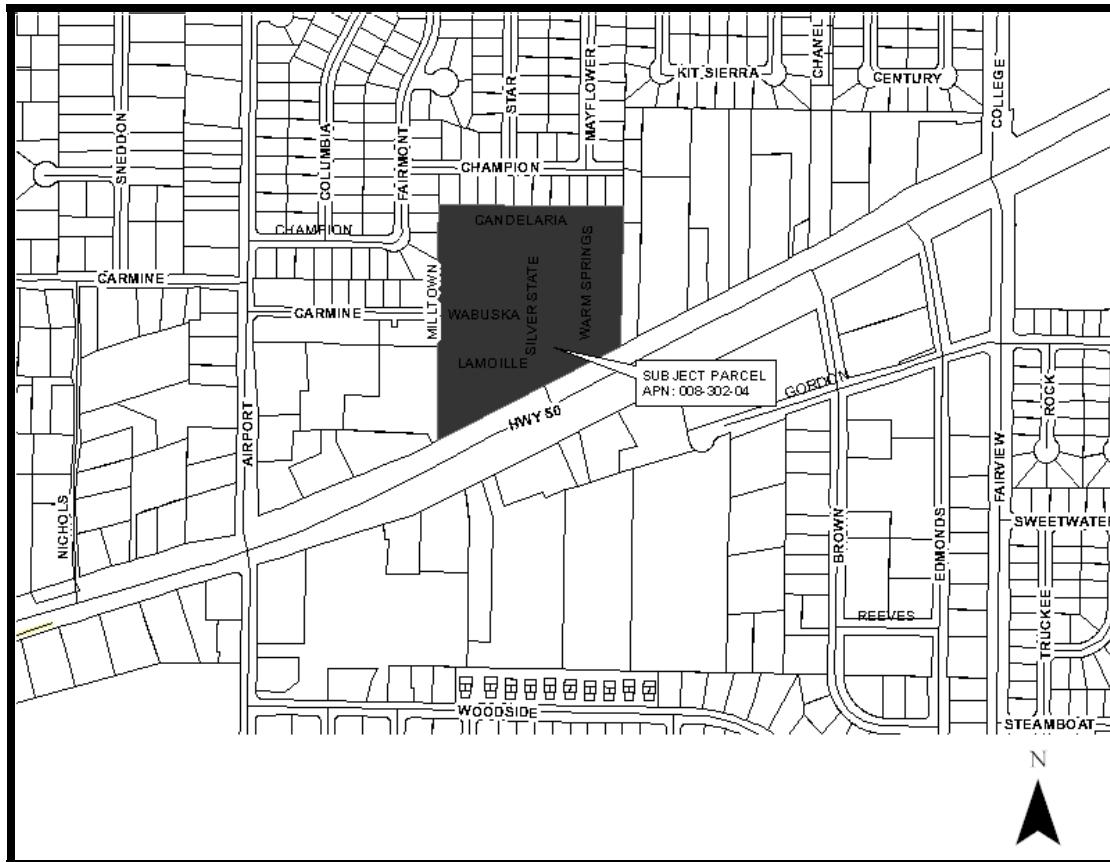
REQUEST: A Special Use Permit to allow the replacement of an existing single face off-premise billboard 12 feet by 32 feet and 24 feet in height, with a double sided, 10 feet by 30 feet and 27.5 feet in height off-premise sign (billboard).

APPLICANT / OWNER: Sign Pro/Talebi Family Trust Et al

LOCATION: 3400 Highway 50 East

APN: 008-302-04

RECOMMENDED MOTION: I move to approve SUP-10-049, a Special Use Permit request from Sign Pro, to allow the replacement of an existing single face off-premise on site with a double sided, 10 feet by 30 feet sign 27.5 feet in height, on property zoned General Commercial, located at 3400 Highway 50 East, Assessor's Parcel Number 008-302-04, based on seven findings of fact and subject to the recommended conditions of approval."





Existing Off-premise (billboard) on site.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within ten days of receipt of notification.
2. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following conditions are required to be incorporated into the proposed development plans to be submitted as part of the building permit application:

3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All on- and off-site improvements shall conform to City standards and requirements.
5. The applicant shall apply for and obtain a sign permit from the Nevada Department of Transportation and submit proof of obtaining the permit with the building permit application. Installation of the off-premise (billboard) must comply with all applicable state laws and policies.
6. The display face shall comply with the requirements of the Sign Ordinance with regards to height, size, appendages, moving, flashing, blinking or rotating signs, characteristic and materials, and other aspects of sign display.
7. The off-premise (billboard) shall maintain proper separation from above and below ground utilities, shall not be placed within any utility, access or drainage easement and shall not block any drainage ways. Utility structures and easements shall be shown on the building permit plans.
8. A detailed lighting plan including light fixture details must be provided with the building permit plans. Any proposed lighting of the off-premise (billboard) shall be directed downward and shielded so as not to project light and/or glare onto adjacent properties or right-of-way in conformance with the lighting requirements of the Carson City Development Standards.
9. The sign support structure must be painted an earth-tone color to match the surrounding terrain. Proposed color samples for the pole must be submitted with the building permit application for review and approval by the Planning Division.
10. The applicant shall obtain a business license pursuant to the Carson City Municipal Code Title 4.04 (Business License) prior to placement of advertising copy on the structure.
11. The sign must be maintained at all times in good structural condition, in compliance with all building and electrical codes and other codes at all times, and kept free of graffiti. Failure to do so shall constitute cause for the revocation of a business license.
12. Without further notice, the subject Special Use Permit shall expire on the September 29, 2015, unless a 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.

13. The supporting structure of a sign may not contain more than one sign on each side of the structure, and each face must be parallel to the other face.
14. The area of a sign may not exceed 400 square feet.
15. Sign height may not exceed 28 feet from street elevation.
16. The existing single face billboard shall be removed from site within seven days of the installation of the proposed billboard.

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 Residential (MUR)
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? Will the proposed replacement off-premise (billboard) be compatible with surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Commercial (GC), Mixed-use commercial
SOUTH: General Commercial (GC), HWY 50 East
EAST: General Commercial (GC), Commercial
WEST: General Commercial (GC), Single family dwellings

SITE HISTORY

1. The original placement of this off-premise (billboard) is not known.
2. On March 26, 2008, the Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site with Special Use Permit SUP-08-014.
3. On February 26, 2003, the Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site with Special Use Permit U-02/03-27.
4. Prior to 2003, renewals were approved by the following Special Use Permits, U-97/98-23 and U-93/94-47.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 10 acres
2. EXISTING PRIMARY USE: Silver State MHP/off-premise billboard use
3. HEIGHT: 27.5 feet (28 feet from street elevation)
4. AREA: (10 feet x 30 feet) 300 square feet (400 square feet allowed)
5. NUMBER OF FACES PROPOSED: Two
6. LIGHTING: Lighting proposed at this time.

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC 18.16 (Development Standards), Division 4 (Signs), an off-premise (billboard) is only permitted by approval of a Special Use Permit.

The proposed sign is a new off-premise (billboard) subject to the requirements of Division 4.8.3, New Billboard Allowed Subject to Requirements.

The proposed billboard would replace the existing single face (24 foot in height), 384 square foot (12 feet by 32 feet) billboard on site. See page two of this staff report for a picture of the existing off-premise (billboard) on site. The proposed billboard, if this Special Use Permit is approved, will be located approximately 60 feet east of the existing billboard. The placement of the proposed new billboard will not result in the displacement of existing landscaping on site.

The subject parcel is located on the north side of Highway 50 East and is approximately 700+ feet east of Airport Road. A mobile home park is currently located on the subject property.

Currently there are 18 approved billboards in Carson City, 10 of which were approved on Hwy 50 East.

<u>Off-Premise (Billboards)</u>						
Special Use Permit	Location/APN	Faces	Height	Square footage (size)	Placement date	Owner
SUP-08-014 *	3400 Hwy 50 E. 008-302-04	One	24 feet	384 sf	unknown	Talebi Family Trust
SUP-10-044	2794 Hwy 50 E. 008-161-07	Two	28 feet	400 sf	2005	Polichio Family Trust
SUP-10-013	3700 Hwy 50 E. 008-271-04	Two	28 feet	400 sf	2004	William Kugler
SUP-09-054	5354 Hwy 50 E. 008-384-34	Two	24.57 feet	288 sf	2004	Paul & Yolanda Fischer
SUP-08-049	8025 Hwy 50 E. 008-611-04	Two	28 feet	378 sf	2003	Kugler/Coffee
SUP-08-022	5740 Hwy 50 E. 008-391-07	One	25 feet	400 sf	unknown	Donn Simons
SUP-08-019	6349 Hwy 50 E. 008-522-11	Two	23 feet	378 sf	2003	Bea Investments LLC
SUP-08-018	1991 Hwy 50 E. 008-152-22	Two	21 feet	378 sf	2002	Antonio Plaszay
SUP-06-164	4440 Hwy 50 E. 008-281-11	Two	28 feet	400 sf	2006	Herman Bauer
SUP-05-265	3700 Hwy 50 E. 002-105-01	Two	28 feet	400 sf	**	State of Nevada
SUP-09-074	5853 S.Carson Street 009-304-06	Two	28 feet	378 sf	2004	CamBill Investments Western States Storage
SUP-08-023	4769 S. Carson Street 009-287-02	Two	25 feet	400 sf	Prior to 1987	Esperanza Dufur
SUP-08-021	4900 S. Carson Street 009-284-01	One	22 feet	400 sf	1974	Phil Gielow
SUP-08-020	5200 S. Carson Street 009-301-05	One	19 feet	378 sf	unknown	Jeannie White Bruce Sanders
SUP-08-017	4849 Cochise Street 009-282-02	Two	28 feet	400 sf	1965	Hall International LLC
SUP-08-016	5100 S. Carson Street 009-301-06	One	28 feet	400 sf	1969	Carl Norris
SUP-08-015	3590 N. Carson Street 007-462-03	Two	26 feet	294 sf	Prior to 1988	James Holmes Family LTD.
SUP-07-075	800 Old Clear Creek Rd. 009-302-09	Two	28 feet	400 sf	2007	William Kuglar

* Subject site

** Not constructed

The following is an analysis of the proposed off-premise (billboard) with regards to the requirements 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 an off-premise (billboard).

The current and valid Special Use Permit (SUP-08-014) will expire on March 26, 2013, if this Special Use Permit (SUP-10-049) is not approved.

- b. Permitted Streets - Billboards are permitted along US Highway 50 and Carson Street.

The existing billboard and proposed billboard is located along Highway 50 East. The proposal, therefore, complies with this standard.

- c. Height - The maximum permitted sign height is 28 feet from the adjacent permitted street elevation

The sign as proposed is 27.5 feet in height. The proposal, therefore, complies with this standard.

- d. Number of Sign Faces - One sign face per side (single or double-faced sign) is permitted.

The proposed billboard as submitted has two sign faces, which is permitted by the specific standards of Division 4.8.3. The proposal, therefore, complies with this standard.

- 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. The proposal, therefore, complies with this standard.

- f. Spacing Distance - Billboards may not be located within 1,000 feet of each other.

The nearest approved billboard is located at 3700 Hwy 50 East and is approximately 1,400+ feet east of the subject billboard. The proposal, therefore, complies with this standard.

- g. Area of Sign - The maximum permitted sign area for billboards is 400 square feet per side

The proposed billboard measures 10 feet by 30 feet (300 square feet). The proposal, therefore, complies with this standard.

- 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 nearest such protected district is the Mobile Home 6,000 zoning district, which is approximately 750 feet north this billboard. The proposal, therefore, complies with this standard.

- i. Downtown Redevelopment area - A billboard sign may not be within 1,000 feet of a Redevelopment area.

The proposed location is well over 1,000 feet east of the nearest development area boundary and in compliance with this standard. The proposal, therefore, complies with this standard.

- 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 replacement 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 replacement billboard is in compliance with this standard.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-10-049.

PUBLIC COMMENTS: Public notices were mailed on September 10, 2010, to 154 adjacent property owners and mobile home park residents within 300 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, staff has received no comments from the general public regarding this application. 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.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Written comments were received from the Health Department, Engineering Division and the Fire Department stating no concerns with the request. Building Division conditions have been incorporated into the recommended conditions of approval and are attached to this report. No other city division/department comments were received.

BUILDING DIVISION COMMENTS:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.

GENERAL COMMENTS

1. The building construction requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=181
3. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2007 Northern Nevada Amendments*

- 2006 International Building Code
- 2006 International Energy Conservation Code
- 2006 International Existing Building Code
- 2006 International Fire Code
- 2006 Uniform Mechanical Code
- 2006 Uniform Plumbing Code
- 2005 National Electrical Code
- 2003 ICC/ANSI A117.1 (For accessible design)

*- Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NNICC) at www.nnicc.org. With the adoption of the amendments, the snow and wind loads have increased within Carson City.

FIRE DEPARTMENT COMMENTS:

- The Fire Department has no comments or concern with this request.

ENGINEERING DIVISION COMMENTS:

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

HEALTH DEPARTMENT COMMENTS:

- 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.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation of approval of the Special Use Permit is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and further substantiated in the applicant's written justification.

1. The proposed development will be consistent with the master plan elements.

The proposed development will be consistent with the following Master Plan Elements:

CHAPTER 3: A BALANCED LAND USE PATTERN

GUIDING PRINCIPLE 1: A COMPACT AND EFFICIENT PATTERN OF GROWTH

Carson City will have a compact pattern that makes efficient use of the limited land area and

water resources it has available for urban growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment—particularly where public lands abut the urban interface. The City will utilize its existing redevelopment areas and other tools to promote the reuse and revitalization of established but underutilized areas of the community, such as its major gateway corridors and Downtown.

1.1d—Growth Management Ordinance

The City shall continue to review applications for proposed residential development in accordance with the Carson City 1988 Growth Management Ordinance, as contained in Chapter 18.12 of the City's Municipal Code.

CHAPTER 5: ECONOMIC VITALITY

Carson City derives its overall health and economic success from its ability to maintain a strong and diverse base of jobs, to provide a supply of varied housing choices for its employees, to provide a range of services and recreational opportunities for residents and visitors, and to generate tourism through the promotion of its unique characteristics and historic amenities. Furthermore, the City recognizes the revitalization of the Downtown as an important component of the community's long-term health and vitality

CHAPTER 6: LIVABLE NEIGHBORHOODS & ACTIVITY CENTERS

Principles for achieving Livable Neighborhoods & Activity Centers focus on:

- Increasing the quality of development citywide;
- Encouraging infill and redevelopment that blends seamlessly with established areas of the City;
- Establishing a hierarchy of mixed-use activity centers to serve the community;
- Re-establishing Downtown as a vibrant center for the community;
- Creating a more diverse mix of housing and neighborhood options for residents;
- Providing connectivity to surrounding land uses; and
- Protecting and enhance the City's historic resources.

CHAPTER 7: A CONNECTED CITY

A connected city allows residents to travel within the community, and to other centers within the region, in a variety of ways using a safe, efficient, multi-modal transportation system. Carson City will 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. Additionally, the City will seek opportunities to expand existing transit services as feasible to increase travel choices for the community and to support a more compact pattern of growth.

MIXED-USE RESIDENTIAL (MUR)

MUR 1.1—General Mixed-Use Policies

In addition to the MUR policies below, MUR development should be consistent with the General Mixed-Use Policies;

MUC 1.2—Characteristics

The MUC designation is intended to encourage a more compact, mixed use pattern of development along the City's major gateway corridors than that which exists today. While commercial retail

and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity. MUC development should incorporate pedestrian-friendly design elements and should be designed with clear connections to transit stops and surrounding development

- 2. The proposed development 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 proposed billboard will create no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity that would be a detriment to the use, peaceful enjoyment, economic value or development of surrounding properties. The proposed billboard is proposed to be illuminated externally. A detailed lighting plan including light fixture details must be provided with the building permit plans. Any proposed lighting of the off-premise (billboard) shall be directed downward and shielded so as not to project light and/or glare onto adjacent properties or right-of-way.

- 3. The proposed development will have little or no detrimental effect on vehicular or pedestrian traffic.**

The proposed billboard will generate minimal traffic for maintenance of the sign, which would have little or no impact on vehicular or pedestrian traffic.

- 4. The proposed development 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 proposed billboard will create no demand on public services and facilities.

- 5. The proposed development meets the definition and specific standards set forth in Title 18 for such particular use and meets the purpose statement of that district.**

The proposed development meets all the requirements of Division 4.8 relating to billboards as detailed in the above discussion in the staff report.

- 6. The proposed development will not be detrimental to the public health, safety, convenience and welfare.**

The proposed billboard will create no objectionable traffic, noise, vibrations, fumes, odors, dust, glare or physical activity that would be a detriment to the public health, safety, convenience or welfare.

- 7. The proposed development will not result in material damage or prejudice to other property in the vicinity.**

The proposed billboard will not impair the surrounding property owners' ability to develop their property in accordance with the applicable zoning and will not create negative impacts that would result in material damage.

Respectfully submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application SUP-10-049
Building Division comments
Engineering Division comments
Fire Department comments
Health Department comments

H:\PlngDept\PC\PC\2010\Staff Reports\SUP-10-049 Sign Pro.doc



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: August 25, 2010

SUBJECT: AGENDA ITEMS FOR SEPTEMBER 29, 2010 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the September 29, 2010 Planning Commission Meeting and have the following comments:

- SUP-05-164 George Wendell, Victory Christian Ctr We have no concern with this request.
- SUP-10-049 Talebi Family 1998 Trust We have no comments or concern with this request.

DL/llb

**Engineering Division
Planning Commission Report
File Number SUP 10-049**

TO: Planning Commission
FROM: Rory Hogen – City Engineer
DATE: August 23, 2010

MEETING DATE: September 29, 2010

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from property owner Talebi Family Trust at 3400 Hwy. 50 E., APN 08-302-04 to remove an existing billboard and replace it at a location 60 feet to the east on property zoned GC.

RECOMMENDATION:

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

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 not impact traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

The proposal cannot impact existing public services. The new sign must be placed so that no underground or overhead utilities are obstructed.

From: Teresa Hayes
To: MPR Committee
Date: 8/24/2010 10:25 AM
Subject: Planning commission comments (Sept 29, 2010)

SUP 05-164

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. *Et. Seq.*

SUP 10-049

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. *Et. Seq.*

*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 7227
Fax: (775) 883-4701*

e-mail: thayes@carson.org

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

Confidentiality Notice: This email message, including any attachments, may contain privileged and confidential information for the sole use of the intended recipient(s). If the reader of this message is not the intended recipient, any unauthorized review, dissemination, distribution, or copying of this email message is strictly prohibited. If you have received and/or are viewing this email in error, please notify the sender immediately by reply email and delete this email from your system

File # (Ex: MPR #07-111)	SUP-10-049
Brief Description	New New Billboard
Project Address or APN	APN #009-12-204
Bldg Div Plans Examiner	Kevin Gattis
Review Date	September 29, 2010
Total Spent on Review	

BUILDING DIVISION COMMENTS:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.

GENERAL COMMENTS

1. The building construction requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=181
3. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2007 Northern Nevada Amendments*
 - 2006 International Building Code
 - 2006 International Energy Conservation Code
 - 2006 International Existing Building Code
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)

*- Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NNICC) at www.nnicc.org. With the adoption of the amendments, the snow and wind loads have increased within Carson City.

RECEIVED

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 10 - SUP - 10 - 049

SILVER STATE MOBILE HOME PARK
PROPERTY OWNER **LOS ALAMITOS**
3112 BOSTONIAN DRIVE CA 90220
MAILING ADDRESS, CITY, STATE, ZIP

PHONE # _____ **FAX #** _____

Name of Person to Whom All Correspondence Should Be Sent

STEVEN M. REYNOLDS

APPLICANT/AGENT

1501 N. CARSON ST. CC NV 89706
MAILING ADDRESS, CITY, STATE ZIP

775-887-8817 **775-887-8824**
PHONE # _____ **FAX #** _____

signpro@pyramid.net
E-MAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02

AUG 27 2010

SPECIAL USE PERMIT **CARSON CITY**
PLANNING DIVISION

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)

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.

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
8-302-04	3400 HWY 50 E. CARSON CITY NV 89701	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Commercial	GC	HWY 50 and Airport

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 _____, Section _____, a request to allow as a conditional use is as follows:

To continue operation of a billboard/outdoor advertising structure at this site and renovate the structure.

PROPERTY OWNER'S AFFIDAVIT

I, HUSHMAND TAGHDIRI, 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.

Hushmand Taghdiri 3112 Bostonian Dr Los Alamitos 90220
Signature Address Date

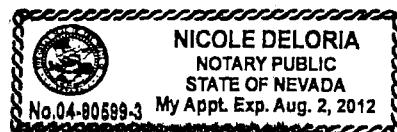
Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY _____

On Aug. 18th, 2010, Hushmand Taghdiri, 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.

Nicole DeLoria

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.

APPLICATION TO REPLACE EXISTING OUTDOOR ADVERTISING SPECIAL USE PERMIT WITH NEW PERMIT.

Background: An existing billboard is located at Silver State Mobile Home Park, 3400 Hwy 50 East, APN 008-302-04, property owner Talebi Family Trust, et al. The current SUP 08-014 was renewed by Clear Channel on September 3, 2008.

The Talebi Family Trust is applying for a new special use permit for two reasons. First, their business relations with Clear Channel may not continue. Clear Channel or their subsidiary owns the existing structure, and has the right to remove it. Second, they wish to replace the existing old, single face, unlighted billboard structure with a new, double-face, lighted structure. The Trust does not wish to invest in the complex engineering or structure plans for a replacement billboard without an approved 5-year special use permit for the billboard location.

Basic plans for the new billboard structure and location are included with this Special Use Permit application. However, specific engineering of the structure would be provided with the actual sign and building permit that the Trust or their appointed contractor would have to acquire prior to any construction.

The replacement structure, if approved, would be located approximately 60 feet further east from the existing structure, still within the subdivided parcel for the billboard. This would move the billboard further away from mature cottonwoods to the west of the structure so the second side would be visible from the highway. No existing trees or structures would be affected by this move.

Lighting for the new structure would meet all Carson City code requirements. A cutsheet of the proposed lighting is provided.

The new billboard structure would meet all Carson City code requirements, including height and size. A drawing of the new structure is provided.

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?

A. Chapter 3: A Balanced Land Use Pattern

The Master Plan designation of the subject parcel is MUR and current zoning is GC. The primary use is residential, and a small portion—in the detention area—is dedicated to the billboard. The parcel is sub-divided to buffer the uses.

- The project meets applicable provisions of the Growth Management Ordinance.
- The project uses no water. Existing lighting will not be changed at this time.
- The project is not located in a priority infill development area.
- The project does not influence pathway connections or access.
- The project will not influence any existing site features.
- The project is not adjacent to county boundaries. Ingress/egress from the lot to US Highway 50 is not influenced by the project.
- The project is consistent with Master Plan Mixed-Use development policies because the billboard allows various commercial uses for over 95% of the remaining lot. The project is located on a primary street frontage that may be accessed by transit. It does not generate activity, nor influence housing development in the area.
- The project meets all applicable transition standards.
- The project is not situated to affect environmentally sensitive area.
- The project is sited outside the primary floodplain and geologic hazard areas.
- The project does not interfere with potential or existing services.
- The project is not within a Specific Plan Area.

B. Chapter 4: Equitable Distribution of Recreational Opportunities

The project does not provide park facilities, nor influence the Open Space or Carson River Master Plans.

C. Chapter 5: Economic Vitality

The project may encourage re-use or redevelopment of underused retail spaces, support heritage tourism activities, or revitalization of the Downtown Core: the billboard provides advertising space which can conceivably be used to promote these economically-viable activities to Carson City residents and visitors.

D. Chapter 6: Livable neighborhoods and Activity Centers

The project uses durable materials.

Visual interest is dominated by given advertising on the board.

The project adheres to height and setback requirements.

The project is not in a MU Activity Center.

The project is not downtown.

Housing models are not applicable.

E. Chapter 7: A Connected City

Billboards are common business endeavors for high-transit streets such as US 50 East where it is situated.

The project does not maintain or enhance roadway connections, nor does it interfere with pathways.

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

- A. Surrounding Master Plan land use designations are: To the North, MHP; South is Mixed Use Residential (current use is a storage facility); East is Mixed Use Commercial (retail and commercial businesses); to the West is Mixed Use Commercial (retail and commercial businesses/shopping center.)
- B. The billboard has existed since 1998 and no problems have been reported. Commercial billboards are allowed by Carson City ordinance at specified intervals along US 50 east. The owner wishes to replace the existing structure with a new metal structure with improved directional lighting that would make the billboard more durable and less intrusive than many of the billboard structures on US 50.
- C. The actual billboard structure is not detrimental to use and enjoyment or development of surrounding properties. It does not influence the residential lots to the north, and the properties to the west and east are already developed.
- D. No additional lights or traffic controls are needed because of this billboard. Some concern has been voiced over billboards causing traffic safety issues because drivers are looking at them; no evidence exists that billboards are any more visually intrusive than other commercial signs or structures, unless placed in positions blocking driver visibility. NDOT setbacks that were adhered to prevent billboards and signs in Carson City from interfering with driver visibility.
- E. Rental of the billboard provides economic benefit and disposable income to the local owners of the parcel. Advertising—usually for retail or other companies with local outlets—promotes purchasing and the resultant commerce and taxes for Carson City. Further, a continued approval of this billboard removes the opportunity for another billboard to be constructed within its assigned linear spacing.

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

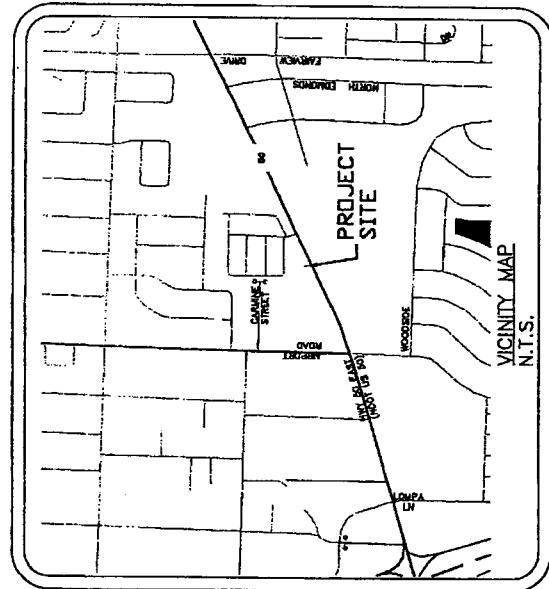
- A. The project does not affect the school district or the Sheriff's Office.
- B. The project does not affect drainage.
- C. The project does not require water.
- D. The project does not influence sewer.
- E. No road improvements are needed.
- F. Information attached.
- G. Existing lighting of the project: Four downward-directed Holophane Panel-Vue Luminaires, (two each side) 27'6" from ground. (see attached cutaway.) Lighting is directed downward at sign faces. 120 volt 400-watt metal halide bulbs.
- H. There is existing landscaping at the front of the lot in the streetside planter, compliant with ordinance.
- I. Parking availability for the site is not influenced by the billboard.

GRAPHIC SCALE

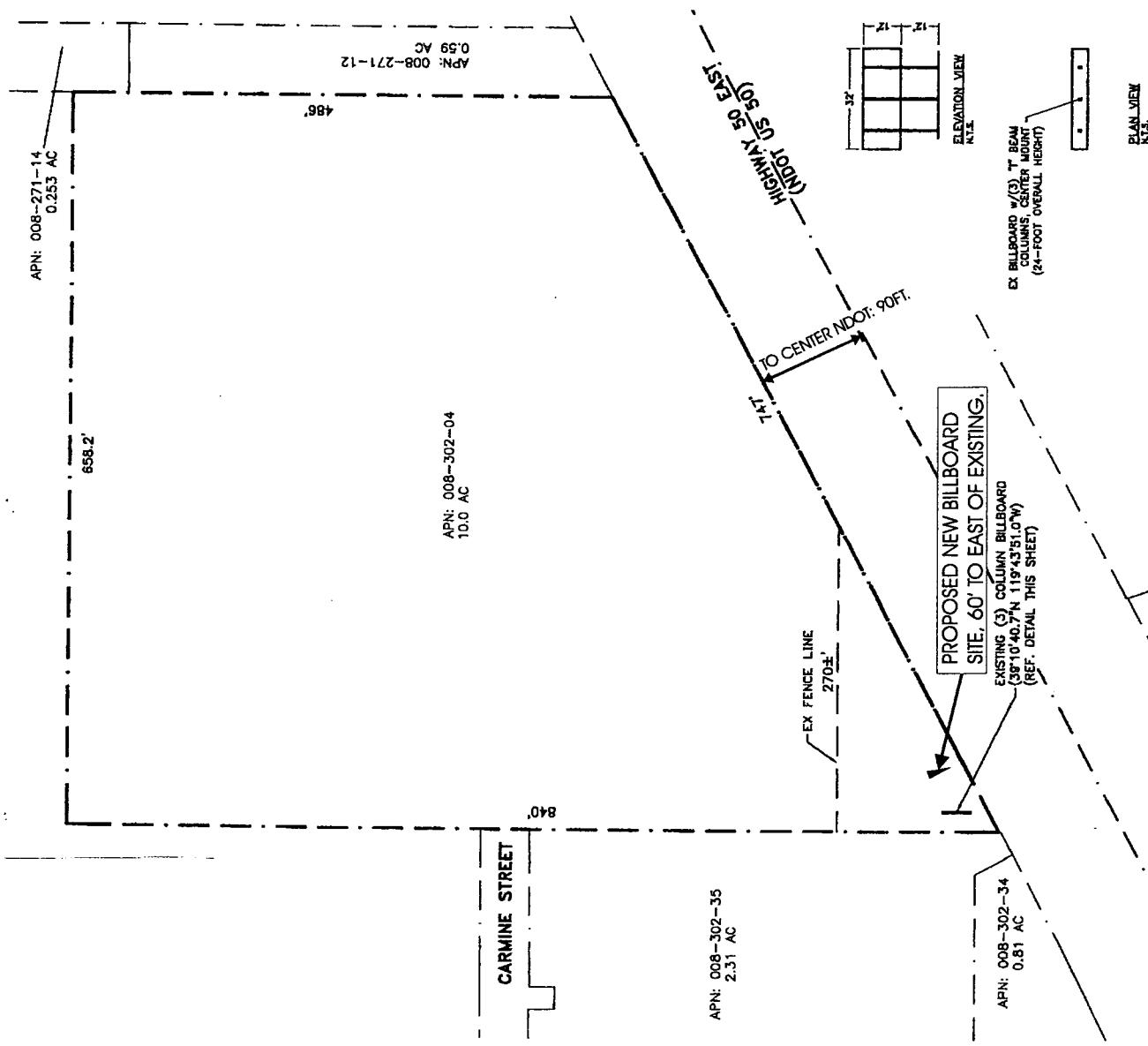
SCALE IN FEET

400
200 100 0

N



OWNER:	Talebi Family Trust 8/13/03 & ET AL 27551 Almedra Mission Viejo, CA 92691
APPLICANT:	Talebi Family Trust
REP.:	Steve Reynolds
REQUEST:	Special Use Permit Application
LOCATION:	3400 HIGHWAY 50 EAST
ZONING:	CC
MASTER PLAN LAND USE DESIGNATION:	MIXED USE RESIDENTIAL (MUR)
APN:	008-302-04



OUTDOOR ADVERTISING PROPOSAL
SILVER STATE MOBILE HOME PARK
3400 HWY 50 EAST APN 008-302-04



Scope of work: Install new D/F 10' x30' billboard to replace existing board.

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipient's employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors.

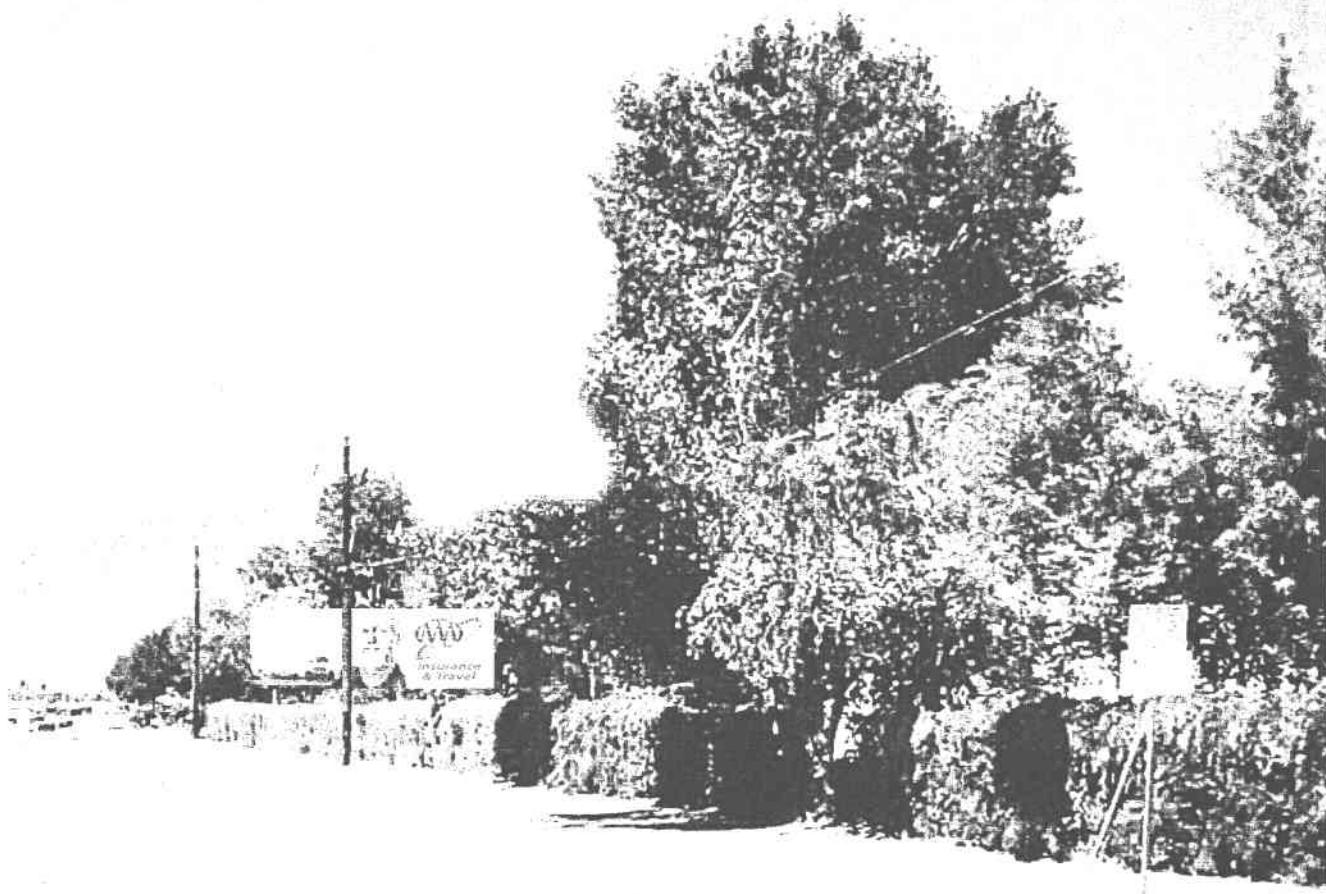
ABE'S BILLBOARD

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	July 20, 2010	T. POLAND

SHEET
1

Custom Sign
2222 Mouton Drive
Carson City, NV 89706
Ph. 775-884-1818

BID LIMIT: \$100,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/10



Scope of work: Install new D/F 10' x30' billboard to replace existing board.

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

ABE'S BILLBOARD

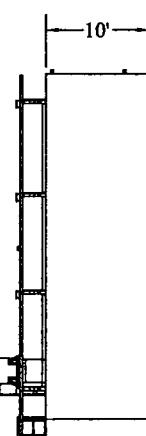
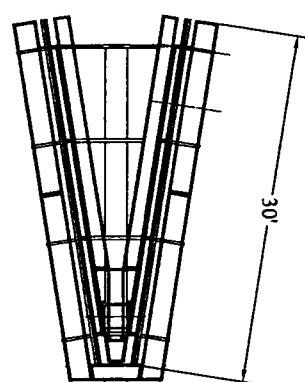
SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	July 20, 2010	T. POLAND

2

Custom Sign
2222 Mouton Drive
Carson City, NV 89706
Ph. 775-884-1818

BID LIMIT: \$100,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP.12/10

NOTE: FINAL SIGN WILL
REQUIRE FACES TO BE
PARALLEL.



LINE OF GRADE

A

B

4

4

3

4

2

1

1

FIELD ASSEMBLY VIEWS

Trinity Products
10x30' FULL FLAG
SIZE Custom Size (Inches)
JOB NO.
REV.
DRAWN
SCALE
1 OF 1

4

3

2

1

A

B

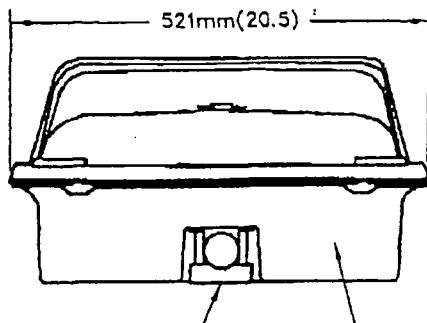
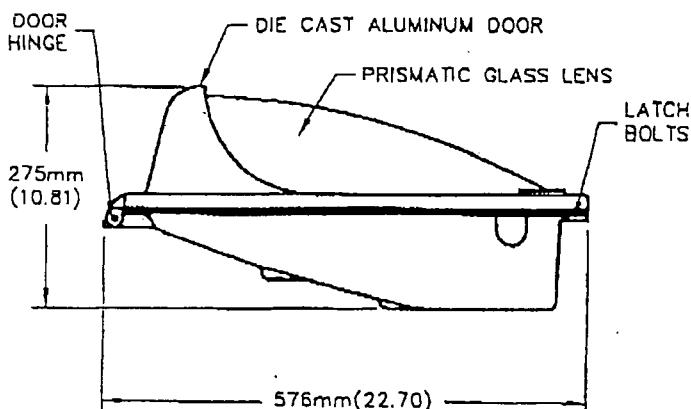
4

Jul 21 06 07:38a

714-82-1923

P.2

PANEL-VUE® SERIES LUMINAIRE



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

U.L. LISTED
1572 WET LOCATION
C.S.A. LISTED
MAX AMBIENT: 40°C
MAX WEIGHT: 27kg (60lbs)

CATALOG NUMBER

P A N L

PANELVUE
SERIES
LUMINAIRE

SOURCE AND WATTAGE

<input type="checkbox"/> 100HP=100W HPS
<input type="checkbox"/> 15AHP=150W HPS
<input type="checkbox"/> 100MV=100W 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"/> 400HP=400W HPS
<input checked="" type="checkbox"/> 400MH=400W MH
<input type="checkbox"/> 400MV=400W MV

VOLTAGE

<input checked="" type="checkbox"/> 12=120V
<input type="checkbox"/> 20=208V
<input type="checkbox"/> 24=240V
<input type="checkbox"/> 27=277V
<input type="checkbox"/> 34=347V
<input type="checkbox"/> 48=480V
<input type="checkbox"/> MT=MULTITAP
<input type="checkbox"/> DT=DUAL TAP
<input type="checkbox"/> NB=NON-BALLASTED
<input type="checkbox"/> VT=MULTIVOLT

MOUNTING

<input type="checkbox"/> D=STANDARD

COLOR

<input type="checkbox"/> B=BROWN
<input type="checkbox"/> 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



©2001 QUALITY LIGHTING GROUP INC. 214 OAKWOOD AVE., NEWARK, OH 43055

ORDER NO: _____
TYPE: _____

DRAWING NO: PM-1808
CAD MODEL: PANLD.DWG
DATE: 1-9-98
Sheet 1 of 1

LIGHTS DIRECTED Downward From Top of Sign

License Master Inquiry-(OLN1101001)
Screen detail for Program: OL OLN1101
License 10-0004121

License Information

Classification: CONTRACTOR
License status: ACTIVE
Application date: 12/08/2009
Issue date: 1/03/2003
Expiration date: 12/09/2009
Valid through date: 12/31/2010
Date license printed: 12/09/2009
Previous license: 09-00004121
Print flag: N
Comments: ERECTING SIGNS
Pin number: 5571

Business Information

Business number: 3990
Business name: CLEAR CHANNEL OUTDOOR
Mailing address: 4945 JOULE ST
Location address: RENO NV 89502
O OF T, RENO
Business phone: (775) 856-0220
Emergency phone: (775) 856-0220

Applicant Information

Applicant/qualifier: CLEAR CHANNEL OUTDOOR
Address: 4945 JOULE ST
RENO NV 89502
(775) 856-0220

Phone: Social Security: Drivers license: Date of birth: Email address:

Charges/Renewal Summary

Charges/Summary	Lic/Transfr	Add'l Chrge	Penalty	Interest
Amount charged:	59.60	19.15	.00	.00
Amount paid:	59.60	19.15	.00	.00
Amount due:	.00	.00	.00	.00
Unposted/unapplied receipts	.00	.00	.00	.00
New/transfer unposted:	.00	.00	.00	.00
New/transfer unapplied:	.00	.00	.00	.00
Renewal unposted:	.00	.00	.00	.00
Renewal unapplied:	.00	.00	.00	.00

Renewal Summary
Month: JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
Year: 10 10 10 10 10 10 10 10 10 10 10 10
Renewal status: R R R R R R R R R R R R

Secured Tax Payment Inquiry 8/18/10 12:03:54 TC0100B
 Parcel #..... 008-302-04
 Property Loc... 3400 HWY 50 EAST 2011 Roll #...: 016893
 Billed to..... TALEBI FAM TR 8/13/03 & ET AL District....: 2.4
 27551 ALMENDRA Tax Service...:
 MISSION VIEJO, CA 92691-0000 Land Use Code: 350

Outstanding Taxes:

Prior Year	Tax	Penalty/Intrst	Total	Amount Paid	Total Due
No Prior Year Taxes.					
<u>Current Year</u>					
08/16	3,092.78		3,092.78	3,092.78	.00
10/04	3,090.00		3,090.00	.00	3,090.00
01/03	3,090.00		3,090.00	.00	6,180.00
03/07	3,090.00		3,090.00	.00	9,270.00
<u>Total</u>	<u>12,362.78</u>	<u>.00</u>	<u>12,362.78</u>	<u>3,092.78</u>	

F9=Scan >/< >

F12=End F13>Show History F14=Print Summary F17=Assessor's File Inquiry

887-8824

Steve

1st QTR 12



RECEIVED

SEP 03 2008

CARSON CITY
PLANNING DIVISION

PLANNING COMMISSION
MARCH 26, 2008

CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

★ CLERK ★
FILED
Time 2:52p

APR - 7 2008

By K. King
Deputy
Carson City, Nevada

NOTICE OF DECISION

A request for a Special Use Permit, SUP-08-014, was received from Todd Collins, Clear Channel (property owner: Talebi Family Trust, et al) to allow continuation of an existing off-premises (billboard) advertising sign (U-02/03-27), on property zoned General Commercial (GC), located at 3400 Hwy 50 East, APN 008-302-04 pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on March 26, 2008, in conformance with City and State legal requirements, and approved SUP-08-014, based on the findings contained in the staff report and subject to the following conditions of approval:

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

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

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.

This decision was made on a vote of 6 ayes, 0 nays. And 1 absent.



Lee Blemel
Planning Division Director

LP/rmj

Mailed: 4/8/08 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.

Susan Holshouser
OWNER/APPLICANT SIGNATURE

4/10/08
DATE

Susan Holshouser
PLEASE PRINT YOUR NAME HERE



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

PLANNING COMMISSION
MARCH 26, 2008



★ CLERK ★
FILED
Time 2:52P

APR - 7 2008
By K. King
Deputy
Carson City, Nevada

NOTICE OF DECISION

A request for a Special Use Permit, SUP-08-014, was received from Todd Collins, Clear Channel (property owner: Talebi Family Trust, et al) to allow continuation of an existing off-premises (billboard) advertising sign (U-02/03-27), on property zoned General Commercial (GC), located at 3400 Hwy 50 East, APN 008-302-04 pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on March 26, 2008, in conformance with City and State legal requirements, and approved SUP-08-014, based on the findings contained in the staff report and subject to the following conditions of approval:

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

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

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.

This decision was made on a vote of 6 ayes, 0 nays. And 1 absent.



Lee Plemel
Planning Division Director

LP/rmj

Mailed: 4/8/08 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.

Ebrahim Talebi
OWNER/APPLICANT SIGNATURE
For Talebi Family Trust

4-14-2008
DATE

EBRAHIM TALEBI
PLEASE PRINT YOUR NAME HERE

File # (Ex: MPR #07-111)	SUP08-014,015,016,017,018,019,120,021,022,023
Brief Description	Sign Continued Use
Project Address or APN	
Bldg Div Plans Examiner	Don Coon
Review Date	3-10-2008
Total Spent on Review	.10/ea

BUILDING DIVISION COMMENTS:

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

1. Any alterations or modifications to sign will require a Building Permit.
- 2.

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: March 26, 2008

AGENDA ITEM NO.: H-3

APPLICANT(s) NAME: Todd Collins, Clear Channel
PROPERTY OWNER(s): Talebi Family Trust, et al

FILE NO. SUP-08-014

ASSESSOR PARCEL NO(s): 008-302-04

ADDRESS: 3400 Hwy 50 East

APPLICANT'S REQUEST: Action to consider a Special Use Permit application to allow continuation of an existing off-premises (billboard) advertising sign (U-02/03-27), on property zoned General Commercial (GC)

COMMISSIONERS PRESENT: PEERY KIMBROUGH BISBEE
 MULLET REYNOLDS VANCE WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt

REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL

DENIAL

APPLICANT REPRESENTED BY: Todd Collins

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

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

0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE FOR APPROVAL

WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Reynolds SECOND: Mullet PASSED: 6/AYE 0/NO 0/ABSTAIN 1/ABSENT



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

H-3

thru

TO: Planning Commission

FROM: Planning Division *LJ*

DATE: March 26, 2008

SUBJECT: **Billboard Special Use Permit Renewals – SUP-08-014 through -023**

H-12

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.]*

(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.

STAFF REPORT FOR PLANNING COMMISSION MEETING OF 26 MARCH 2008

AGENDA ITEM: H-3

FILE No: SUP-08-014

STAFF AUTHOR: Jennifer Pruitt, Senior Planner

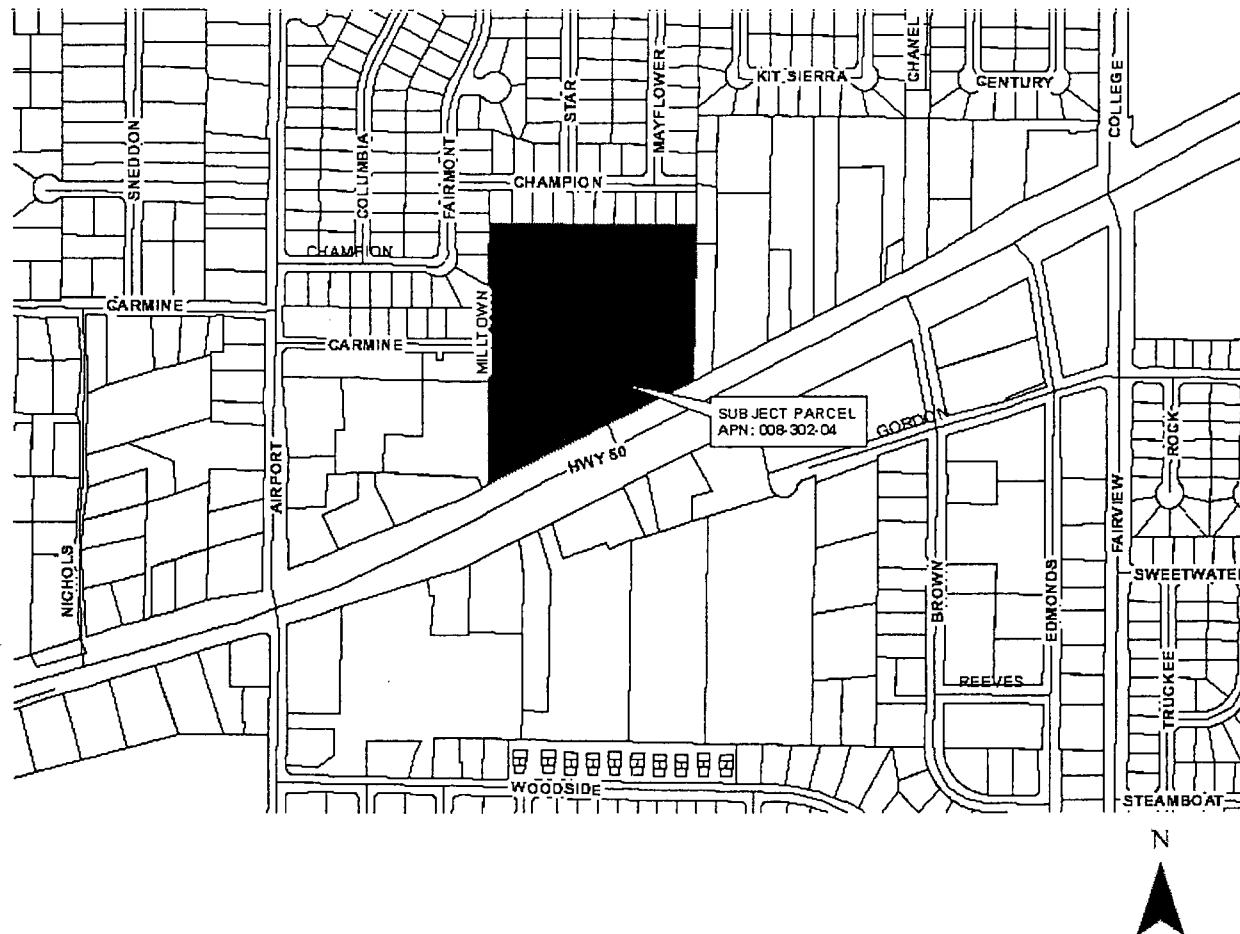
REQUEST: Special Use Permit to allow the continued use of an existing 24 foot high, 384 square foot off-premises advertising (billboard) sign, on property zoned General Commercial

APPLICANT / OWNER: Todd Collins, Clear Channel Outdoor/Talebi Family Trust Et al

LOCATION: 3400 Highway 50 East

APN: 008-302-04

RECOMMENDED MOTION: "I move to approve SUP-08-014, a Special Use Permit request from Todd Collins, Clear Channel Outdoor, to allow the continued use of a 24 foot high, 384 square foot off-premises (billboard) sign, on property zoned General Commercial (GC), located at 3400 Highway 50 East, Assessor's Parcel Number 008-302-04 , based on seven findings of fact and subject to the recommended conditions of approval."





RECOMMENDED CONDITIONS OF APPROVAL:

The continued use of the off-premises advertising (billboard) sign must conform to all 8 conditions of approval enumerated in the accompanying document, entitled "Billboard Special Use Permit Renewals – SUP-08-014 through -023".

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: Community/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) – Mixed-use commercial
SOUTH: General Commercial (GC) – HWY 50 East
EAST: General Commercial (GC) – Commercial
WEST: General Commercial (GC) – Single family dwellings

SITE HISTORY

1. The original placement of this billboard is not known.
2. On February 26, 2003 – The Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site with Special Use Permit U-02/03-27.
3. Prior to 2003, renewals had been approved by the following Special Use Permits – U-97/98-23 and U-93/94-47.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 10 acres
2. EXISTING PRIMARY USE: Silver State MHP/billboard use
3. HEIGHT: 24 feet (28 feet from adjacent permitted street grade allowed)
4. AREA: 384 square feet (400 square feet allowed)
5. NUMBER OF FACES: One
6. LIGHTING: There is no lighting proposed at this time.

DISCUSSION:

The subject parcel is located on the north side of Highway 50 East and is approximately 700+ feet east of Airport Road. A mobile home park is currently located on the subject property.

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 30 March 2008 if a renewal has not been approved.

- b. Permitted Streets — Billboards are permitted along US Highway 50 and Carson Street and along Carson Street. This sign is located on Carson Street/Highway 50 East.
- c. Height — The maximum permitted sign height is 28 feet from the adjacent "permitted street" elevation — The sign is 24 feet in height.
- d. Number of Sign Faces — One sign face per side (single or double-faced sign) is permitted — The subject billboard has one 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. However, existing billboards that are up for renewal 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 at 3700 Hwy 50 East and is approximately 1,500+ feet east of the subject billboard. However, existing billboards that are up for renewal 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 32 feet (384 square feet).
- 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 nearest such protected district is the Mobile Home 6,000 zoning district, which is approximately 750 feet north this billboard. The proposal, therefore, complies with this standard. However, existing billboards that are up for renewal are not required to meet this requirement.
- i. Downtown Redevelopment area — A billboard sign may not be within 1,000 feet of a Redevelopment area — The proposed location is well over 1,000 feet east of the nearest development area boundary and in compliance with this standard. The proposal, therefore, complies with this standard. However, existing billboards that are up for renewal 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 07 March, 2008 to 160 adjacent property owners and mobile home park residents within 300 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, staff has received no comments from the general public regarding this application. 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:

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

- Any alterations or modifications to sign will require a Building Permit.

FIRE DEPARTMENT COMMENTS:

- No comments or concerns with the applicant's request.

ENGINEERING DIVISION COMMENTS:

- The Engineering Division has no preference or objection to the continued use of existing billboards associated with the above referenced Special Use Permit applications.

HEALTH DEPARTMENT COMMENTS:

- No comments at this time.

FINDINGS: Pursuant to CCMC §18.02.080 (Special Use Permits), this application is reviewed with reference to the seven 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.

Respectfully submitted,

DEVELOPMENT SERVICES, PLANNING DIVISION



Jennifer Pruitt, AICP, LEED AP
Senior Planner

Attachments:

- Application SUP-08-014
- Building division comments
- Engineering division comments
- Fire department comments
- Health department comments

File # (Ex: MPR #07-, 11)	SUP08-014,015,016,017,018,019,120,021,022,023
Brief Description	<i>Sign Continued Use</i>
Project Address or APN	
Bldg Div Plans Examiner	<i>Don Coon</i>
Review Date	3-10-2008
Total Spent on Review	.10/ea

BUILDING DIVISION COMMENTS:

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

1. Any alterations or modifications to sign will require a Building Permit.
- 2.

RECEIVED

FEB 1 3 2008

CARSON CITY
PLANNING DIVISION

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

FILE # SUP - 08 - U-02/3-27

PROPERTY OWNER
TALEBI FAMILY TRUST ETAL

MAILING ADDRESS, CITY, STATE, ZIP
27551 ALMENDRA MISSION VIEJO, CA 92691

PHONE # 562-596-9125 **FAX #**

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

Clear Channel Outdoor Todd Collins

MAILING ADDRESS, CITY, STATE ZIP
4945 Joule St. Reno, NV 89502

PHONE # 775-856-0220 **FAX #** 775-856-7595

E-MAIL ADDRESS toddcollins@clearchannel.com

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential)
+ noticing fee

SUBMITTAL PACKET

- G Application Form
- G Site Plan
- G Building Elevation Drawings and Floor Plans
- G Proposal Questionnaire With Both Questions and Answers Given
- G Applicant's Acknowledgment Statement
- G 26 Completed Application Packets (1 Original + 25 Copies)
- G Documentation of Taxes Paid-to-Date
- G Project Impact Reports (Engineering)

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.

Project's Assessor Parcel Number(s): 008-302-04	Street Address 3400 US Hwy. 50 East	ZIP Code
Project's Master Plan Designation MUR	Project's Current Zoning General Commercial	Nearest Major Cross Street(s) Airport Road

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: 18.16, or Development Standards, Division 4.8.3, Section (a).2, a request to allow as a conditional use is as follows:

Continued use of an existing Billboard

PROPERTY OWNER'S AFFIDAVIT

I, EBRAHIM TALEBI, 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.

Ebrahim Talebi
Signature

27551 Almendra Mission Viejo, CA 92691

Address

LINDA K NGO
COMM. # 1722533

NOTARY PUBLIC - CALIFORNIA

ORANGE COUNTY

My Comm. Expires Jan. 30, 2011

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

STATE OF NEVADA California
COUNTY OF Orange

On 2/11, 2008, Ebrahim Talebi, 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.

Ebrahim Talebi
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.

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

A.

- 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)?

The Master Plan designation of the subject parcel is MUR and current zoning is GC. Consistent with the Master Plan designation the primary use of the subject parcel is residential and a very minor portion is dedicated to the billboard. The parcel is sub-divided to buffer the uses and by orienting the billboard to a primary roadway, US Hwy 50, the potential friction of uses is significantly reduced if not eliminated. The billboard supports the promotion of businesses within the community.

- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

The parcel is sub-divided providing open space area for recreation and buffering the mix of uses. The billboard while providing valuable information to the community does not conflict with the open space of the parcel. The billboard does not emit odor or noise, does not use water and if illuminated very little electricity.

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

The billboard provides the ability for local and regional economic development organizations, entrepreneurs and local business people to promote a variety of local and national retail services and entertainment venues to the community.

- Encourage reuse or redevelopment of underused retail spaces (5.2b)?

The billboard provides the ability for retailers in the area who have made investments in retail space developments to promote those retail developments.

- Promote revitalization of the Downtown core (5.6a)?

The billboard provided the ability to promote any variety of Downtown businesses, residences and re-enforce the perception of Downtown as a safe, vibrant and inviting urban neighborhood.

- 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)?

While the subject parcel is not located within an identified MU Activity Center, the mix of uses on the property is appropriate for the 10 acre size of the parcel. The billboard uses a small fraction of the parcel area.

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The billboard is a primarily transit oriented medium of advertising and is consistent the promotion of mixed-use and future transit along the major corridor of US Hwy 50.

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

A. The subject parcel is zoned General Commercial and Master Plan zoning is Mixed Use Residential. The Master Plan zoning in the immediate vicinity is as follows: To the North Mixed Use Residential (MHP), to the South across US Hwy. 50 is Mixed Use Residential (current use is mini self-storage), to the East is Mixed Use Commercial (retail & commercial business) and to the West is Mixed Use Commercial (retail and commercial business).

B. The billboard is consistent with the mixed use and community/regional zoning of the US Hwy. 50 corridor. The installation and maintaining of billboards along this corridor has repeatedly been approved along the US Hwy 50 corridor over the past several years. The billboard increases the value of the subject parcel through the land lease rental agreement. The billboard poses no problem of noise, dust, odors, vibration, fumes, glare or physical activity with neighboring property owners, because it causes none of these events. The billboard is well maintained and differs from others along the corridor of US Hwy 50 only in design and dimensions. The subject billboard is supported by three I-beams and is 12'x32' whereas the others in the area are a single column and 10'x40'. The fact that billboards have been approved along the entire US Hwy 50 East corridor is testament that the use is compatible with the area.

C. 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 billboard itself is un-intrusive and has very little if any impact to the use, peaceful enjoyment and development of the surrounding properties and the general neighborhood. The billboard is situated in south/west corner of the property and the back side of the single display face is shielded by mature trees. The billboard is consistent with the improvements developed in the area and supports the promotion of goods and services available in the area.

D. 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?

The billboard does not have any effect on the volume, flow or patterns of vehicular and pedestrian traffic.

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.

Additional walkways and traffic lights will not be needed nor will traffic substantially increase in the area because of the billboard. The billboard is merely a means to convey information to vehicular and pedestrian traffic. The billboard may increase vehicular and pedestrian at locations advertised on billboard. The conclusion was derived by the fact the billboard promotes goods & services, but no goods or services are offered at the site of the billboard. No City department was contacted in researching this proposal.

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

The short and long range benefits to the people of Carson City from this project is the ability to reach a large segment of the local and non-local traffic traveling into Carson City. The business owners have another tool to promote their business and the residents & tourists have an opportunity to gain information about goods & services available in the area. Property owner's gain additional income from their property and the city gains revenue from business license fees, personal property tax paid by the sign owners & the increase is sales tax from higher gross sales.

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

A. 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 billboard supports the school district by the business license fees and personal property taxes paid. The billboard has no effect on the student population, but the student population may benefit from information derived from the billboard.

The Sheriff's Office could benefit from the billboard by utilizing the medium to promote public service announcements, most wanted and/or missing persons as an example.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.

This project does not require covering of land area or a compacting surface, so existing drainage is not affected.

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

No water supplies are required for this project.

D. 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? Please contact Public Works for the required information.

No sewage disposal trunk line is part of this project.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

No road improvements are proposed or needed to accommodate this project. We did not speak with the Public Works or Regional Transportation offices.

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

The information for this proposal was gained from the Carson City Municipal Code and Master Plan.

G. 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.

No lighting is proposed at this time. Should we propose to illuminate the billboard we would use top mounted lights to direct the light downward and support "Dark Skies".

H. 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.

The landscaping exists and no additional landscaping is proposed. The single sided sign is shielded on the non-display side by large, mature trees.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

The project does not draw people to the site itself, so no parking is requested.

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

No water supplies are required for this project.

D. 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? Please contact Public Works for the required information.

No sewage disposal trunk line is part of this project.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

No road improvements are proposed or needed to accommodate this project. We did not speak with the Public Works or Regional Transportation offices.

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

The information for this proposal was gained from the Carson City Municipal Code and Master Plan.

G. 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.

No lighting is proposed at this time. Should we propose to illuminate the billboard we would use top mounted lights to direct the light downward and support "Dark Skies".

H. 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.

The landscaping exists and no additional landscaping is proposed. The single sided sign is shielded on the non-display side by large, mature trees.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

The project does not draw people to the site itself, so no parking is requested.

From: Jennifer Pruitt
To: Johnson, Rose Mary; Planners
Date: 2/20/2008 8:01:09 AM
Subject: Fwd: Planning Commission Meeting March 26, 2008 - comments

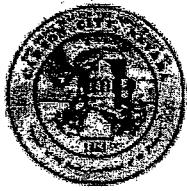
FYI

>>> Teresa Hayes 02/19/2008 12:45 PM >>>

SUP 08-023 - No comments at this time.
SUP 08-022 - No comments at this time.
SUP 08-021 - No comments at this time.
SUP 08-020 - No comments at this time.
SUP 08-019 - No comments at this time.
SUP 08-018 - No comments at this time.
SUP 08-017 - No comments at this time.
SUP 08-016 - No comments at this time.
SUP 08-015 - No comments at this time.
SUP 08-014 - No comments at this time.

VAR 07-223 - No comments at this time.

Teresa Hayes
Environmental Health Specialist
Carson City Health and Human Services
900 E. Long St
Carson City, NV 89706
Phone: (775) 887-2190 ext 1024
Fax: (775) 887-2248



MEMORANDUM



DATE: February 21, 2008

TO: Sean Foley – Planning

FROM: *[Signature]* Jeff Sharp – Engineering Division

RE: Special Use Permits for Billboards
SUP 08-14, 15, 16, 17, 18, 19, 20, 21, 22 and 23

The Engineering Division has no preference or objection to the continued use of existing billboards associated with the above referenced Special Use Permit applications.

H:\EngDept\P&E\SHARE\Engineering\Planning Commission Reports\Special Use Permits\2008\SUP 08-14 through 08-23 Existing Billboards.doc

RECEIVED

FEB 13 2008

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

FILE # SUP - 08 - U-02/3-27

PROPERTY OWNER
 TALEBI FAMILY TRUST ETAL

MAILING ADDRESS, CITY, STATE, ZIP
 27551 ALMENDRA MISSION VIEJO, CA 92691

PHONE # 562-596-9125 **FAX #**

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

Clear Channel Outdoor Todd Collins

MAILING ADDRESS, CITY, STATE ZIP
 4945 Joule St. Reno, NV 89502

PHONE # 775-856-0220 **FAX #** 775-856-7595

E-MAIL ADDRESS toddcollins@clearchannel.com

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential)
 + noticing fee

SUBMITTAL PACKET

Application Form
 Site Plan
 Building Elevation Drawings and Floor Plans
 G Proposal Questionnaire With Both Questions and Answers Given
 G Applicant's Acknowledgment Statement
 G 26 Completed Application Packets
 (1 Original + 25 Copies)
 G Documentation of Taxes Paid-to-Date
 G Project Impact Reports (Engineering)

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.

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
008-302-04	3400 US Hwy. 50 East	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
MUR	General Commercial	Airport Road

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: 18.16, or Development Standards, Division 4.8.3, Section (a).2, a request to allow as a conditional use is as follows:

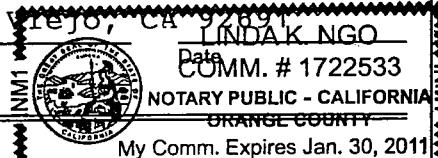
Continued use of an existing Billboard

PROPERTY OWNER'S AFFIDAVIT

I, Ebrahim Talebi, 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.

Ebrahim Talebi
 Signature

27551 Almendra Mission Viejo, CA 92691
 Address



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

STATE OF NEVADA California
 COUNTY OF Orange

On 2/11, 2008, Ebrahim Talebi, 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.

Ebrahim Talebi
 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.

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

A.

- 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)?

The Master Plan designation of the subject parcel is MUR and current zoning is GC. Consistent with the Master Plan designation the primary use of the subject parcel is residential and a very minor portion is dedicated to the billboard. The parcel is sub-divided to buffer the uses and by orienting the billboard to a primary roadway, US Hwy 50, the potential friction of uses is significantly reduced if not eliminated. The billboard supports the promotion of businesses within the community.

- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

The parcel is sub-divided providing open space area for recreation and buffering the mix of uses. The billboard while providing valuable information to the community does not conflict with the open space of the parcel. The billboard does not emit odor or noise, does not use water and if illuminated very little electricity.

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

The billboard provides the ability for local and regional economic development organizations, entrepreneurs and local business people to promote a variety of local and national retail services and entertainment venues to the community.

- Encourage reuse or redevelopment of underused retail spaces (5.2b)?

The billboard provides the ability for retailers in the area who have made investments in retail space developments to promote those retail developments.

- Promote revitalization of the Downtown core (5.6a)?

The billboard provided the ability to promote any variety of Downtown businesses, residences and re-enforce the perception of Downtown as a safe, vibrant and inviting urban neighborhood.

- 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)?

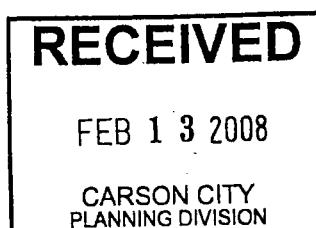
While the subject parcel is not located within an identified MU Activity Center, the mix of uses on the property is appropriate for the 10 acre size of the parcel. The billboard uses a small fraction of the parcel area.

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The billboard is a primarily transit oriented medium of advertising and is consistent the promotion of mixed-use and future transit along the major corridor of US Hwy 50.

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

A. The subject parcel is zoned General Commercial and Master Plan zoning is Mixed Use Residential. The Master Plan zoning in the immediate vicinity is as follows: To the North Mixed Use Residential (MHP), to the South across US Hwy. 50 is Mixed Use Residential (current use is mini self-storage), to the East is Mixed Use Commercial (retail & commercial business) and to the West is Mixed Use Commercial (retail and commercial business).



= SUP - 08 - 014

B. The billboard is consistent with the mixed use and community/regional zoning of the US Hwy. 50 corridor. The installation and maintaining of billboards along this corridor has repeatedly been approved along the US Hwy 50 corridor over the past several years. The billboard increases the value of the subject parcel through the land lease rental agreement. The billboard poses no problem of noise, dust, odors, vibration, fumes, glare or physical activity with neighboring property owners, because it causes none of these events. The billboard is well maintained and differs from others along the corridor of US Hwy 50 only in design and dimensions. The subject billboard is supported by three I-beams and is 12'x32' whereas the others in the area are a single column and 10'x40'. The fact that billboards have been approved along the entire US Hwy 50 East corridor is testament that the use is compatible with the area.

C. 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 billboard itself is un-intrusive and has very little if any impact to the use, peaceful enjoyment and development of the surrounding properties and the general neighborhood. The billboard is situated in south/west corner of the property and the back side of the single display face is shielded by mature trees. The billboard is consistent with the improvements developed in the area and supports the promotion of goods and services available in the area.

D. 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?

The billboard does not have any effect on the volume, flow or patterns of vehicular and pedestrian traffic.

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.

Additional walkways and traffic lights will not be needed nor will traffic substantially increase in the area because of the billboard. The billboard is merely a means to convey information to vehicular and pedestrian traffic. The billboard may increase vehicular and pedestrian at locations advertised on billboard. The conclusion was derived by the fact the billboard promotes goods & services, but no goods or services are offered at the site of the billboard. No City department was contacted in researching this proposal.

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

The short and long range benefits to the people of Carson City from this project is the ability to reach a large segment of the local and non-local traffic traveling into Carson City. The business owners have another tool to promote their business and the residents & tourists have an opportunity to gain information about goods & services available in the area. Property owner's gain additional income from their property and the city gains revenue from business license fees, personal property tax paid by the sign owners & the increase is sales tax from higher gross sales.

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

A. 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 billboard supports the school district by the business license fees and personal property taxes paid. The billboard has no effect on the student population, but the student population may benefit from information derived from the billboard.

The Sheriff's Office could benefit from the billboard by utilizing the medium to promote public service announcements, most wanted and/or missing persons as an example.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.

This project does not require covering of land area or a compacting surface, so existing drainage is not affected.

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

No water supplies are required for this project.

D. 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? Please contact Public Works for the required information.

No sewage disposal trunk line is part of this project.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

No road improvements are proposed or needed to accommodate this project. We did not speak with the Public Works or Regional Transportation offices.

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

The information for this proposal was gained from the Carson City Municipal Code and Master Plan.

G. 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.

No lighting is proposed at this time. Should we propose to illuminate the billboard we would use top mounted lights to direct the light downward and support "Dark Skies".

H. 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.

The landscaping exists and no additional landscaping is proposed. The single sided sign is shielded on the non-display side by large, mature trees.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

The project does not draw people to the site itself, so no parking is requested.

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

THOMAS 2-20-2008
Applicant Date

On behalf of Clear Channel Outdoor.

SUP - 08 - 014

H:\PingDept\Applications\

DISTRICT II
HIGHWAY BEAUTIFICATION ACT
OUTDOOR BILLBOARDS / SIGNS



MILEPOST: US-50-CC-12.84W LOCATION INFO: E. OF CARSON STREET, NEAR LONGS
PERMIT NO.: 0507 LAND USE CODE: 3 POST MATERIAL: WOOD METAL
FACE: HEIGHT 12' WIDTH 44' ILLUMINATED? YES NO
SINGLE SIDE DOUBLE SIDE "V" SIGN CHANGEABLE? YES NO
REMARKS:

SUP. - 08 - 014



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

SPECIAL USE PERMIT -- RENEWAL -- OFF-PREMISES ADVERTISING SIGN

APPLICATION #: SUP-08-014 APPLICANT: CLEAR CHANNEL OUTDOOR

PROJECT APN/ADDRESS: 8-302-04 / 3400 HY 50 E

APPLICATION REVIEW MEETING DATE: 20 FEBRUARY

2008

Application fee: \$ 2,450 Paid

postage: \$ 61.91 - RMT

151 Stamped Envelopes: Provided

This is to inform you that the Planning and Community Development Department has reviewed the above referenced application and has deemed the application complete.

Your application will be scheduled for review by the Planning Commission on:

Date: 26 MARCH 2008

Your application has been deemed incomplete for the following reasons:

ACKNOWLEDGEMENT FORM MISSING

NDOT LICENSE INFO due 02/05 MAR 2008

Your application will be deemed complete and scheduled for review by the Planning Commission only upon the submittal of a complete application, based on the applicable application submittal deadline. Your application materials will be returned to you if a complete application is not submitted by the next application deadline,

22 FEBRUARY 2008

Planner: SEAN FOLEY

Date: 20 FEBRUARY 2008

h:\PlanningCommission\ARMform.wpd

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

Special Use Permit Renewal, Carson City, Nevada
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 degrees, minutes and seconds or the equivalent decimal/GPS form. ✓
- Elevations of the billboard, indicating the height of the structure with reference to the grade of the adjacent highway and with reference to the ground at the location of the sign, and 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).
- 24 Completed Application packets (1 original + 23 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 property 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.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

MEMORANDUM

To: Planning Commission Review Committee
From: Heidi Eskew-Herrmann, Assistant Planner, Carson City Planning Division, 887-2188 X1013
Date: February 14, 2008
Subject: Copy of Planning Commission Applications

Attached is an agenda and applications for your review of the items that will be heard at the Wednesday, March 26, 2008 Planning Commission meeting. Written comments concerning these items must be received by the Planning Division by March 10, 2008 to be included in the staff report.

Distribution:

Jeff Sharp, Engineering Division
Don Wilkins, Building & Safety
Darren Selby, Public Works
Tom Tarulli, Fire Department
Teresa Hayes, Health & Human Services



