

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 30, 2011

FILE NO: SUP-11-012

AGENDA ITEM: H-1

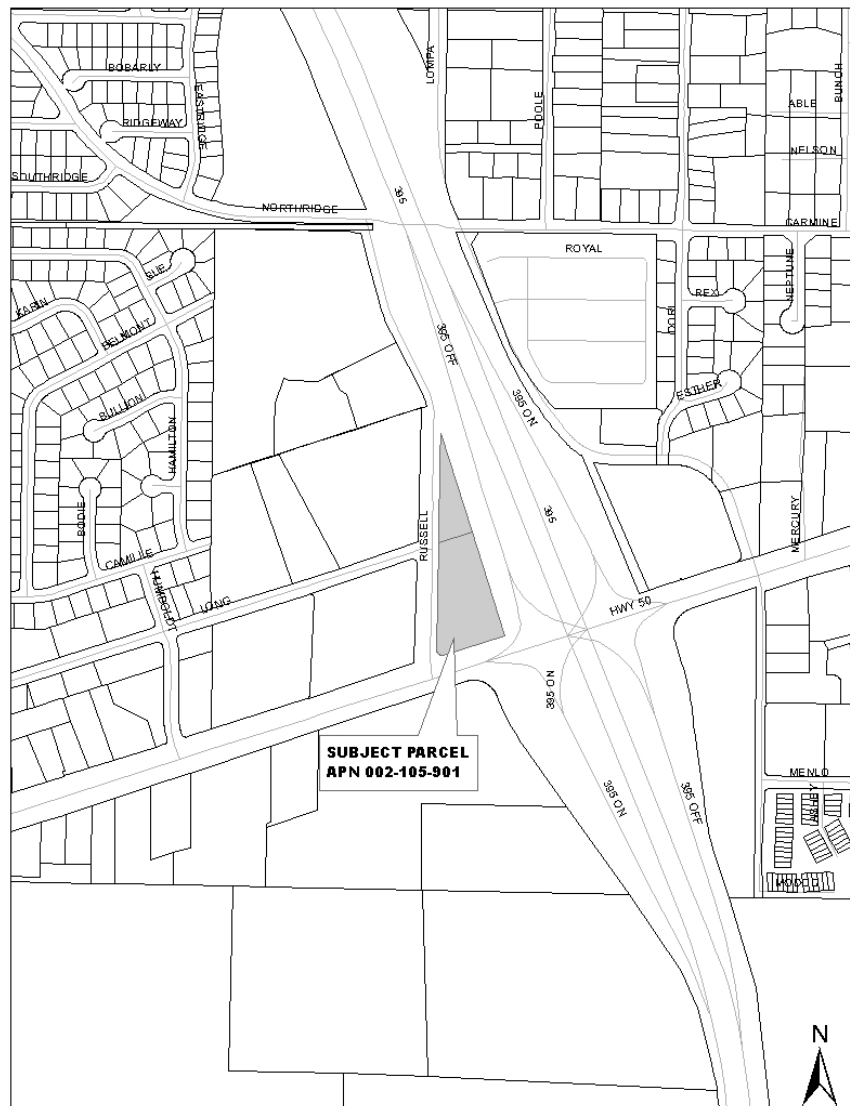
STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Request to allow a new 28-foot-tall, 400-square foot-area off-premises advertising (billboard) sign on property zoned General Commercial (GC).

OWNER/APPLICANT: Nevada Department of Transportation/State of Nevada

LOCATION/APN: 2400 Highway 50 East/002-105-01.

RECOMMENDED MOTION: "I move to approve SUP-11-012, a Special Use Permit request from Nevada Department of Transportation State of Nevada to allow a 28-foot-tall, 400-square-foot off-premises advertising sign on property zoned General Commercial, located at the northeast corner of Highway 50 East and Russell Way, APN 008-161-29, subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the site development plan approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall apply for and obtain a sign permit from the Nevada Department of Transportation and provide a copy of the permit to the Planning Division. Installation of the billboard must comply with all applicable state laws and policies.
5. Prior to placement of advertisement copy on the structure, all Carson City business license fees must be paid.
6. Placement of the off-premises sign on the parcel must maintain the setbacks as depicted on the site plan. The sign may not be relocated without approval of a new or amended special use permit.
7. The new sign must maintain proper separation from above and below ground utilities.
8. The sign cannot be located within any utility, access or drainage easements.
9. The new sign cannot impede vehicle sight distance.
10. The new sign cannot occupy any required parking spaces for on-site commercial use.
11. The new sign must be located entirely on the subject parcel and shall not encroach onto another parcel or right-of-way.
12. The maximum permitted sign height is 28 feet, measured at the adjacent U.S. Highway 50 East grade. The maximum permitted sign area is 400 square feet, oriented horizontally to U.S. Highway 50. V-shaped (non-parallel) sign faces are prohibited.
13. Any proposed lighting of the billboard shall be directed downward and shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details ("cut sheets") were provided with the special use permit submission. The AdTech ECO Series Formetco LED fixtures which were submitted are acceptable. The fixtures must be placed on the top portion of the billboard and be directed downward not outward or upward. If a change of fixture is proposed, it must be reviewed and approved by the Planning Division prior to installation. Inspection of the completed billboard is required.
14. The sign support structure must be painted an earth-tone color to match the surrounding terrain. Three proposed color samples for the pole and structure were submitted and are approved by the Planning Division (PMS155, PMS 468 and PMS 4685). The support structure truss-work must be masked by the sign faces at all times.

15. The sign must be maintained at all times and kept free of graffiti. Failure to do so shall constitute cause for the revocation of a business license.
16. Without further notice, the subject special use permit shall expire five years from approval of the permit, on March 30, 2016, or if appealed to the Board of Supervisors and approved there, five years from the time the permit is approved, not five years from the time the billboard is completed. It is the applicant's responsibility to submit a complete special use permit application and fee in sufficient time to be scheduled for review prior to the expiration date.

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

MASTER PLAN DESIGNATION: Mixed-Use Commercial (MUC)

ZONING: General Commercial

KEY ISSUES: Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does application meet the required findings for approval of a special use permit? Would the proposed billboard be compatible with surrounding properties? Would the proposed billboard cause material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Right-of-Way Freeway
SOUTH: General Commercial (GC) – Piñon Plaza casino resort and on-ramp to freeway
EAST: General Commercial (GC) – freeway
WEST: General Commercial (GC) – retail shopping center

ENVIRONMENTAL INFORMATION

FLOOD ZONE: Zone A2 – 100-year flood plain per FEMA Firm Number 320001-0111E
ELEVATION: Approximately 4640 feet.
SLOPE/DRAINAGE: The site is relatively level and generally drains to the south.
SOILS: Number 50 - Orizaba loam, saline-alkali
SEISMIC ZONE: I – severe shaking potential; earthquake fault beyond 500 feet of the site.

SITE DEVELOPMENT INFORMATION

EXISTING PRIMARY USE: Vacant land
ALLOWABLE HEIGHT: 28 feet from adjacent permitted street grade, per CCMC
ALLOWABLE AREA: 400 square feet, per CCMC
PROPOSED SIGN SIZE: Double-faced; 10 by 40 feet (400 square feet) each face
PROPOSED STRUCTURE HEIGHT: 28 feet
PARKING: None
SETBACKS: As depicted on the site plan (approximate values) —

- a. 392 feet from the north property line to the sign pole;
- b. 5 feet from the south property line to the sign pole;
- c. 90 feet from the freeway right-of-way property line on the east to the sign pole;
- d. 160 feet from the west property line to the sign pole.
- e. The sign faces would be cantilevered from the pole to the north 40 feet

LANDSCAPING: No landscaping is proposed or required.

BACKGROUND:

The applicant was originally approved on April 26, 2006 for placement of a billboard north of Highway 50 East at a point west of the new freeway under SUP-05-265. A review of this permit was performed on February 25, 2009 to change the location of the billboard and the requirement for landscaping. The Building Division has determined that no building permit is required, as the Carson City Building Division has no jurisdiction over structures on state owned property. Despite two reviews and five years since the approval of the special use permit, the billboard has not been constructed. A condition of the original permit was a required five year review. As the billboard has never been constructed, a new special use permit application is required instead. A mandatory review will be required five years from the approval of this permit, if the billboard has been constructed, or a new special use permit if it has not been constructed in five years.

DISCUSSION:

The applicant is requesting approval of a special use permit for the placement of a 10-by-40-foot (400-square-foot) off-premises sign, 28 feet in height above the existing grade of the site. This is a new application, as the originally approved application from this applicant for a billboard at this site has expired. Since the approval of the original special use permit, configuration of the parcel has been changed, the freeway construction has been completed to and beyond this point, and there is now a freeway directional sign which goes over Highway 50 East to the west of the new freeway overpass. The new billboard would be placed at a point directly north of the freeway directional sign which is over all lanes of Highway 50 East at this point. The southernmost point of the billboard would be five feet north of the property line and extend 40 feet to the north.

The subject parcel is located on the north side of Highway 50 East at its intersection with and east of Russell Way. The sign is proposed to be located adjacent to the Highway, at a point approximately 160 feet from the west property line and 90 feet from the east property line, with the support pole approximately five feet west of the NDOT-designated freeway right-of-way line (south property line). The sign faces would be cantilevered 40 feet north from the support pole, giving the sign a flag-shaped profile when viewed from east or west U S Highway 50 vantage points. Surrounding property uses are currently vacant, right-of-way or commercial in nature.

PUBLIC COMMENTS: Public notices were mailed to 98 adjacent property owners within 425 feet of the subject site per the requirements of the Carson City Municipal Code and NRS. At the writing of this report no written comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 30, 2011, depending on the date of submittal of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: The Carson City Building Division has no jurisdiction over structures on state owned property.

Fire Department: Must meet all codes and ordinances as they relate to this request.

Engineering Division: No preference or objection.

Health Department: No comments.

Parks and Recreation: Takes no exception to NDOT's billboard project provided the proposed location does not impact or is in conflict with the following:

- 1) The City's existing 12 foot wide multi-use path along the north side of US Highway 50 (East)

- between Russell Way and the Freeway interchange.
- 2) The Carson City Freeway (Northern Leg) Landscape Project. Carson City Public Works Department's consultant team has recently completed the project's construction documents and the City is planning to bid the project within the next couple of months.
 - 3) The Carson City Freeway Multi-use Path Alignment Study. Carson City's Public Works Department and Parks and Recreation Department are currently studying various north and south multi-use path alignments through the Freeway's U S Highway 50 (East) interchange. One potential alignment is along the east side of Russell Way.

DEVELOPMENT STANDARDS REVIEW CRITERIA:

Off-premises signs are regulated by the provisions of the Carson City Development Standards, Division 4 (Signs), Section 4.8 (Requirements for Billboards and Off-Premises Signs). For the purposes of the Carson City Municipal Code (CCMC) and Development Standards, the terms "billboard" and "off-premises sign" are interchangeable.

In addition to the review standards of Title 18 regarding special use permit approvals, billboards are subject to the criteria contained in Division 4.8 of the Development Standards. The Development Standards Division 4.8.2(a) states, in part:

"The Board finds and declares that the purpose of developing requirements for billboards and off-premise signs is to establish a comprehensive system for the regulation of the time, manner and place of the commercial use of billboards and off-premise signs and the gradual elimination of nonconforming off-premise signs through attrition and natural deterioration."

It is also the stated intent of the regulation to:

1. Impose reasonable standards to regulate the number (density), size, height and location of billboards to prevent and relieve sign clutter, safeguard and enhance property values, achieve the objectives of the Master Plan, and promote the public safety and general welfare;
2. Help preserve and enhance the physical environment of Carson City to protect the Carson City economy;
3. Minimize or eliminate hazards to pedestrians and motorists brought about by distracting or unsafe billboards; and
4. Improve, enhance and preserve the appearance and other aesthetic qualities of Carson City.

The following is a review of the proposed 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 application is under review for a special use permit.

- b. Permitted Streets — Billboards are permitted along US Highway 50 between Lyon County and US Highway 395 (Carson Street). New streets or portions of streets not yet constructed but which will have the same designations or descriptions of the preceding are not permitted streets.

The proposed billboard would be adjacent to the north side of and oriented to be viewed from

Highway 50 East. The proposal therefore complies with Title 18 Design Standards.

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

The applicant proposes a 28-foot-tall sign as measured from the existing lot grade and adjacent roadway grade, therefore the proposal is for the maximum height allowed. The proposal therefore complies with Title 18 Design Standards.

- d. Number of Sign Faces — One sign face per side (double-faced sign) is permitted, as long as the faces are parallel to each other.

The proposed sign faces are parallel and therefore complies with Title 18 Design Standards.

- 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 and is in compliance with this standard.

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

The nearest existing or approved billboard is located at 2794 Highway 50 East and is approximately 1360 feet east of the proposed billboard site. The next nearest, located at 1991 Highway 50 East, is approximately 1440 feet west of the proposed billboard and therefore is in compliance with this standard.

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

The proposal is for two 400-square-foot sides, or the maximum allowed and therefore complies with Title 18 Design Standards.

- h. Separation from Certain Uses and Zoning — A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential district.

The nearest such protected districts are 1) the Mobile Home Park (MHP), which is approximately 390 feet northeast of the proposed billboard and 2) the Multi Family Apartment (MFA) zoning district, which is approximately 445 feet to the northwest of the proposed billboard. This proposal therefore complies with Title 18 Design Standards.

- i. Downtown Redevelopment area — A billboard sign may not be within 1000 feet of a Redevelopment area.

The proposed location is approximately 3,140 feet east of the nearest Redevelopment area boundary. It is in compliance 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 proposed is a freestanding sign and 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 proposal does not include any of these prohibited items. The proposal does include LED strip lighting which has been reviewed and approved and which would be mounted along the top line of the billboard and be directed downward. A condition of approval is included that if another fixture is proposed it must be reviewed and approved by the Planning Division prior to installation.

As noted above, the purpose of the billboard regulations is to, among other things, “relieve sign clutter,” “safeguard and enhance property values,” “eliminate hazards to pedestrians and motorists brought about by distracting and/or unsafe billboards,” and “improve, enhance and preserve the appearance and other aesthetic qualities of Carson City.” The specific standards of Division 4.8.3 are created to meet this purpose. If the proposed billboard meets the regulations of Division 4.8.3, then it meets the purpose of the billboard ordinance. The proposal meets the enumerated standards; therefore the subject application complies with Title 18 Design Standards for billboards and CCMC Section 18.02.080, Subsection 5.

FINDINGS: Pursuant to CCMC 18.02.080 (Special Use Permits), this application is reviewed with reference to the seven required findings (in bold) below. CCMC 18.02.080 (5) (h) states:

The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.

1. The project will be consistent with the master plan elements.

The proposed billboard is consistent with the following applicable goals and policies (in italics) of the Master Plan:

Since the Development Standards governing billboards are standards developed to implement the Master Plan, if the proposal meets the Development Standards, the proposal will generally be consistent with the Master Plan.

The proposed project is consistent with *Policy 2.3* of the Carson City Master Plan Land Use Element, *to encourage the reduction of visual clutter (signs)*, and *Policy 2.4, to protect and enhance the character of residential neighborhoods, open views and vistas, and property values*, in that the sign meets the separation requirement of 1,000 feet between billboards and 300 feet from residential properties and will be located within a General Commercial area. It is the stated intent and purpose of the billboard regulations of Development Standards 4.8 to reduce sign clutter by the separation requirements. The billboard will not detract from views and vistas, since the billboard is limited to the maximum 28-foot height and the sign will be in scale with surrounding buildings, signs and ramparts (i.e. the elevated freeway on the east).

The proposed project is consistent with *Policy 4.2, to maintain and improve industrial, commercial and residential diversification of the local economy*, in that it will provide for advertising of businesses 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 proposed off-premises advertising sign is located in a commercial area and is in scale with its surroundings. No evidence has been presented by surrounding property owners to indicate that a billboard would have a negative impact on their property values. It is the stated purpose of the billboard regulations, to which the proposed sign complies, to protect the economic value of surrounding properties. The proposed use will generate no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses if conducted in compliance with the conditions of approval.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

It is the stated purpose of the billboard regulations to which the proposed sign complies to protect vehicular and pedestrian safety. No additional vehicular and pedestrian traffic will be generated in conjunction with the proposed sign, nor would it 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 proposed sign may not require the extension or expansion of any public services or facilities. Drainage improvements have been installed in the immediate area.

5. The project meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The proposed sign is commercial in nature, consistent with the purpose statement of the General Commercial zoning district, and the sign meets all the specific standards for billboards set forth in Carson City Development Standards 4.8 and is consistent with the purpose statement of the billboard regulations and the purpose of the Sign code, as follows:

The purpose of this Division is to provide minimum standards to safeguard life, health, property and public welfare in keeping with the unique character of Carson City by establishing equal enforcement, regulation and control where applicable by the size, number, height, design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures not located within a building, except temporary signs attached to or affixed upon windows, and to accomplish the following results:

- a. To protect and enhance the character of residential and commercial neighborhoods, open views and vistas, and property values by prohibiting signs that are obtrusive and incompatible with the immediate surroundings;*
- b. To protect the economic health of commercial centers and property values by encouraging signs that effectively communicate the availability of goods and services to consumers;*
- c. To provide a reasonable and comprehensive system of sign management addressing size, location, design, and illumination for integration into the zoning ordinance;*
- d. To encourage signs that are varied in design, well constructed, and pleasing in appearance;*

- e. To attract and direct persons to various activities and enterprises in order to provide for public convenience; and*
- f. To prohibit the indiscriminate use of other outdoor advertising.*

6. The project will not be detrimental to the public health, safety, convenience and welfare.

The proposed sign, with staff's recommended conditions of approval, will meet 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.

As noted above, the proposed off-premises sign would be located in a commercial area that is developed with other General Commercial uses and meets all Development Standards. No surrounding property owners have presented evidence of possible harm, nor have any protests to the revised project been registered. The permit was previously approved in April 2006 and reviewed again in February 2009. No objections from the public or neighboring property owners have been submitted. It does not appear the proposed sign would generate negative impacts that would result in material damage or prejudice to other property in the vicinity.

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Kathe Green

Kathe Green, Assistant Planner

Attachments

- Building Division Comments
- Fire Division Comments
- Engineering Division Comments
- Health and Human Services Division Comments
- Parks and Recreation Division Comments
- Application (SUP-11-012)

File # (Ex: MPR #07-111)	<i>SUP-11-012</i>
Brief Description	<i>New billboard</i>
Project Address or APN	<i>002-105-01</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>2-30-2011</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: The Carson City Building Division has no jurisdiction over structures on state owned property.



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: March 14, 2010

SUBJECT: AGENDA ITEMS FOR March 30, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the March 30, 2011 Planning Commission Meeting and have the following comments:

- SUP-11-012 State of Nevada DNOT, City of Carson City Must meet all codes and ordinances as they relate to this request.
- ZMA-11-013 JZJP LLC, Samantha Partners LLC, Leichtfuss Brothers Prop. Palmer Engineering, Silver State High School. Must meet all codes and ordinances as they relate to this request.
- SUP-11-014 JZJP LLC, Samantha Partners LLC, Leichtfuss Brothers Prop. Palmer Engineering, Silver State High School. Must meet all codes and ordinances as they relate to this request.
- ZMA-11-015 Richard Sheldrew Must meet all codes and ordinances as they relate to this request.

DL/lb

**Engineering Division
Planning Commission Report
File Number SUP 11-012**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: February 24, 2011

MEETING DATE: March 30, 2011

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from State of Nevada Department of Transportation to place a billboard type sign on a vacant parcel on the north side of Hwy. 50 E. and just east of Russell Way, APN 02-105-01.

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. Location of sign must not adversely affect sight distance from any roads entering into Hwy. 50 E.

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

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

CCMC 18.02.080 (5d) - Public Services

Existing facilities are not impacted.

Kathe Green - Re: PC 3-30-11

From: Dustin Boothe
To: Kathe Green
Date: 3/14/2011 4:16 pm
Subject: Re: PC 3-30-11

Kathe:

Below is my comments for Planning Commission. Please let me know if you have any questions.

SUP-11-012

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-015

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

ZMA-11-013

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-014

Carson City Health and Human Services has the following comments regarding this project:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

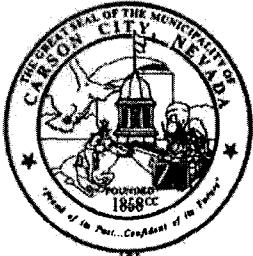
Dustin Boothe, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.
dboothe@carson.org

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>>> Kathe Green 2/18/2011 11:27 AM >>>

An initial draft agenda, schedule, and applications are being routed to you today if you receive a paper copy, for the Planning Commission of 3/30/11. The meeting with staff will be at 9:30 am on Tuesday, 2/22/11, and meeting with the applicants will be Wednesday morning 2/23/11 if you would like to attend either meeting. Please contact me or the planner assigned to the project if you have any questions.

**RECEIVED**

MAR 14 2011

CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITALCARSON CITY
PLANNING DIVISION**MEMORANDUM**

To: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director
Juan F. Guzman, Open Space Manager
Vern L. Krahn, Park Planner

Subject: Parks & Recreation Department's comments for the Wednesday, March 30, 2011,
Planning Commission meeting

Date: March 14, 2011

SUP-11-012

Our department takes no exception to NDOT's billboard project provided the proposed location does not impact or is in conflict with the following:

- 1) The City's existing 12' wide multi-use concrete path along the north side of U.S. Highway 50 (East) between Russell Way and the Freeway interchange.
- 2) The Carson City Freeway (Northern Leg) Landscape Project. Carson City Public Works Department's consultant team has recently completed this project's construction documents and the City is planning to bid the project within the next couple of months.
- 3) The Carson City Freeway Multi-use Path Alignment Study. Carson City's Public Works Department and Parks and Recreation Department are currently studying various north and south multi-use path alignments through the Freeway's U.S. Highway 50 (East) interchange. One potential alignment is along the east side of Russell Way.

ZMA-11-013

Our department supports the applicant's request for a zoning map amendment from Limited Industrial to General Commercial. Staff believes this land use change is more compatible with and minimizes potential conflicts with Governors Field's public regional zoning than the current zoning and industrial uses. Also, this zoning map amendment will bring this land use into compliance with the City's Master Plan's Land Use Map. This is important because as the Fairview Drive corridor continues to develop into a major gateway into the downtown area, our department believes mixed-use commercial is more in keeping with the community's vision for this arterial street.

SUP-11-014

Our department supports the applicant's request for a Special Use Permit for this project. If the Planning Commission approves this project, our department is interested in exploring with Silver State Charter School the development of a joint use agreement for the benefit of both parties. In addition, our department will ask for the following Special Use Permit condition as follows:

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

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

Page 2
March 30, 2011
Planning Commission Meeting

- 1) The applicant will install a landscape buffer between their property and Governors Field to meet the City's Landscape Development Standards during Phase 3 of the project.

Our department would like the applicant, Planning Division, and Planning Commission to consider three other Special Use Permit conditions. They are as follows:

- 1) The applicant should be required to redesign their existing Fairview Drive landscaping frontage to match the City's newly established landscaping theme in the road's right-of-way.
- 2) The applicant should be required to work with the City's Planning Division staff during the project's beginning phases to develop an overall site concept which creates a "campus feel" saving their mature trees, adding new landscaping, developing a connected pedestrian system which minimizes pedestrian and vehicle conflicts, and reduces the site's parking requirements.
- 3) There are a number of existing on-street (Fairview Drive and Roop Street/Silver Sage) and off-street bicycle facilities (Linear Park's multi-use path) in the vicinity of the school. The applicant should be required to develop an internal pedestrian system that will connect to and take advantage of these existing City facilities, including a pedestrian connection to Governors Field for use by their students and faculty.

ZMA-11-015

Our department takes no exception to the applicant's zoning map amendment. However, the Unified Pathways Master Plan identifies Medical Parkway as a shared bicycle facility.

RECEIVED

FEB 16 2011

CARSON CITY PLANNING DIVISION

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

FOR OFFICE USE ONLY:
CCMC 18.02

FILE # SUP - 11 - = SUP - 11 - 012

SPECIAL USE PERMIT

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

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

PROPERTY OWNER

State of Nevada Department of Transportation

MAILING ADDRESS, CITY, STATE, ZIP

1263 South Stewart Street #315 Carson City, NV 89712

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

Ron Dietrich - Condemnation Coordinator

APPLICANT/AGENT

Ron Dietrich - Condemnation Coordinator

MAILING ADDRESS, CITY, STATE ZIP

1263 South Stewart Street #315 Carson City, NV 89712

PHONE # 775-888-7420

FAX #

775-888-7415

775-888-7309

E-MAIL ADDRESS ldietrich@dot.state.nv.us

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies) including:
 - Application Form
 - Written Project Description
 - 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):

APN 002-105-01

Street Address

2400 Highway 50, Carson City NV

ZIP Code

89701

Project's Master Plan Designation

Mixed Use Commercial

Project's Current Zoning

General Commercial

Nearest Major Cross Street(s)

Hwy 50 East & Russell Way

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division 4, Section 4.8.3, a request to allow as a conditional use is as follows:

-- SEE ATTACHED --

PROPERTY OWNER'S AFFIDAVIT

I, Halana D. Salazar, 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.

Halana D Salazar
Signature

1263 South Stewart Street #315, Carson City NV 89712
Address

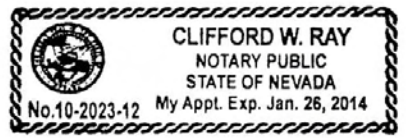
2-16-11
Date

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

STATE OF NEVADA)
COUNTY Carson City)

On March 16, 2011, Halana Salazar 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.

Clifford W. Ray
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.

ATTACHMENT TO APPLICATION

The State of Nevada Department of Transportation submits this application to re-locate a display sign site that was effected by the acquisition from the Children's Home property as part of the Highway 395 by-pass project. This application is the result of considerable effort by the Department of Transportation in connection with the relocation/condemnation of pre-existing businesses located along the old 395 alignment at the north end of the project area.

History

APN: 002-105-01

ADDRESS: 2400 Highway 50 East, Carson City, Nevada

OWNER: State of Nevada, Department of Transportation

This Billboard relocation was triggered by the acquisition of the prior billboard site on the Children's Home property that was acquired for the construction of the north Carson Freeway interchange. To accommodate this construction it was necessary to find a site to relocate this billboard.

- December 14, 2005 INITIAL SUBMITTAL OF SPECIAL USE PERMIT APPLICATION: 74-foot tall, 672-square feet, oriented toward the Carson City Freeway; 40-feet to the west on property and 18-feet from the south.
- January 25, 2006 Planning Commission Public Hearing & Staff Report – Denied application that was submitted but voted for a continuation of the Special Use Permit Application when revised. Denied - proposed sign exceeds height and area (maximum height allowed 28-feet, maximum area 400-square foot) V-shape not allowed and concerned about sign material needs to prevent glare.
- April 26, 2006 Carson City Staff Report for Planning Commission Meeting – recommended approving Permit with the conditions noted/approved at the Planning Commission Hearing on March 7, 2007 (Date on Report was estimated, actual Meeting was April 25th 2007).
- April 25, 2007 Planning Commission Public Hearing – Approved Special Use Permit: Conditions (1) 28-foot tall, 400-square feet sign (billboard) (2) Orient toward US Hwy 50 (3) LED upright billboard (3) Landscaping required (4) Required Building Permit (5) Maintain setbacks on site plan, 90-feet to the west (of east property line) and 5 feet adjacent to the south property line.
- December 12, 2008 Department of Transportation sent a letter to Marv Teixeira, Mayor, Carson City, requesting waiver of landscaping requirement.
- January 14, 2009 Letter sent to Planning Commission from Department of Transportation, requesting waiver of landscaping requirements.
- February 25, 2009 Planning Commission Public Hearing – Approved Special Use Permit: Conditions (1) Location 90-feet to the west, on property (2) required Building Permit (3) Waived/deleted landscaping requirement.
- May 4, 2009 Letter from Carson City, Development Services – “The Carson City Building Department does not issue building permits for parcels owned by the State of Nevada.”

Request For Waiver Of Landscaping Requirements For Proposed Billboard

RE: Request for Waiver of Landscaping Requirements for Proposed Billboard

2400 Hwy 50 East, Carson City, Nevada 89706

The Department of Transportation is asking for the Planning Commission's consideration to waive the landscaping requirements for the Proposed Billboard, due to the following reasons:

1. A surplus property sale to a private owner involving the property upon which the billboard will be placed is possible. The property could be reconfigured by vacating a portion of Russell Way and developed with a mixed-use project. Any project development plan will undoubtedly incorporate a landscaping plan that will include the area surrounding the proposed billboard. The current requirement for landscaping could be deferred until the new development is approved.
2. The current landscaping requirement would result in the installation of a new metered water service with an electrical timer and 180 +/- feet of waterline, all of which would probably be removed during the course of the new development.
3. The required landscaping area would be located behind the existing large highway directional sign, which is un-landscaped, and amidst a nearly two-acre dirt lot.
4. Until the property is developed, the un-attended landscaping area would be susceptible to vandalism.
5. The small (10-foot by 10-foot) landscaped area would be centered on a three-foot wide billboard support pole and would have very little visual impact compared to the water and maintenance required.
6. No other billboard on US 50 East has any dedicated landscaping areas. Please see the attached photographs taken of all the US 50 billboards.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

May 4, 2009

Mr. Ron Dietrich
NDOT
Legal Division

Re: Special Use Permit SUP-05-265(a) Item #2 under Conditions of Approval

Dear Mr. Dietrich:

The Carson City Building Department does not issue building permits for parcels owned by the State of Nevada.. Item #2 is not applicable.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin D. Gattis", written over a horizontal line.

Kevin D. Gattis
Chief Building Official

BUILDING DIVISION • 2621 Northgate Lane, Suite 6 • Carson City, Nevada 89706
Phone: (775) 887-2310 Fax: (775) 887-2202 e-mail: bldgdiv@ci.carson-city.nv.us





Carson City Planning Division

2621 Northgate Lane, Suite 62

Carson City, Nevada 89706

(775) 887-2180

Plandiv@ci.carson-city.nv.us

www.carson-city.nv.us

Mr. Ron Dietrich
NDOT, Legal Division

Subject: SUP-05-265(a)

Dear Mr. Deitrich,

While a building permit from Carson City is not required due to the sign being constructed on State of Nevada property, please be aware that the billboard is still subject to the remaining conditions of the Special Use Permit approval. We anticipate that the sign will be constructed in accordance with the set of construction plans the Planning Division has already reviewed and approved. If there are any proposed modifications to these plans, please contact the Planning Division prior to construction.

Please contact me at 775-887-2180 ext. 30075 if you have any questions regarding the Special Use Permit requirements. Thank you.

Sincerely,

Lee Plemel, AICP, Director

copy: File SUP-05-265

Project Description

This Special Permit Application is for the placement of a 10-by-40-foot (400 square feet) off-premises sign, 28 feet in height above the adjacent street elevation. The subject parcel is located on the north side of Highway 50 East at its intersection with, and east of, Russell Way, Assessor's Parcel Number 002-105-01. The site is zoned General Commercial (GC) and is vacant land. The sign is proposed to be located on the south side of the parcel, with the support pole approximately 90 feet west of the NDOT designated freeway right-of-way line (parcel's east property line) and approximately 5 feet north of the property line fronting Highway 50 East. The sign would be double faced and the faces would be parallel to each other. All surrounding uses are currently commercial in nature.

Attached are the specifications for the billboard lighting fixture, approval of the lighting by the International Dark-Sky Association. Also attached is the color sample, PMS 4685, for the support pole.

4.8.3 New Billboards and Off-Premises Signs-Allowed Subject to Requirements.

a. Special Use Permit--Compliance with Other Restrictions.

- (1) A billboard or off-premises sign not in existence as of the effective date of the ordinance codified in this chapter may only be erected subject to the Special Use Permit process set forth in CCMC Title 18, the requirements set forth in this Division, CCMC Chapter 4.04 (Business Licenses), and all other applicable requirements of local, state and federal laws.

Response: The proposed sign (billboard) is currently not constructed on the property. The Special Use Permit process as set forth in CCMC Title 18, all City, local, state and federal laws and requirements will be followed.

- (2) A Special Use Permit issued for a sign expires automatically five years from the date of issuance.

Response: The Permit issuance and expiration is understood.

b. Permitted Streets.

- (1) A sign may only be erected adjacent to the following existing streets:

(a) North and South Carson Street, between Douglas and Washoe Counties;

(b) US Highway 50, between Lyon County and the intersection of US Highway 50 and 395 (mile marker US 50 CC 7.00).

(c) The south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N., Range 20E.

Response: The proposed sign would be located adjacent to the north side of and oriented to be viewed from Highway 50 East and to the west of US 395 Freeway. The proposal therefore complies with this standard.

- (2) New streets or portions of streets not yet constructed but which will have the same designations and descriptions as described in subdivisions (1) (a), (b) and (c) of this subsection are not permitted streets adjacent to which such signs may be erected.

Response: Not applicable, sign is not located on a new street.

c. Height.

- (1) Sign height may not exceed 28 feet from street elevation for new signs and from existing grade for existing signs. The street elevation to be used for measuring height is the permitted streets described in subsection 'b' of this section.

Response: The proposed sign height is 28 feet from the adjacent "permitted street" elevation – The proposed 28-foot-tall sign as measured from the exiting lot's grade or 100 percent of the maximum allowed, complies with this standard.

- (2) Existing signs having a height less than 28 feet may be increased to that height only if the sign conforms to all requirements of this chapter including, without limitation, the issuance of a Special Use Permit for the added height.

Response: The proposed sign faces are parallel and meets this requirement.

- (3) Appendages, cut-outs or other such components shall be allowed only where such appendage, cut-out or other such component:

- (a) Does not extend more than two feet above the maximum height limitations set forth in this section; and
- (b) The added sign area is not greater than 10 percent of the area of the maximum display surface set forth in Section 4.8.3(g).

Response: Sign does not have any appendages, cut-outs or other such components and meets this requirement.

d. Number of Sign Faces on Each Structure--Position of Multiple Sign Faces.

- (1) 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.

Response: The proposed sign is double faced and the faces are parallel. Proposed sign meets this requirement.

- (2) Existing single-faced signs may have a second face added to the opposite side of the sign only if the sign conforms to all requirements of this chapter, including without limitation, the

issuance of a Special Use Permit for the added sign face and the additional business license pursuant to Chapter 4.04 of the Carson City Municipal Code.

Response: The proposed sign is double faced and the faces are parallel. It meets this requirement.

e. Zoning of the Sign Site. The location of a sign must be zoned:

(1) General Commercial; or (2) General Industrial.

Response: The property site is located within the General Commercial zoning district. It meets this requirement.

f. Spacing Distance from Other Off-Premises Signs. A sign may not be closer than 1,000 feet in any direction to another billboard or off-premises sign. The spacing distance shall be measured by circumscribing the area around the sign by a full circle having the sign at the center of the circle and having a radius equal to the spacing distance.

Response: The nearest existing or approved off-premise sign is located at 2794 Highway 50 East and is approximately 1360 feet east from the proposed location. The next nearest sign is located at 1991 Highway 50 East, is approximately 1440 feet west of the proposed billboard. It meets this requirement.

g. Area of Sign.

(1) The area of a sign may not exceed 400 square feet.

Response: The proposed sign calls for 400 square foot sides, which is 100 percent of the maximum allowed and therefore meets this requirement.

(2) Existing signs having an area less than 400 square feet may be increased to that area only if the sign conforms to all requirements of this chapter including without limitation, the issuance of a Special Use Permit for the added sign area.

Response: Not Applicable, sign has not been constructed.

(3) Where an advertising display consists of individual letters, symbols, appendages, cut outs or other such components, or where such components are without an integrated background definition or are not within a single circumscribed frame area, it shall be deemed circumscribed by a line frame and shall not

exceed the square foot limitation imposed by this chapter or by a Special Use Permit issued pursuant to this chapter.

Response: The proposed area is 400 square feet (10 feet X 40 feet). The above requirements are understood and the sign meets this requirement.

- h. Setback from Certain Uses and Zoning. A sign may not be closer than 300 feet to property zoned Agricultural, Conservation Reserve, or Residential (single-family or multifamily).

Response: The nearest such protected districts are 1) the Mobile Home Park (MHP), which is approximately 390 feet north of the proposed sign and 2) the Multi-Family Apartment (MFA) zoning district, which is approximately 445 feet to the north of the proposed sign. It therefore meets this requirement.

- i. Setback from Redevelopment Area. A sign may not be located within 1,000 feet of the Carson City redevelopment project area as presently defined in this code.

Response: The proposed location is approximately 3140 feet east of the nearest Redevelopment area boundary. It is in compliance 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.

Response: The proposed sign is freestanding. It meets this requirement.

- k. Prohibited Characteristics and Materials.

(1) No three-dimensional objects and no movable reflective materials may be used on a sign.

Response: The proposed sign is not three-dimensional. It meets this requirement.

(2) A sign may be illuminated if:

(a) No direct rays of light project into residences or streets;

Response: The proposed sign is downward lit onto the sign, dark sky approved and does not project into residences or streets. It meets this requirement.

- (b) The source of light is external from and not attached to or part of the display surface.

Response: The light source is external and not attached to the display surface. It meets this requirement.

- (3) Flashing, animated or intermittent illumination is not allowed on a sign.

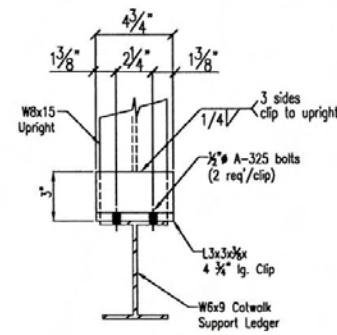
Response: The proposed sign does not have any flashing, animated or intermittent illumination and meets this requirement.

- (4) Moving or rotating parts or beams of light are not allowed on a sign.

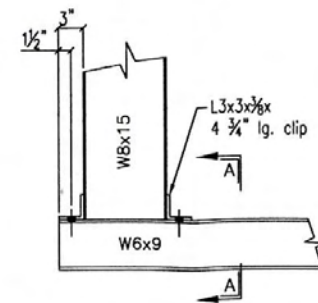
Response: The proposed sign does not have rotating parts or beams of light and meets this requirement.

- (5) Lights which simulate or create the effect of motion or which change numbers of letters are not allowed on a sign.

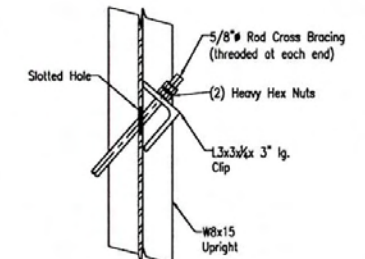
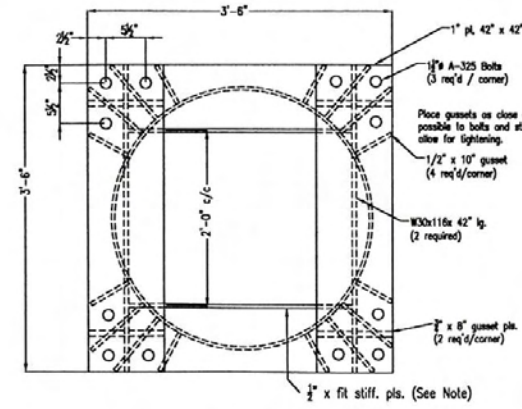
Response: The proposed sign does not simulate or create the effect of motion or which change numbers of letters and meets this requirement.



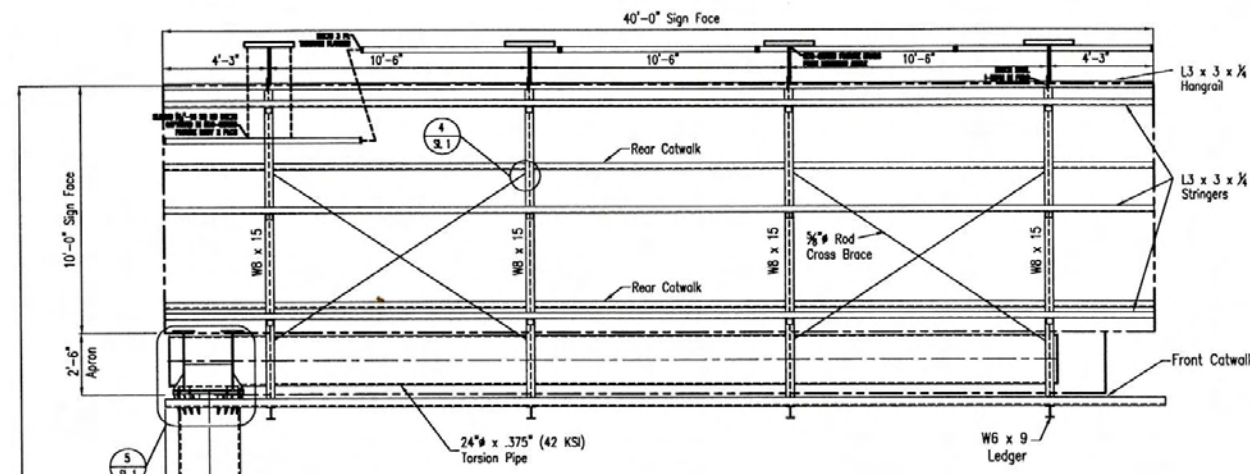
Section A-A



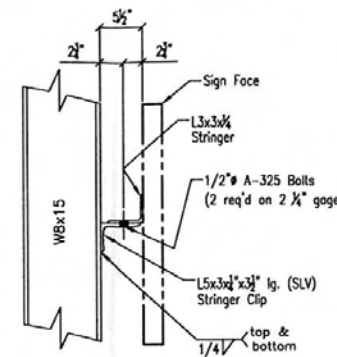
5 Front Ledger Connection



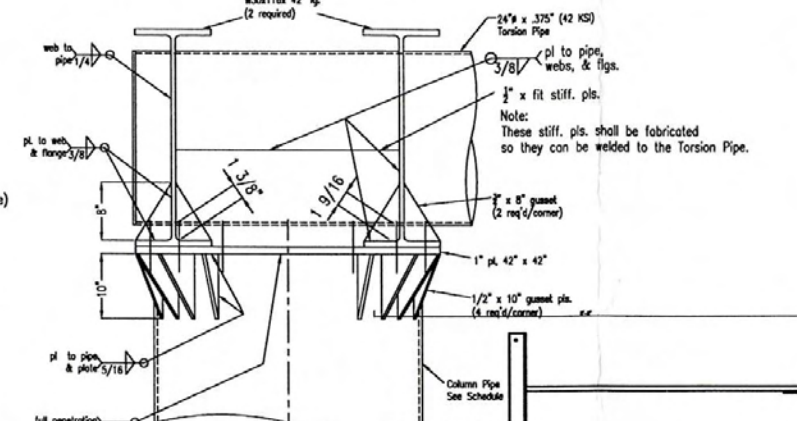
4 Cross Brace Detail



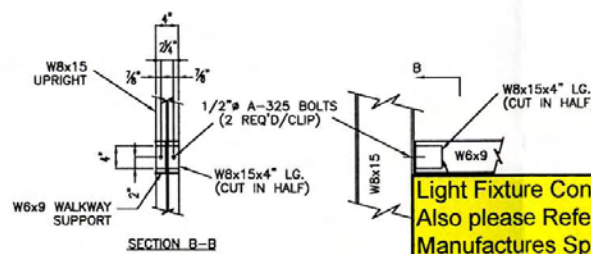
2 Front Elevation



9 Stringer Connection

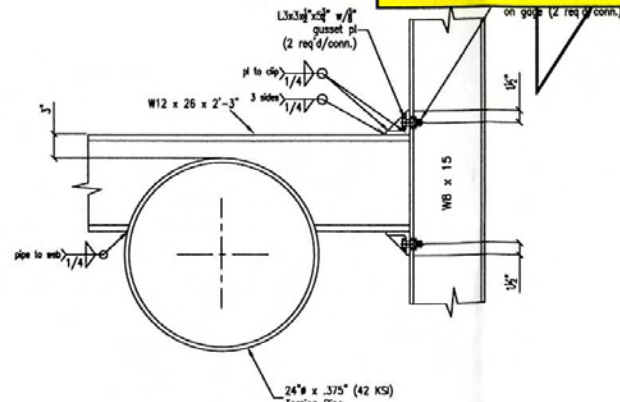


4 Column Connection

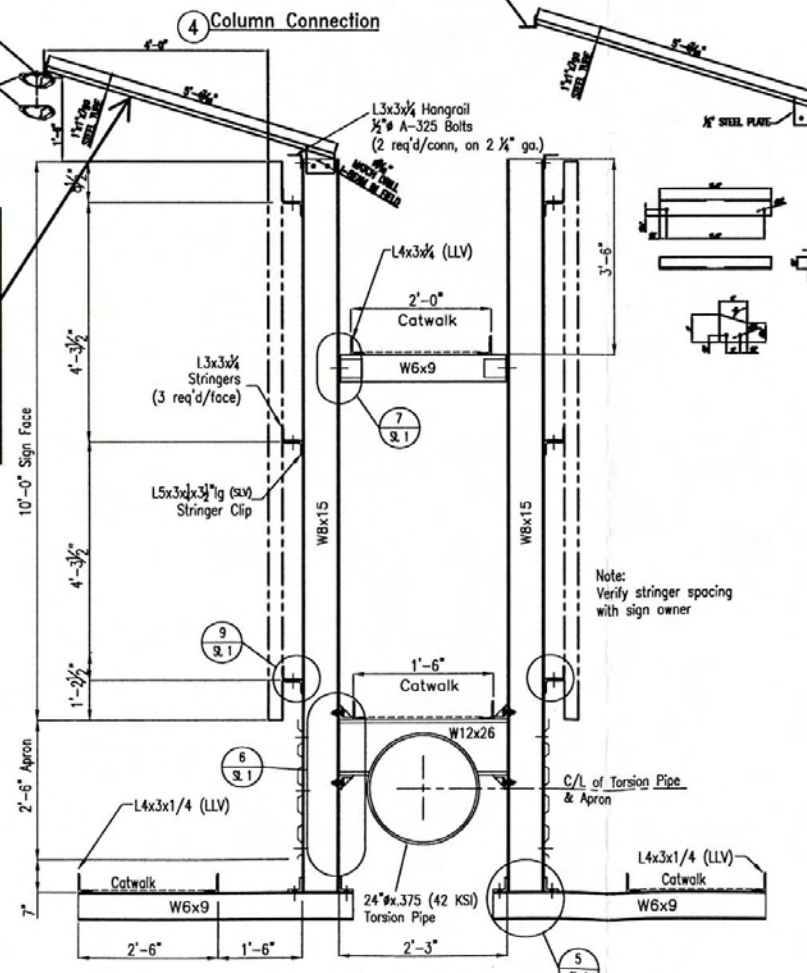


7 Rear Walkway Support

Light Fixture Connection detail
Also please Reference
Manufactures Specifications.



6 Outrigger & Upright Connection



3 Frame Detail

Column & Footing Schedule		
Overall Height	Column Pipe	Drilled Footing
25'-0"	36"Ø x .375"	4'-0"Ø x 15'-6"
30'-0"	36"Ø x .375"	4'-0"Ø x 16'-0"
35'-0"	36"Ø x .438"	4'-0"Ø x 16'-6"

NOTES

- Provide 1/2" cap plates for end of torsion pipe. Cap plates to be welded, all around, to pipe.
- Footing design based on soil conditions of gravel, sandy gravel or better. (allowable soil pressure = 200 p.s.f./ft. of depth). Contractor to notify engineer in advance if these soil conditions exist.
- Attached catwalks using 1/2" A-325 Bolts (1 req'd/conn.).
- Catwalks grating to be 3/16" expanded metal grating. (solid grating to catwalk angles with a 1/4" steel weld, 1" lg. @ 12" c/c)
- IMPORTANT: Full flag column pipe to be buckled 1/8" at the top in the direction away from the flag, to correct deadload deflection.
- Verify stringer location with sign owner.

DR. JMC

TYPICAL GUSSET DETAIL

USE THIS CRITERIA FOR ALL GUSSETS

LENGTH: 45° CHAMFER
HEIGHT: 3-1/2"

- for gussets up to 3/4" thick, 'C' = 1/2"
- for gussets 3/4" thick & greater, 'C' = 1"
- if not specified, length & height of gussets to be determined by fabricator, use maximum length & height possible & still allow for welding all around.
- depth of 45° chamfer to be minimum required to clear weld or fillet.

GENERAL NOTES

- ALL NUTS AND BOLTS ARE TO BE ZINC PLATED, (except A-190 bolts, which are to not be plated, but primed and painted after installation).
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD BEFORE FABRICATION OR CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ANY DEVIATIONS FROM THIS PRINT MUST BE APPROVED BY ENGINEER.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A-36 (except structural tubing, which shall conform to A-500, grade B).
- ALL STEEL PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A-33, GRADE B OR A-252, GRADE 2, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL STEEL SHALL BE PRODUCED, FABRICATED, AND ERRECTED IN ACCORDANCE TO THE LATEST A.I.S.C. SPECIFICATIONS AND STANDARD PRACTICES.
- ALL WELDING SHALL BE IN ACCORDANCE WITH A.W.S. STANDARDS. WELDING TO BE PERFORMED BY CERTIFIED WELDERS USING E-70 ELECTRODES.
- CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF Fc = 3000 p.s.f. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH FEDERAL, STATE, & LOCAL CODES & ORDINANCES; AND O.S.H.A. SAFETY REGULATIONS.

APPLICABLE BUILDING CODE: 2003 IBC, 90 MPH EXP C

DESIGN WIND LOAD CONCENTRIC: P.S.F. DESIGN WIND LOAD ECCENTRIC: P.S.F.

Effective Engineering Solutions, Ltd.
61 White Water Court
New Lenox, IL 60451
(815) 485-1470

PROJECT: 10' x 40' - Full Flag Back to Back, Various Overall Heights

CLIENT: CBS - Berkley

THIS PRINT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED, OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT FROM THE ABOVE CLIENT.

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION AND ERECTION OF THIS STRUCTURE.

AFFIX SEAL: LOCATION: Nevada

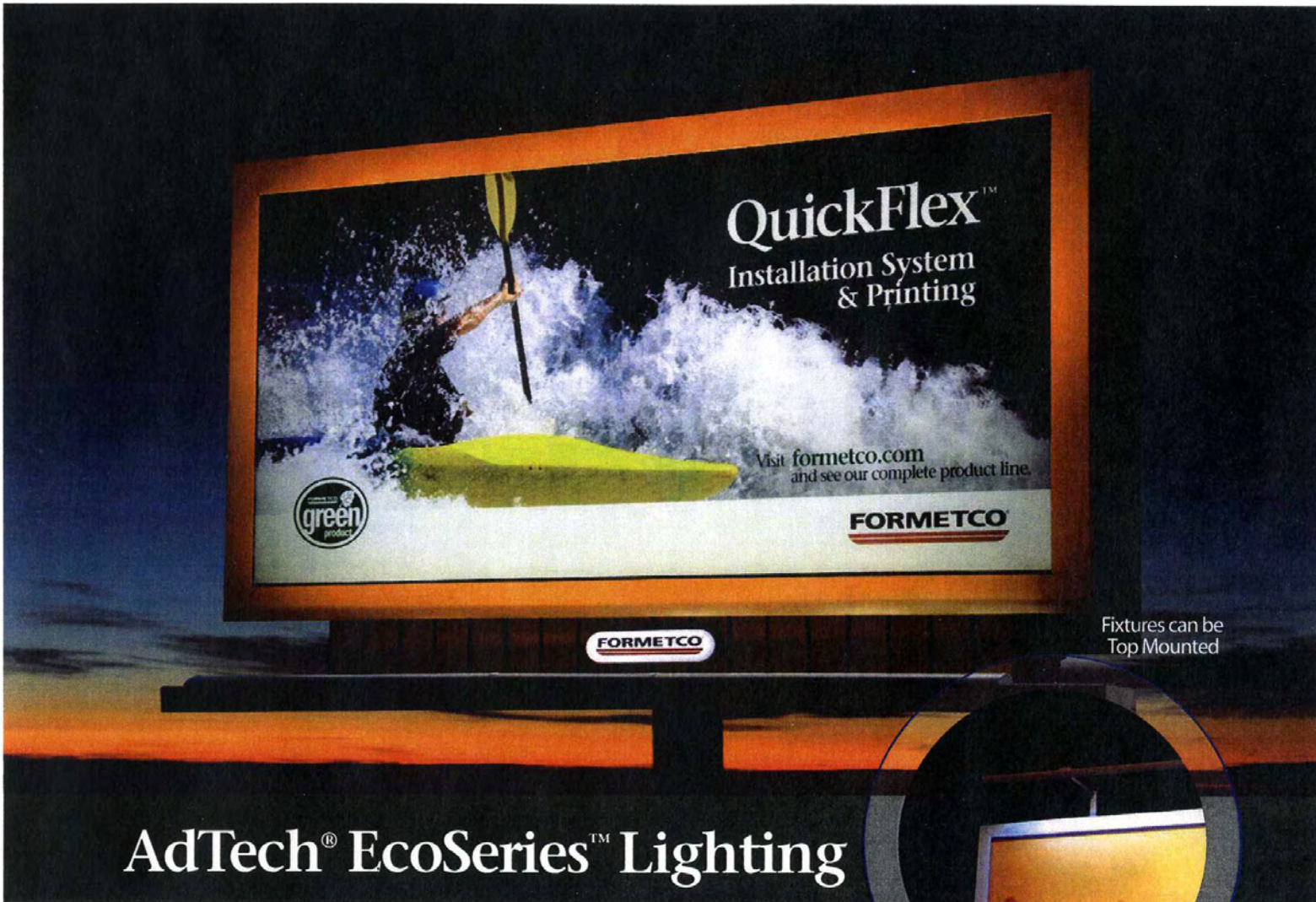
DRAWING NO: 55630

DATE DRAWN: 04/17/2007

SHEET NO: 1 of 1

FORMETCO

Excellence is our standard.



Fixtures can be
Top Mounted

AdTech® EcoSeries™ Lighting

The latest advance in LED light technology

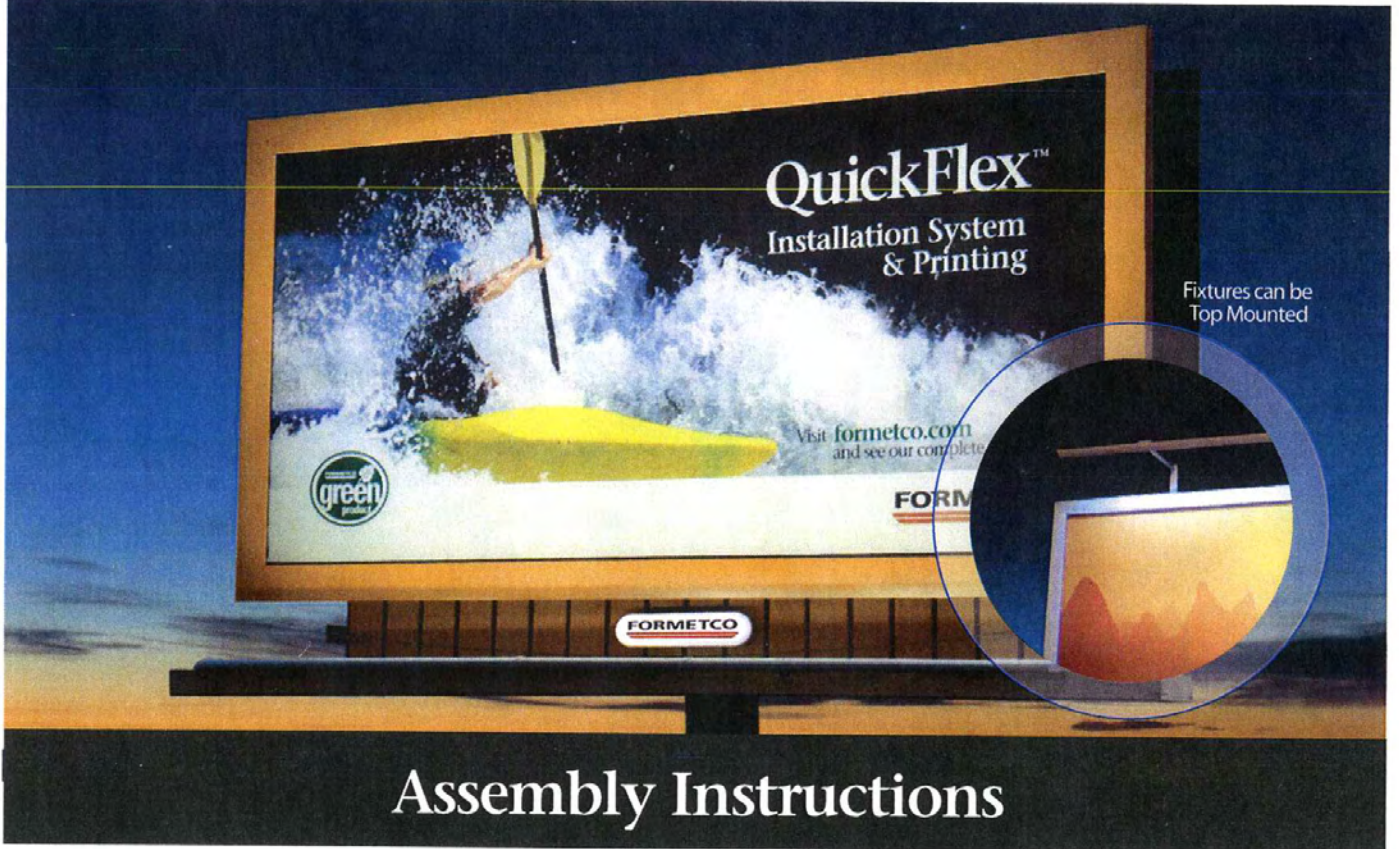
- Offers outstanding power savings over conventional lighting
- Provides perfectly even illumination focused on the display
- Eliminates stray light and minimizes light pollution
- Modular inner-connecting design easily creates multiple size configurations
- Available in 4, 6 and 8' modular sections
- Easily attaches to the catwalk or above the display to fit any application
- Pure white light output offers superior color rendering
- LED lights provide long life and minimal maintenance

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and see our complete product line
or call us 1 800 367 6382

AdTech® EcoSeries™ Lighting



LED Billboard Lighting Fixture Mounting Instructions

AdTech® ECO Series™ LED Fixtures

ATTENTION!

CAUTION: Safety practices must be followed to ensure that workers are not injured during the handling and installation of the billboard lighting fixtures. Ad-Tech International, Inc. assumes no liability for the handling and installation of the fixture as well as the engineering design of the support system unless provided by Ad-Tech International, Inc.

Note: This billboard lighting fixture comes assembled with end caps installed. Do not remove these end caps for installation of the fixture. Wiring has been installed to allow making electrical connections without removing the end caps.

Note: Drilling holes in any part of the fixture could allow water to enter the electronic area and will void any warranty.

Caution: Turn off and lock all power to the electrical distribution panel that the fixtures will be connected to during the installation.

Scope: Outlined procedures are to aid in the installation of the Ad-Tech Billboard Lighting Fixture. Skilled tradespersons familiar with the general construction, electrical hookup and installation of exterior lighting products for billboard lighting should install the product.

The installation and hookup should be accomplished in accordance with the appropriate municipal, state and national codes.

Properly licensed electricians and installers should provide the mounting and installation of the primary input of the fixture(s).

This document is not intended to provide safety instruction for installing this fixture and is not intended to construe warranty or fitness of use of the fixture(s).

AdTech® ECO Series™ LED Fixtures

AdTech® ECO Series 4' LED Billboard Lighting Fixture
FIXADTECHECOSERIES4__*

AdTech® ECO Series 6' LED Billboard Lighting Fixture
FIXADTECHECOSERIES6__*

AdTech® ECO Series 8' LED Billboard Lighting Fixture
FIXADTECHECOSERIES8__*

*Note: * use "G" for gray or "C" for brown*

AdTech® ECO Series™ LED Fixtures

Fixture Parts

Included with each fixture

ADTECHECOSERIES4_*

- 1 each 4' Billboard light fixture - pre-wired
- 1 each End Plate - with 1/2" conduit hole
- 2 each End Plates - without holes
- 2 each 5/16" - 18 x 1 1/4" square head mounting bolts with Nyloc stainless steel locking nuts for mounting
- 8 each PlasTite stainless steel screws for End Plates
- 3 each End cap stainless steel connection bolts 1/4" - 20 x 1" with stainless steel hex head nuts
- 1 each Gasket (Black) to be used if connecting fixtures together.

ADTECHECOSERIES6_*

- 1 each 4' Billboard light fixture - pre-wired
- 1 each End Plate - with 1/2" conduit hole
- 2 each End Plates - without holes
- 3 each 5/16" - 18 x 1 1/4" square head mounting bolts with Nyloc stainless steel locking nuts for mounting
- 8 each PlasTite stainless steel screws for End Plates
- 3 each End cap stainless steel connection bolts 1/4" - 20 x 1" with stainless steel hex head nuts
- 1 each Gasket (Black) to be used if connecting fixtures together.

ADTECHECOSERIES8_*

- 1 each 4' Billboard light fixture - pre-wired
- 1 each End Plate - with 1/2" conduit hole
- 2 each End Plates - without holes
- 4 each 5/16" - 18 x 1 1/4" square head mounting bolts with Nyloc stainless steel locking nuts for mounting
- 8 each PlasTite stainless steel screws for End Plates
- 3 each End cap stainless steel connection bolts 1/4" - 20 x 1" with stainless steel hex head nuts
- 1 each Gasket (Black) to be used if connecting fixtures together.

AdTech® ECO Series™ LED Fixtures

Fixture Kits

AdTech® ECO Series™ LED Fixtures

Electrical Power Requirements

Ad Tech® ECO Series 4' LED Billboard Lighting Fixture Code: FIXADTECHECOSERIES4__*	
Input Voltage	90-264VAC
Input Frequency	47-63 Hz
Input Current	0.49 Amps/120VAC, 0.25 Amps/240VAC

* "G" for gray fixture, "B" for Brown fixture

Ad Tech® ECO Series 6' LED Billboard Lighting Fixture Code: FIXADTECHECOSERIES6__*	
Input Voltage	90-264VAC
Input Frequency	47-63 Hz
Input Current	0.73 Amps/120VAC, 0.37 Amps/240VAC

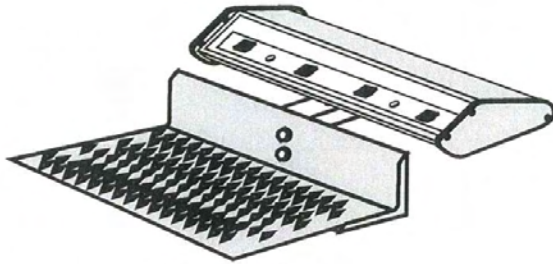
* "G" for gray fixture, "B" for Brown fixture

Ad Tech® ECO Series 8' LED Billboard Lighting Fixture Code: FIXADTECHECOSERIES8__*	
Input Voltage	90-264VAC
Input Frequency	47-63 Hz
Input Current	0.98 Amps/120VAC, 0.49 Amps/240VAC

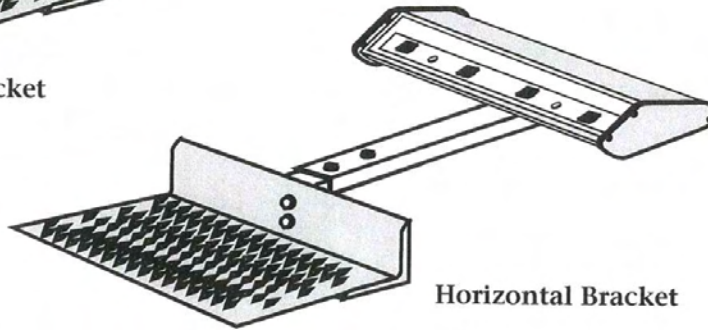
* "G" for gray fixture, "B" for Brown fixture

AdTech® ECO Series™ LED Fixtures

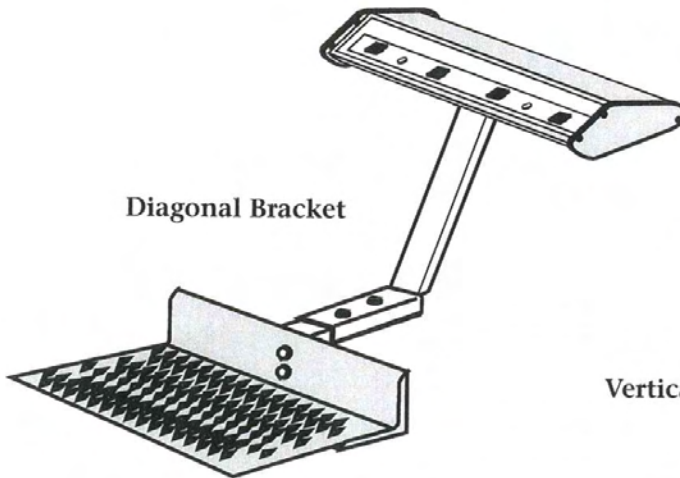
Mounting Brackets



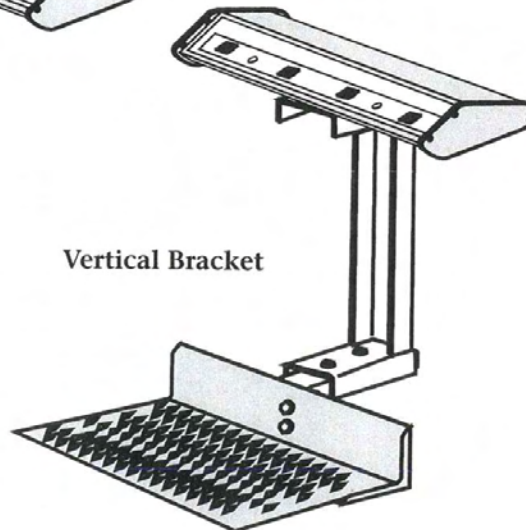
Standard Bracket



Horizontal Bracket



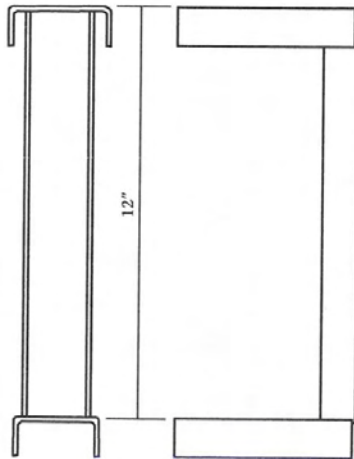
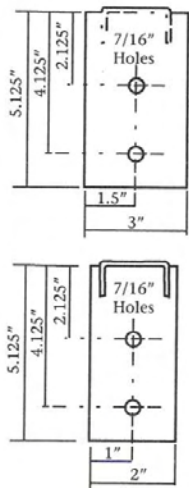
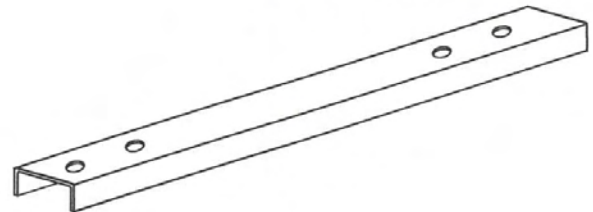
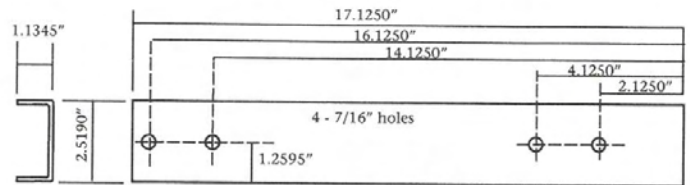
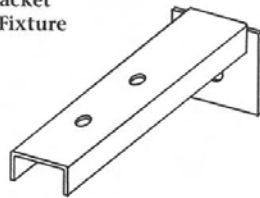
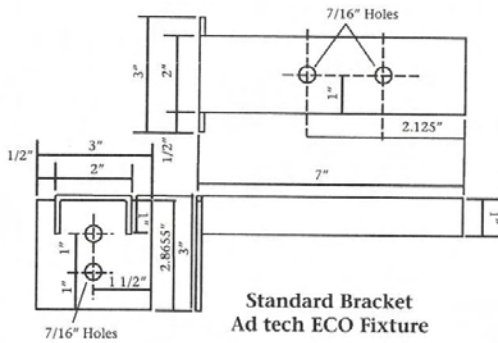
Diagonal Bracket



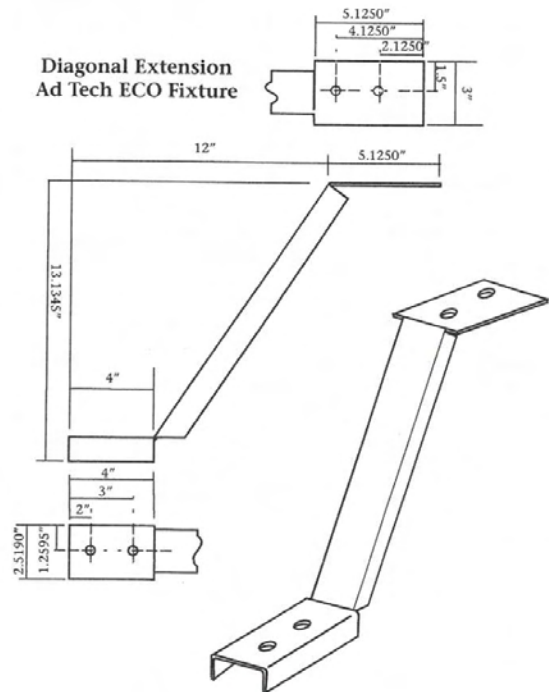
Vertical Bracket

AdTech® ECO Series™ LED Fixtures

Mounting Brackets



Diagonal Extension
Ad Tech ECO Fixture

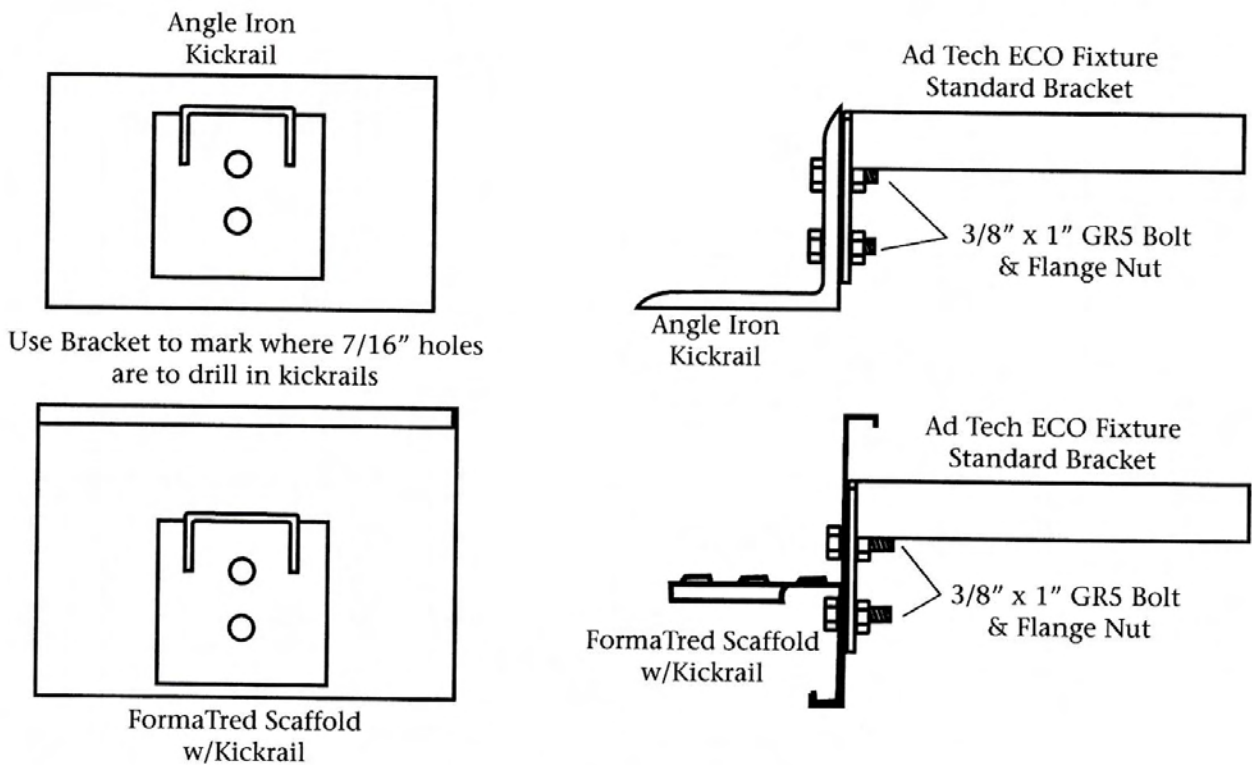


AdTech® ECO Series™ LED Fixtures

Mounting Standard Bracket to Kickrails

Angle Iron Kickrails

Mark angle iron kickrail across from the front where the top of the Ad Tech ECO Bracket will be located. Mark location where each bracket will be mounted. Using one of the brackets mark the hole locations. Drill two 7/16" holes for each bracket. Secure the brackets to the kickrail with 3/8" x 1" GR5 Bolts and Flange nuts. NOTE: Plots should be placed through the holes from the walk side of the angle iron.



FormaTred Kickrails

Mark FormaTred kickrail across from the front where the top of the Ad Tech ECO Bracket will be located. Mark location where each bracket will be mounted. NOTE: The bottom bolt should be through the Kickrail and the FormaTred Scaffold leg. Using one of the brackets mark the hole locations. Drill two 7/16" holes for each bracket. Secure the brackets to the kickrail with 3/8" x 1" GR5 Bolts and Flange nuts. NOTE: Plots should be placed through the holes from the walk side of the kickrail.

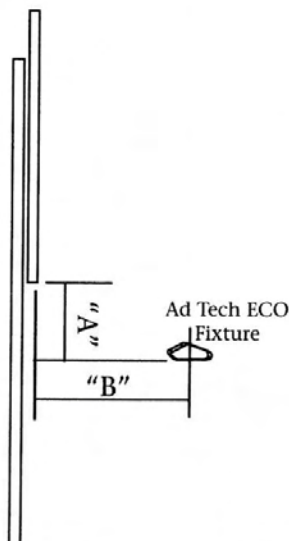
AdTech® ECO Series™ LED Fixtures

Electrical Connections

Standard Billboard Sizes Fixture Series and Power requirements

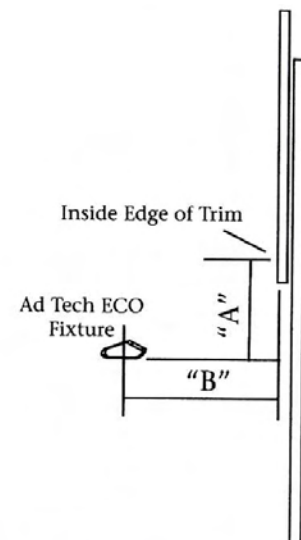
Face Size	# Fixtures	Fixture Size	Total Fixture Length	Total Input Current 120VAC	Total Input Current 240VAC
Poster Panels					
10' 5" x 22' 8"	3	FIXADTECHECOSERIES6_*	18'	2.19 Amps	1.11 Amps
Bulletin Faces					
10' x 40'	5	FIXADTECHECOSERIES8_*	40'	4.90 Amps	2.45 Amps
10' 6" x 36'	4 1	FIXADTECHECOSERIES8_* FIXADTECHECOSERIES4_*	36'	4.41 Amps	2.21 Amps
12' x 24'	3	FIXADTECHECOSERIES8_*	24'	2.94 Amps	1.47 Amps
14' x 48'	6	FIXADTECHECOSERIES8_*	48'	5.88 Amps	2.94 Amps

* Denotes "G" for gray, "C" for cedar



Face	Height Down from inside edge of Trim "A"	Out from front of face "B"
Poster Panel	24"	

Face	Height Down from bottom of face "A"	Out from front of face "B"
10'	24"	
12'	24"	
14'	24"	6'



MAKE SURE ALL SUPPLY POWER IS TURNED OFF AND LOCKED OFF!!

Calculate the total power required based on input voltage and corresponding input current for all fixtures to be connected in a series.

See Chart above.

AdTech® ECO Series™ LED Fixtures

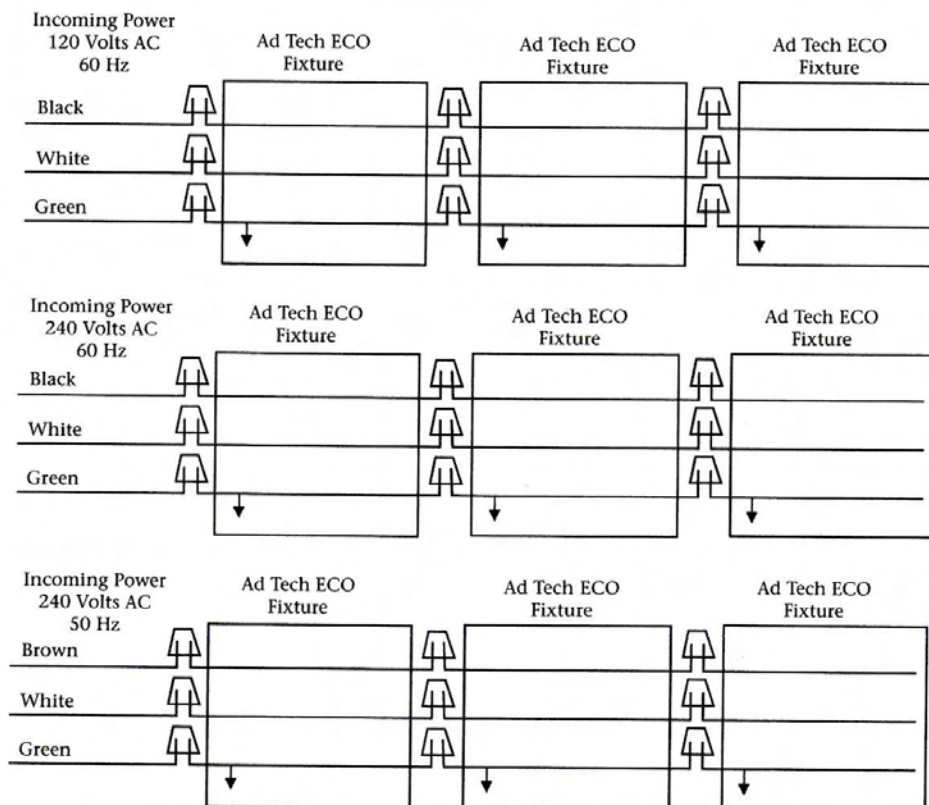
Electrical Connections

Fixture Power Connections

Bring electrical wire through approved electrical conduit to begin connection with the fixture. The end plate with the hole is provided with the fixture.

The power wiring in the fixture is held in place with a cable tie to ensure it is available for the installer to pull through the hole in the end plate. Retrieve the power wiring through the hole in the end plate.

Wire the fixtures according to the following typical diagrams. Use proper code wiring for your location.



Typical wiring diagram



Excellence is our standard.