

STAFF REPORT FOR PLANNING COMMISSION MEETING OF AUGUST 29, 2012

FILE NO: SUP-12-039

AGENDA ITEM: G-2

STAFF AUTHOR: Kathe Green, Assistant Planner

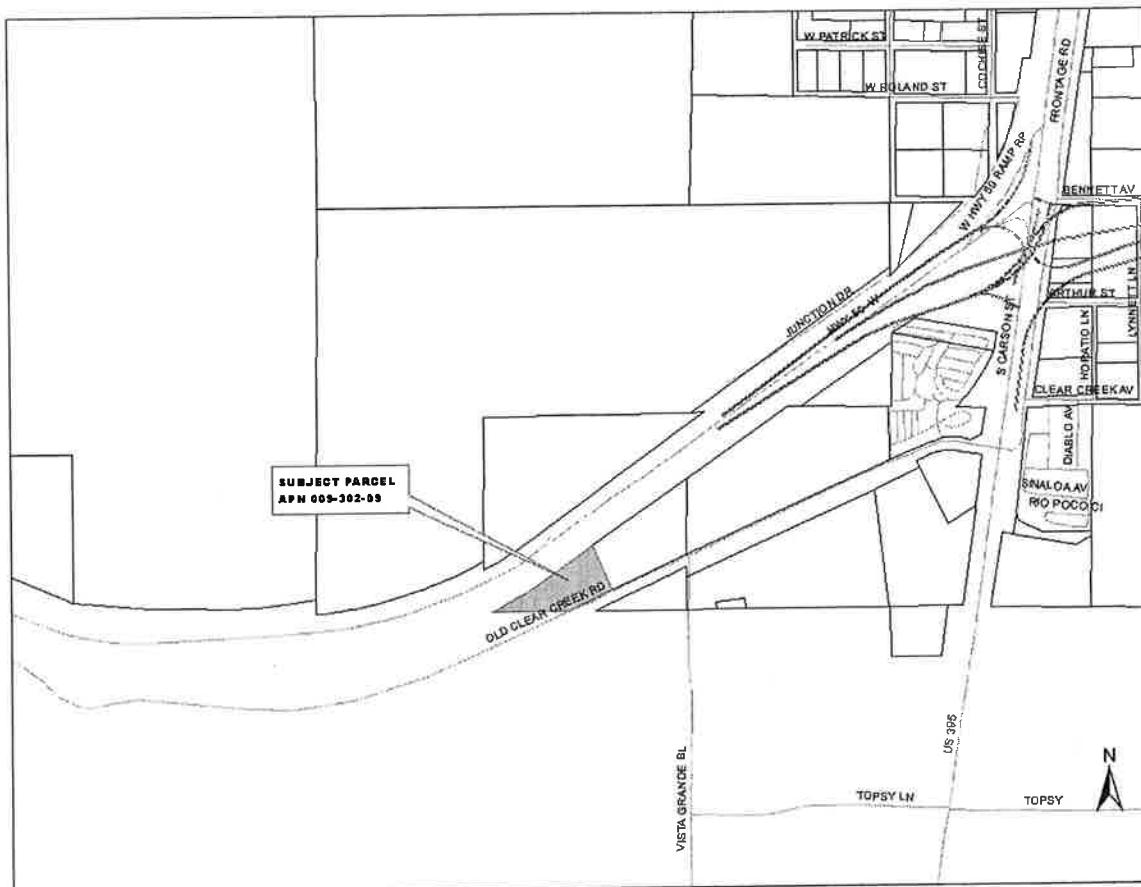
REQUEST: Special Use Permit to allow the continued use of an off-premises double faced advertising (billboard) sign with an overall height of no more than 28 feet above the adjacent roadway with dimensions of 10 feet by 40 feet or 400 square feet on property zoned General Commercial (GC).

OWNER: William Kugler

APPLICANT: Matt Rogers of Rogers Media Company

LOCATION/APN: 800 Old Clear Creek Rd/009-302-09

RECOMMENDED MOTION: I move to approve SUP-12-039, a Special Use Permit request to allow the continued use of a double faced, maximum 28 feet above adjacent street grade, 10 feet by 40 feet or 400 square feet off-premises sign, on property zoned General Commercial located at 800 Old Clear Creek Rd, Assessor's Parcel Number 009-302-09 based on the findings and subject to the conditions of approval contained in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.

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

2. The maximum permitted sign height is 28 feet in height from adjacent street elevation if sign is proposed to be changed.
3. 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. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details ("cut sheets") must be provided with the building permit application if a light fixture change is proposed.
4. The sign support structure must be mono-pole in design, as shown on the plans previously approved with this application, and must be painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the pole with any building permit application for review and approval by the Planning Division.
5. 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.
6. Without further notice, the subject special use permit shall expire the last day of August 2017, 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.
7. Carson City business license fees shall be paid for the billboard and kept current at all times.
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.

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 MASTER PLAN/ZONING AND LAND USE INFORMATION

NORTH: Public/Public Community (PC) – NDOT sand pit (across Hwy 50 West)
EAST: Commercial/General Commercial (GC) – Personal storage facility
SOUTH: Douglas County (Washoe Tribe property)
WEST: Douglas County (Washoe Tribe property)

SITE HISTORY

1. June 27, 2007 the Planning Commission denied an application for a new billboard.
2. August 17, 2007 the Board of Supervisors approved an appeal of the decision to deny the request by the Planning Commission.
3. The billboard was constructed under building permit #07-1077
4. This billboard is in compliance with the current billboard ordinance.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 3.32 acres
2. EXISTING PRIMARY USE: Office and warehouse uses
3. HEIGHT: Existing at approximately 28 overall above the existing grade. The distance from the bottom of the panel to the ground is shown as 72 feet, with the top of the billboard being approximately 85 feet above the ground. The maximum allowed height for signs is 28 feet from street elevation. This billboard height is in compliance.
4. AREA: Double faced 10 feet by 40 feet, or 400 square feet, the allowed maximum square footage.
5. NUMBER OF FACES: Two
6. LIGHTING: The billboard has existing lighting. Documentation was submitted with the original building permit showing acceptable fixtures.

DISCUSSION: The subject parcel is located on the south side of Highway 50 West, several hundred feet east of one of the existing three billboards located on the south side of Highway 50 West in Douglas County on Washoe Tribe land. There are also several existing billboards located approximately 3/4 mile to one mile east of the subject location in the vicinity of the South Carson Street and Highway 50 West intersection. The subject parcel has existing office and warehouse uses on it. The property is approximately 60 feet below the highway at the existing billboard location, which is on the western half of the subject property. The billboard has been at this location for five years. No known complaints or concerns have been registered regarding the location or existence of the billboard.

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

4.8.3 – Billboard Requirements

- a. Special Use Permit Required — Approval of a special use permit is required for a billboard. — The current special use permit will expire August 2012. The applicant is requesting a renewal for an additional five year period of time from the original review date, extending this time to the last day of August 2017.
- b. Permitted Streets — Billboards are permitted along the south side of US Highway 50West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N., Range 20E.
- c. Height — The maximum permitted sign height is 28 feet from the adjacent “permitted street” elevation —The height is in compliance with the adjacent permitted street elevation.
- d. Number of Sign Faces — One sign face per side (single or double-faced sign) is permitted — The subject billboard has a double sign face.

- e. Zoning of the Site — New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts — The subject site is General Commercial zoning district. This site is in compliance for zoning. However, existing billboards that are being renewed are not required to meet this requirement.
- f. Spacing Distance — Billboards may not be located within 1,000 feet of each other — This proposal does comply with this standard for billboards located in Carson City. However, existing billboards that are being renewed are not required to meet this requirement.
- g. Area of Sign — The maximum permitted sign area for billboards is 400 square feet per side — The billboard measures 10 feet by 40 feet or 400 square feet and is in compliance.
- h. Separation from Certain Uses and Zoning — A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential district — The property is more than 400 feet from the CR zoning district located to the north across the property. The proposal, therefore, does comply with this standard. However, existing billboards that are being renewed are not required to meet this requirement.
- i. Downtown Redevelopment area — A billboard sign may not be within 1,000 feet of a redevelopment area — The proposed location is greater than 1,000 feet of the nearest redevelopment area boundary which is the Costco parcel located to the east of the subject parcel. The eastern half of the parcel is within 1,000 feet of the Redevelopment District as indicated on the map submitted with the application. The billboard is located on the western half of the property and meets the required setback and is therefore in compliance with this standard. However, existing billboards that are being renewed are not required to meet this requirement.
- j. Prohibited Supporting Structures — A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign — This billboard is freestanding 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 —This billboard is in compliance with this standard.

PUBLIC COMMENTS: Public notices were mailed August 10, 2012 to 76 adjacent property owners within 2,675 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, no letters in support or opposition to this proposed have been submitted to staff from a property owner in the vicinity. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting on August 29, 2012, 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: No concerns

FIRE DEPARTMENT COMMENTS: No concerns

ENGINEERING DIVISION COMMENTS: No concerns

HEALTH DEPARTMENT COMMENTS: No comments

ENVIRONMENTAL CONTROL AUTHORITY COMMENTS: No concerns

PARKS AND RECREATION COMMENTS: No comments received

FINDINGS: Pursuant to CCMC 18.02.080 (Special Use Permits), this application is reviewed with reference to the required findings written for the record in the applicant's justification letter and reviewed below. The extension of time, if approved, would be for five years from the original approval date, to August 29, 2017.

1. The project will be consistent with the master plan elements. The continued use of the billboard is consistent with Chapter 3: A Balanced Land Use Pattern, providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.
2.
 - Goal 1.1e,f: Does the project utilize sustainable building materials and construction techniques to promote water and energy conservation?

Sustainable materials were used in the construction of the billboard. It was manufactured with galvanized steel, and uses the most efficient lighting fixtures available to promote energy conservation.

- Goal 5.2a: Does the project encourage the development of regional retail centers?

The billboard promotes economic vitality by promoting Carson City products and services along the Hwy 50 West corridor as tourists and travelers approach Carson City.

3. 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 an existing billboard, is already 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.

4. The billboard 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.

5. 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, facilities and services.

6. 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.

7. 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.

8. 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.

Respectfully submitted,

DEVELOPMENT SERVICES, PLANNING DIVISION

Kathe Green

Kathe Green, Assistant Planner

Attachments:

- Application SUP-12-039
- Building Division comments
- Engineering Division comments
- Health Department comments
- Environmental Control comments
- Fire Department comments

RECEIVED

JUL 27 2012

**CARSON CITY
PLANNING DIVISION**

**Engineering Division
Planning Commission Report
File Number SUP 12-039**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: July 27, 2012 **MEETING DATE:** August 13, 2012

SUBJECT TITLE:

Action to consider the renewal of a special use permit for an existing billboard at 800 Old Clear Creek Rd., apn 09-302-09.

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 plans are adequate for this review.

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 request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

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AUG 06 2012

**CARSON CITY
PLANNING DIVISION**

August 4, 2012

Below are the Health Departments comments:

ZCA-12-034

Health and Human Services has no comments based on what was submitted to our office.

SUP-12-039

Health and Human Services has no comments based on what was submitted to our office.

SUP-12-040

Health and Human Services has no comments based on what was submitted to our office.

Dustin Boothe, MPH, 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.

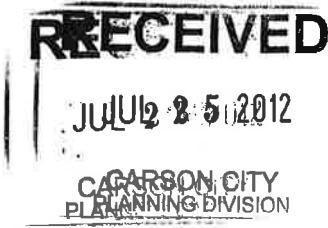
dboothe@carson.org

July 23, 2012

The ECA department has no comments for the SUP-12-039 project. If you have any questions or comments please contact me at one of the following:

Sincerely,

Mark Irwin
Environmental Control Officer 3
Carson City Public Works Dept.
3505 Butti Way
Carson City, Nevada 89701
Fax # (775) 887 - 2354
Phone # (775) 283 - 7380
E-mail - mirwin@carson.org
Please Note
New Office Hours are:
Mon-Thurs. 07:00-05:30



Kathe Green - SUP-12-039

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From: Stacey Giomi
To: Green, Kathe
Date: 7/20/2012 11:38 am
Subject: SUP-12-039

JUL 19 2012

**CARSON CITY
PLANNING DIVISION**

The Fire Department has no comments or concerns with the SUP. Thank you.

Stacey Giomi
Fire Chief/Emergency Management Director
Carson City Fire Department
777 S. Stewart St.
Carson City, NV 89701

PHONE: (775) 283-7150
FAX: (775) 887-2209
E-MAIL: sgiomi@carson.org

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

FILE # SUP - 12 -

SUP - 12 - 039

FOR OFFICE USE ONLY:

CCMC 18.02

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JUL 25 2012

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR CARSON CITY
\$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

8 Completed Application Packets
(1 Original + 7 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.

PROPERTY OWNER

William RUGLER

MAILING ADDRESS, CITY, STATE, ZIP

507 EAGLE MEADOWS LANE

GARLANDVILLE, NV 89460

PHONE # 775-450-3883 FAX #

Name of Person to Whom All Correspondence Should Be Sent

ROGERS MED, A COMPANY INC.

APPLICANT/AGENT

5409 ROGERS ST, DAVIS, CA 95618

MAILING ADDRESS, CITY, STATE ZIP

530-304-5770 530-747-0538

PHONE # FAX #

MATT@ROGERSMEDACOMPANY.COM

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

9-302-09

Street Address

ZIP Code

800 OLD CLEAR CREEK ROAD 89703

Project's Master Plan Designation

COMMERCIAL

Project's Current Zoning

GEN. COMMERCIAL

Nearest Major Cross Street(s)

US 50 WEST, CARSON ST.

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:

CONTINUED USE OF 2 FACE OUTDOOR ADVERTISING
SIGN LOCATED ON SUBJECT PROPERTY.

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

Date

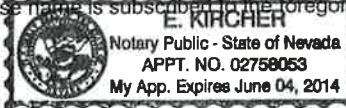
Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY OF CARSON

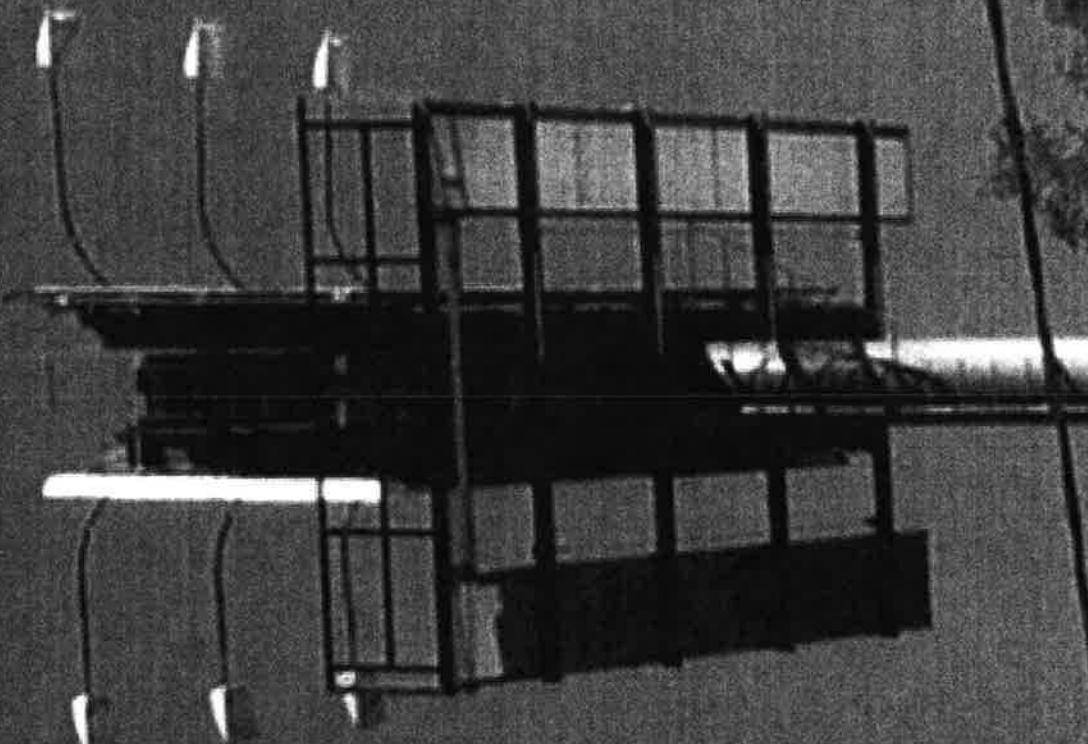
)

On June 26, 2012, WILLIAM R. KUGLER, 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.

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.







**CITY OF CARSON CITY
Business License Division
108 E. Proctor St.
Carson City, NV 89701
(775) 887-2105**

LICENSE RECEIPT

ROGERS MEDIA COMPANY
5409 ROGERS ST

DAVIS CA 95618

License Number: 12-00026343
Expiration Date: December 31, 2012
Business Location: 800 OLD CLEAR CREEK RD

IMPORTANT INFORMATION

- This license constitutes a receipt for the payment of a license required by Carson City Municipal Code Title 4 to engage in, carry on, or conduct, in this city, the business, trade, calling, or profession described on the license.
- Licenses are NON-TRANSFERABLE.
- Any changes to the business information should be reported immediately to the Business License division.
- The holder of this license must comply with all Carson City Municipal Code rules and regulations.

Please detach the license at the perforation below and post in a conspicuous place.



**CITY OF CARSON CITY
BUSINESS LICENSE DIVISION
108 E. Proctor St.
Carson City, NV 89701
(775) 887-2105**

This license is not transferable.

POST IN A CONSPICUOUS PLACE

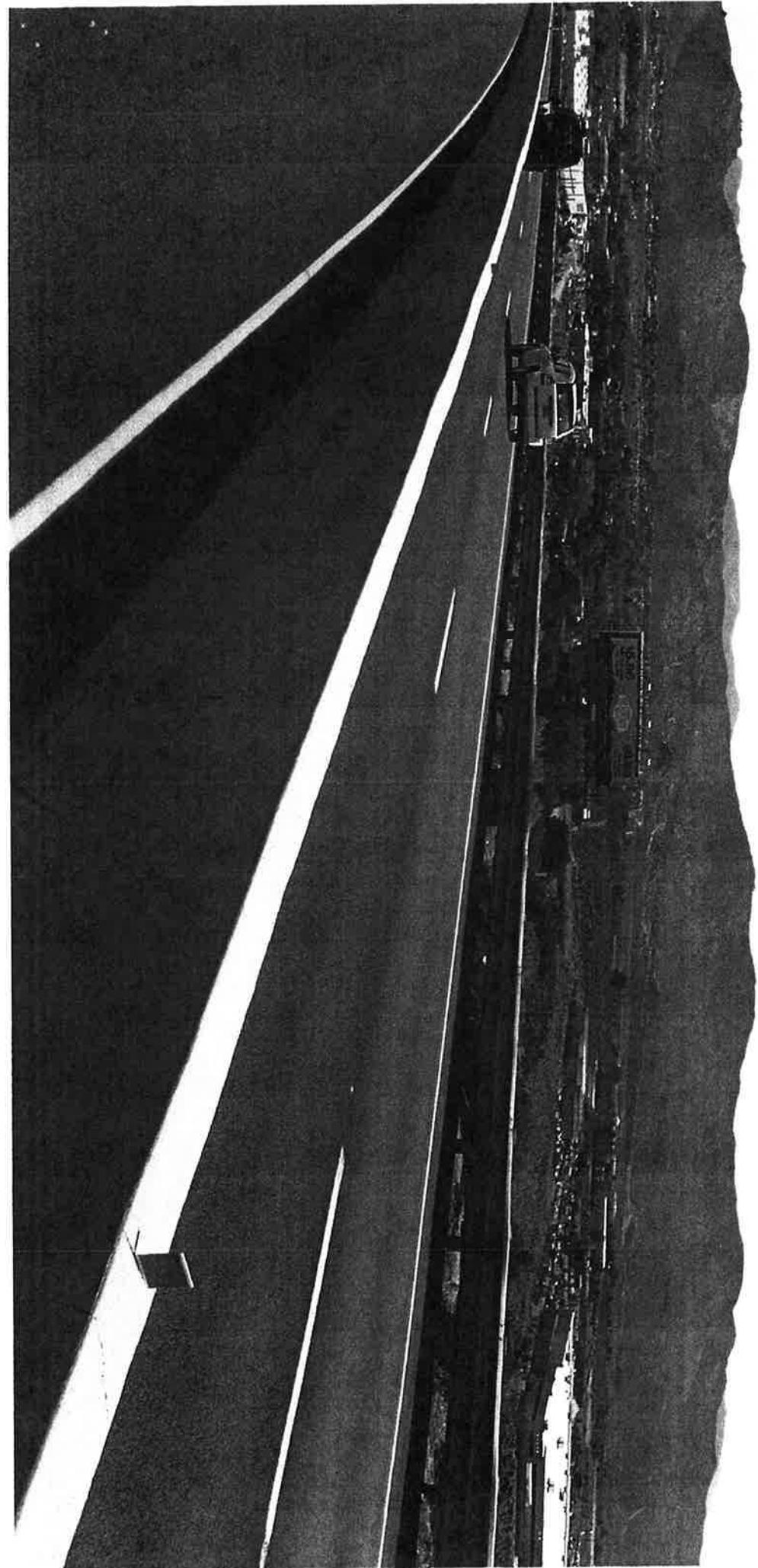
ROGERS MEDIA COMPANY
5409 ROGERS ST

DAVIS CA 95618

Business Location: 800 OLD CLEAR CREEK RD
Nature of Business: BILLBOARDS, OUTDOOR ADVERTISING

License Number: 12-00026343
License Expiration Date: December 31, 2012
Date Issued: November 22, 2011

License renewal is the responsibility of the license holder and must be renewed prior to the expiration date to avoid penalties.





Tires

IES SCHWAB

SOUTH
LAKE TAHOE

TIRES • WHEELS • BATTERIES • ALIGNMENT • SHOCKS • BRAKES • CHAINS

26 MILES AHEAD • 2 BLOCKS WEST OF THE "Y"

ROGERS

Findings to Support the Renewal of Outdoor Advertising Permit Located at 800 Old Clear Creek Road, Carson City, Nevada

- 1) Section 4.8.3 Billboards are still allowed subject to the following requirements.

The site still meets all criteria that it met when it was approved on August 17, 2006.

- A) It is allowed on this street as it is on Highway 50 East, and as it sits between Lyon County and the intersection of US 50 & 395. It has displayed tasteful advertising, we have had only three customers during that period which have been all local advertisers. It meets the height requirement of 28 feet overall above road grade on US 50.
- B) Zoning of the Site is General Commercial.
- C) It does not exceed two (2) faces, it is painted an earth tone to match surroundings.
- D) The sign meets size requirements of 10' x 40', no more than 400 square feet per side.
- E) We are spaced 1000' feet from any other off premise sign.
- F) We are set back a minimum of 300' feet from any Residential, Agricultural and Conservation Reserve
- G) We are set back more than 1000' feet from any area under a Redevelopment designation.
- H) We are not attached to a roof or wall, but rather the sign is a free standing pole as built as permitted.
- I) We have never displayed any three dimensional objects, movable or reflective materials, nor have we any flashing, or intermittent illumination. It has never had any rotating parts, beams of light, changing numbers, or simulated motion.
- J) Our source of light, which shines from the top down as called for in the approval, is external and lights up no area outside the sign itself.
- K) The sign has been maintained in good structural order and condition at all times.
- L) The sign is not located in any drainage or utility easement nor does it interfere with either.
- M) Sign coordinates are as follows: 39 06 51 81 N, 119 46 59 84 W

In short, this sign still meets all requirements it did at the time of approval in 2006.

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

The uses of the neighboring properties are:

West: Open space with outdoor advertising signs located outside city limits, East: Commercial property, mini storage, Costco
North: Open space owned by BLM, South: Commercial buildings, zoned commercial.

This sign has produced no dust, odor, vibration, fume, glare (sign lights glare will not exceed subject property), or physical activity, will and has not created additional hardships for neighbors or more traffic. No new traffic lights or walkways are needed. The sign continues to be consistent with current uses in the general area where located.

Has Sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

The project has not required and affect on School districts, student population, law enforcement resources, Fire Department, Sewer, water, or Drainage systems. There are no improvements needed to further accommodate sign renewal from a highways and roads perspective. A parking plan is not required as there are no existing vehicles visiting the sign. There are no landscaping requirements needed, no property covered by asphalt. The lighting for this project will have three (3) 400 watt lights per side. The lights will not affect and neighboring property as they are top down lights shining downward. Our architect Palmer Engineering Group, along with Carson City Planning has assisted us with this information.

Renewal of Special Use Permit for 800 Old Clear Creek Road, Carson City, NV

June 24, 2012

1) How will the proposed Development be in substantial compliance with and support the goals and policies of the Master Plan?

This project continues to be in substantial compliance with and support the goals and policies of the Master Plan for improving the health and welfare of the citizens of Carson City. The Master Plan is codified to charter a course so that every project and continuing project furthers that goal. This project continues to meet and exceed all of those requirements and truly furthers the standard of living in the community. For all the reasons outlined below this project continues to meet or exceed those demands,

Chapter 3: Seek to Establish a balance of land uses within the community by proving employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

This project continues to provide all service mentioned in Chapter 3. It alerts motorists on US 50 of recreational opportunities in the area such as restaurants, attractions, and services. It provides continued stimulus to local economy based on the service needed for the sign in terms of maintenance, electric, and general service. It continues to provide a way for local merchants in the area to communicate with the traveling public about the goods and services available in the community. It provides a large endowment of over \$7,000 per year to the Carson City Chamber of Commerce which has a direct effect on Carson City business.

This project continues to meet this section based on environmental facts, such as it uses no water, has no effect on vegetation, it is outside of any primary floodplain and it away from any geological hazard areas.

It continues to meet all the proper setbacks from other signs, public roadways, residential dwellings, and redevelopment areas.

Chapter 4: This Chapter is not applicable to this project.

Chapter 5: Economic Vitality. This project continues to promote Carson City business as it has for the past 5 years and with the partnership with the Chamber be the single largest sponsor donor to the Chamber. This directly affects programs, local business, and promotion of local business. This has been a key driver for the public to recognize all the Carson City has to offer.

Chapter 6: Promote safe, attractive and diverse neighborhoods, compact mixed use activity centers, and a vibrant, pedestrian friendly Downtown. The building materials used are built for a ninety one year index and incorporate the natural colors of the Nevada landscape in chocolate and light browns. It will provide visual interest at a key Gateway to the City.

By allowing the continued use of this project the various merchants in the Carson City market can promote the products and services to motorists using the US 50 corridor. This will enhance the region with greater sales tax generated, enhanced city and merchant image, downtown core vitality, and long and short term overall business benefits to the community. The last 5 years the sign has advertised local Carson City events along with various local merchants. The sign has only ever advertised local merchants in the region, never national advertisers.

Chapter 7: Promote a sense of community by linking its many neighborhoods, employment areas, parks, recreational centers, and schools with extensive system of interconnected roadways, multi-use pathways, bike facilities, and sidewalks.

It continues to promote motorists to use services in the Carson City market and the Downtown core. The project is a key for the transportation pattern and flow into the future of the City. By promoting Carson City's key assets to the motorist it furthers the goal for an efficient well planned transportation model.

Sign Permit Application
State of Nevada, Department of Transportation
 Any False information will void permit

Sign Owner ROGERS MONTA CO.
 Address 4116 E MACKENZIE DR
 City DAVIS State CA Zip 95618

Property Owner MR. BILL KUGLER
 (Attach property owners signed consent)
 Address 3700 Hwy 50 EAST
 City CARSON CITY State NV Zip 89701

SIGN LOCATION

City or County CARSON CITY Highway Route 50 Side of Highway SOUTH
 Name or Number N.E. W.

Tax Parcel Number 9-302-09 Section 31 Township 15 Range 20E

Approximate Location SIGN WILL BE LOCATED 240' EAST OF WEST BOUNDARY
 From Identifiable Landmark, Intersection, Milepost, or Existing Sign

SIGN DESCRIPTION (Sign dimensions, do not include supports) OF CARSON CITY LIMITS

Height 10' (10' 2nd side) Width 40' (40' 2nd side) Distance of panel bottom to ground 65' Number of posts 1

Post Material: Wood Metal Other (Describe) _____ Illuminated Yes No

Will this sign have a changeable message? No Yes - Attach plans showing how message will be displayed and changed.

Amount accompanying application \$ 200.00 Check Number 2716

I certify all information on this application is true and that the sign will not be built or maintained from NDOT right-of-way.

Signature of Sign Owner or Agent MATT ROGERS Title PRESIDENT

Printed Name MATT ROGERS Telephone 530-349-5770 Tax Id No. 20-0278819

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

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

SW 1/4 T15N R20E S31

and the zoning is for Commercial or Industrial activity. Zoning Designation GENERAL COM'L

Is this a resolution of intent? Yes No

If yes give effective date N.A. and expiration date N.A.

Does this sign comply with all local requirements including all variances and use permits? Yes No

Has the zoning been changed within past 3 years? No Yes SUP.07-075

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

Reason for Change N.A.

RECEIVED

AUG 29 2007

Signature SEAN M. FOLEY

RECEIVED

AUG 29 2007

Title ASSOCIATE PLANNER

Printed Name SEAN M. FOLEY Telephone 775-887-2180 Date 29AUG2007

TRANSPORTATION DEPARTMENT USE ONLY

Application Received by M. G. on 8/31/07 at 3:00 am pm Permit # 4631

Milepost US-50-CC-6.7E

From: director@carsoncitychamber.com
Subject: Rogers Media
Date: 06/25/2012 11:30 AM
To: LPlemel@carson.org

Good Morning, Lee:

It is my understanding that the permit for the outdoor sign on Highway 50 West owned by Rogers Media is up for permit renewal.

I do hope you will renew the permit since this sign is important to remind visitors and residents coming from Tahoe to enjoy Carson City while they are here. As always, thank you for your positive consideration.

Ronni Hannaman
Executive Director
Carson City Chamber of Commerce
1900 S. Carson Street, Ste 200
Carson City, NV 89701

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Jun. 25. 2012 9:53AM Carson City Treasurer 7758872102

No. 0322 P. 1

Secured Tax Payment Entry

6/25/12 09:48:31 TC0100B

Parcel #..... 009-302-09

Property Loc... 800 OLD CLEAR CREEK RD

2012 Roll #...: 009453

Billed to..... KUGLER, WILLIAM & COFFEY, C S
507 EAGLE MEADOWS LN
GARDNERVILLE, NV 89460-0000

District.....: 1.7

Tax Service...:

Land Use Code: 405

Payment Date... 6/25/12 Payer.. KUGLER, WILLIAM & COFFEY, C S

Outstanding Taxes:

Prior Year	Tax Penlty/Intrst	Total	Amount Paid	Total Due
Current Year				
08/15	1,874.40	1,874.40	1,874.40	.00
10/03	1,873.00	1,873.00	1,873.00	.00
01/03	1,873.00	1,873.00	1,873.00	.00
03/05	1,873.00	1,873.00	1,873.00	.00
Total	7,493.40	.00	7,493.40	7,493.40

No Taxes Owing

F20=Print Bill
F5=Notes F9=Adj Pmts F10=Amend
F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq

Kaf
630-147-0538