

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 27, 2013

FILE NO: SUP-13-013

AGENDA ITEM: F-3

STAFF AUTHOR: Kathe Green, Assistant Planner

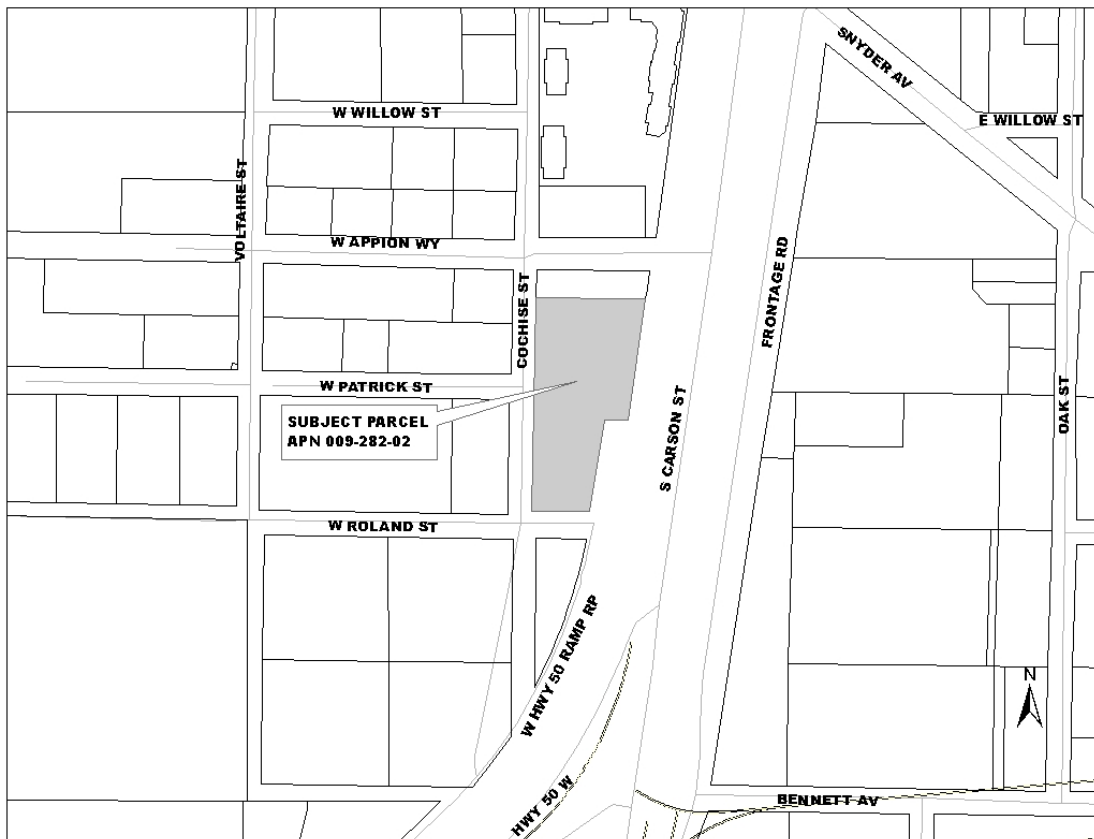
REQUEST: Special Use Permit to allow the continued use of an off-premises double faced advertising (billboard) sign with an overall height of no more than 28 feet above the adjacent roadway, with dimensions of 10 feet by 40 feet or 400 square feet on property zoned General Commercial (GC).

OWNER: Hall International LLC

APPLICANT: CBS Outdoor Inc (Kevin Johnson)

LOCATION/APN: 4849 Cochise Street/009-282-02

RECOMMENDED MOTION: "I move to approve SUP-13-013, a Special Use Permit request to allow the continued use of a double faced off-premises sign, at a maximum 28 feet above adjacent street grade, with a size of 10 feet by 40 feet or 400 square feet, on property zoned General Commercial located at 4849 Cochise Street, Assessor's Parcel Number 009-282-02 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 a four pole design, as shown on the plans previously approved with this application, and structure 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 structure 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 March 2018, 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: General Commercial (GC)/retail business park
EAST: General Commercial (GC)/Hwy 395/50, then vacant and apartments
SOUTH: General Commercial (GC)/vacant
WEST: Retail Commercial and Single Family 1 Acre (RC/SF1A)/residence and storage
NORTHWEST: Retail Commercial (RC)/vacant
SOUTHWEST: Retail Commercial (RC)/business

SITE HISTORY

1. The original placement date of this billboard is approximately 1965.
2. Renewals were approved under Special Use Permits U-98/99-2, U-93/94-35 and U-87-34.
3. On February 26, 2003 the Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site, with Special Use Permit U-02/03-23
4. On March 26, 2008 the Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site, with Special Use Permit SUP-08-017
5. This billboard is in compliance with the current billboard ordinance.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 2.5 acres
2. EXISTING PRIMARY USE: Billboard and residence
3. HEIGHT: Existing at approximately 28 above the existing grade. The distance from the bottom of the panel to the ground is approximately 18 feet. 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 maximum size allowed for a billboard is 400 square feet.
5. NUMBER OF FACES: Two
6. LIGHTING: There are three halogen lights per face on this existing billboard.

DISCUSSION: The subject parcel is located on the west side of South Carson Street. The billboard and a residence are the only structures presently on the site. The billboard has been at this location for several years, since approximately 1965. 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 March 2013. 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 March 2018.
- b. Permitted Streets — Billboards are permitted along North and South Carson Street, between Douglas and Washoe Counties, US Highway 50 between Lyon county and North Carson Street, and 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. This sign is located on South Carson Street.
- 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 is a double face sign.
- 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 in the General Commercial (GC) 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 renewal does not comply with this standard for billboards located in Carson City, as two other billboards are within 1,000 feet of this billboard, one east and one south. 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. This 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 zoning district. This proposal 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 existing billboard location is within Redevelopment Area #2 and the billboard is therefore within 1,000 feet of the nearest redevelopment area boundary. 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 March 8, 2013 to 31 adjacent property owners within 795 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, no comments or letters in support or opposition to this proposal 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 March 27, 2013, 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 concerns

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 March 27, 2018.

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 is not lighted, thereby promoting 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 Carson City corridor as tourists and travelers drive into 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 within an area zoned for commercial activity, although properties adjacent to this area are generally underutilized. There is a residence on this site, a business to the southwest, and a retail business park to the north. The billboard 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 an area that has not been developed yet 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-13-013
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Environmental Control comments

**Engineering Division
Planning Commission Report
File Number SUP 13-013**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: March 1, 2013

MEETING DATE: March 27, 2013

SUBJECT TITLE:

Action to consider the renewal of a special use permit for an existing billboard at 4849 Cochise St., apn 09-282-02.

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.

RECEIVED

FEB 15 2013

CARSON CITY
PLANNING DIVISION

Fire Department Comments for Planning Commission Meeting 03-27-13

We have no comments on the following items:

VAR-13-010
SUP-13-011
SUP-13-012
SUP-13-013
SUP-13-014
SUP-13-015
SUP-13-016
SUP-13-017
SUP-13-018
SUP-13-019

Dave Ruben

Captain - Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Office 775-283-7153
FAX 775-887-2209

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

VAR-13-010

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-011

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-012

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-013

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-014

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-015

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-016

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-017

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-018

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-019

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-022

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

Comments from Environmental Control for
Planning Commission meeting 03-27-13

ECA has no comments for the following:

VAR 13-010
SUP-13-011
SUP 13-012
SUP 13-013
SUP 13-014
SUP 13-015
SUP 13-016
SUP 13-017
SUP 13-018
SUP 13-019
SUP 13-022

If you have any questions or comments concerning this e-mail please contact me at any one of the following.

Mark Irwin
Environmental Control Officer 3
Carson City Public Works Dept.
3505 Butti Way
Carson City, Nevada 89701
Fax# (775) 887-2164
Phone # (775) 283-7380
Email – mirwin@carson.org
-Please Note-
New Office Hours Are:
Mon-Thurs 7:00 A.M. - 5:30 P.M.

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:

RECEIVED

CCMC 18.02

FEB 11 2013

FILE # SUP - 13 - 013

SPECIAL USE PERMIT

CARSON CITY
PLANNING DIVISION

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

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

SUBMITTAL PACKET

- ☐ 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.

HALL INTERNATIONAL LLC

PROPERTY OWNER

471 OLD NEWPORT BLVD SUITE 205
MAILING ADDRESS, CITY, STATE, ZIP NEWPORT BEACH CA
9496504555 9496500781/92663
PHONE # FAX #

Name of Person to Whom All Correspondence Should Be Sent

CBS OUTDOOR c/o KEVIN JOHNSON

APPLICANT/AGENT

KEVIN JOHNSON

MAILING ADDRESS, CITY, STATE ZIP

2050 W. FREMONT ST STOCKTON CA 95203
PHONE # FAX #
2094665021 2094666013

E-MAIL ADDRESS

kevin.johnson@CBSOUTDOOR.COM

Project's Assessor Parcel Number(s):

009-282-02

Street Address

4849 COCHISE ST,

ZIP Code

89703

Project's Master Plan Designation

C/R C

Project's Current Zoning

GC

Nearest Major Cross Street(s)

US 50 & US 395

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.16, or Development Standards, Division 4, Section 4.2 4.3 4.4 a request to allow as a conditional use is as follows:

CONTINUE TO OPERATE AN OFF-PREMISE
BILLBOARD STRUCTURE ON THE PROPERTY -

PROPERTY OWNER'S AFFIDAVIT

I, J.K. LEASON, PRESIDENT OF HALL INTERNATIONAL, LLC, 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 }

On 2, 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On FEB. 7 2013

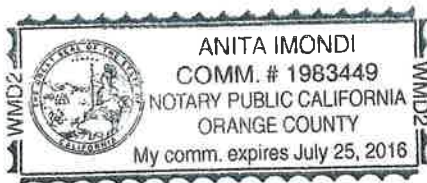
Date

before me, ANITA IMONDI, Notary Public

Here Insert Name and Title of the Officer

personally appeared J.K. LARSON

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL USE PERMIT CARSON CITY, NV PERMUTING DIV

Document Date: 2/7/2013

Number of Pages: 5 + attachments

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: J.K. LARSON

Signer's Name: _____

☒ Corporate Officer — Title(s): PRESIDENT

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: _____

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

ACKNOWLEDGMENT OF APPLICANT

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



Applicant

2/6/2013
Date

2013 SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

Applicant and Sign Owner

CBS Outdoor
2050 West Fremont St
Stockton, CA 95203-1913

Property Owner

Hall International LLC

Property Description

SUP-13-013

Lease agreement 903872 (040607&07A) W/L Hwy 395 1.5 Miles S/O Carson City
4849 Cochise St, APN 009-282-02
State Permit 1583

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

Answer:

Chapter 3: A Balanced Land Use Pattern – The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.

This special use permit will promote land use patterns that support the use and availability of public facilities and services by providing a medium to notify the traveling motorist to and through Carson City. This use positively impacts the local economy by encouraging the public's utilization of the local good and services and drives employment, ultimately improving the quality of life in the city.

This pre-existing display meets the requirements of this section based on the environmental facts such as it does not use any water, it protects existing vegetation, it is sited outside of primary flood plains and away from geological hazards.

It meets proper setbacks from public roadways and residential dwellings.

Chapter 4: Equitable Distribution of Recreational Opportunities

This Chapter is not applicable to this project.

Chapter 5: Economic Vitality - The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas and include the roles of technology, tourism, recreational amenities and other economic strengths vital to a successful community.

The sign offers the community a forum to reach the population by providing an opportunity for the local marketing including but not limited to varied housing choices for the city's employees, promotion of local goods and services and notification of recreational opportunities for residents and visitors, untimely promoting tourism and stimulating the economy. This cost effective resource provides revenue to the land owner and to the merchants advertising on the sign and helps to diversify and stimulate the local economy of Carson City, in which turn encourages planned growth such as redevelopment, the need for regional retail centers and additional housing, ultimately creating employment opportunities.

Chapter 6: Livable Neighborhoods and Activity Centers – The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

The quality of life is enhanced from a commercial application and a design application. Local businesses profit by increased visibility and sales. Motorists are informed of the availability of services and destinations downtown and regionally.

The building materials are designed for durability and incorporate subtle design and color.

Chapter 7: A Connected City – The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities and sidewalks.

This use promotes travel patterns that will direct traffic off of S. Carson St. to downtown and the business core. This project is a key for the transportation pattern and the flow into the future of the city. By promoting Carson City's key assets to the motorists and pedestrians it furthers the goal for an efficient, well planned transportation model.

The site is located in the Community/Regional Commercial Land Use category.
Confirmed on [www.carson.org/planning maps](http://www.carson.org/planning_maps) 2-6-2013.

C/RC 1.1 – Characteristics:

C/RC centers provides a mix of retail services in a concentrated setting that serves the local community, but many also include larger retail centers with the unique stores or characteristics that provide a regional draw. C/RC centers are typically anchored by large formal retailers, which provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber and other household goods, often under one roof. Complementary uses, such as restaurants, specialty markets, specialty stores (such as books, furniture, computers, audio, office supplies and clothing stores) are also appropriate. The concentrated, unified design of C/RC centers allows a variety of community needs to be met in a “one-stop shop” setting. Although some single use highway oriented commercial activities will continue to occur in some areas, this pattern of development is generally not encouraged.

This billboard can effectively be utilized to direct the public to retail stores and restaurants and to draw consumers to make use of the goods and services sold in this mix retail designation.

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

A: Surrounding zoning and uses – The majority of the existing property is vacant land with the exception of a small residence. The entire area is zoned general commercial

*: Property to the south is vacant land, zoned general commercial

*: The property to the north is the Ribiero Business Park and is zoned general commercial

*: The property to the East (across hwy 50) contains apartments and vacant land, zoned general commercial.

*: The property to the west contains a residence, an industrial storage center and a repair business, zoned general commercial

B: Potential impacts on the surrounding property – The sign exists in a general commercial zone and the use is consistent with development in the neighborhood. The use has been in existence since 1979 and may, in fact, been built prior to any development in the surrounding area. The ground rental enhances the property value of the existing property and is not detrimental to any adjacent property. It does not cause and problems such as noise, dust, odors, vibrations, fumes, glare or physical activity with the adjacent property owners. There are other signs of this type on both sides of S. Carson Street in the general area. It is safe to assume these signs have obtained similar special use permits for the sizes and heights. This use is a sign and will not be contained in a building. It is pre-existing and will not generate and construction-generated dusts.

C: Could the project be detrimental to the peaceful enjoyment of the development of surrounding properties - No. This sign has been in existence since 1979 and is in an appropriate zoning district and enjoys a valid leasehold interest with the property owner. As a result this existing sign will not be detrimental to the peaceful enjoyment of the development of surrounding properties and the general neighborhood.

D: Effect on pedestrian/vehicular traffic - Since the sign provides the traveling public with directional assistance, it can only have a positive effect on the traffic patterns. The existing traffic will not be increased. Traffic will flow more efficiently because of the information provided by the advertising copy on the sign.

E: Benefits to the People of Carson City – The long and short range benefits to the citizens of Carson City are: Citizens enjoy access to goods and services, businesses benefit by the increased sales as a result of outdoor advertising and the landowners benefit by the receipt of lease rent and increased property values.

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

A: There will be no effect on the local school district. It will add zero (0) students. There will be no additional effect to drain on the Sheriffs department.

B: There will be zero covering of land area.

C: There will be zero use of water for this subject use of the project.

D: There will be zero use of the sewer system for this project.

E: There are zero road improvements planned or needed for this project

F: Knowledge of the project, property and long term, pre-existing use of the property

G: Current lighting is installed on project sign and shields/projects light directly to the sign face. Total of 3 halogen lights (per face) with 400 watts each bolted directly to the decks at a height of approx 20 feet above the ground surface. There should be no direct lighting pointed towards any adjacent property.

H: There is no proposed landscaping for this project.

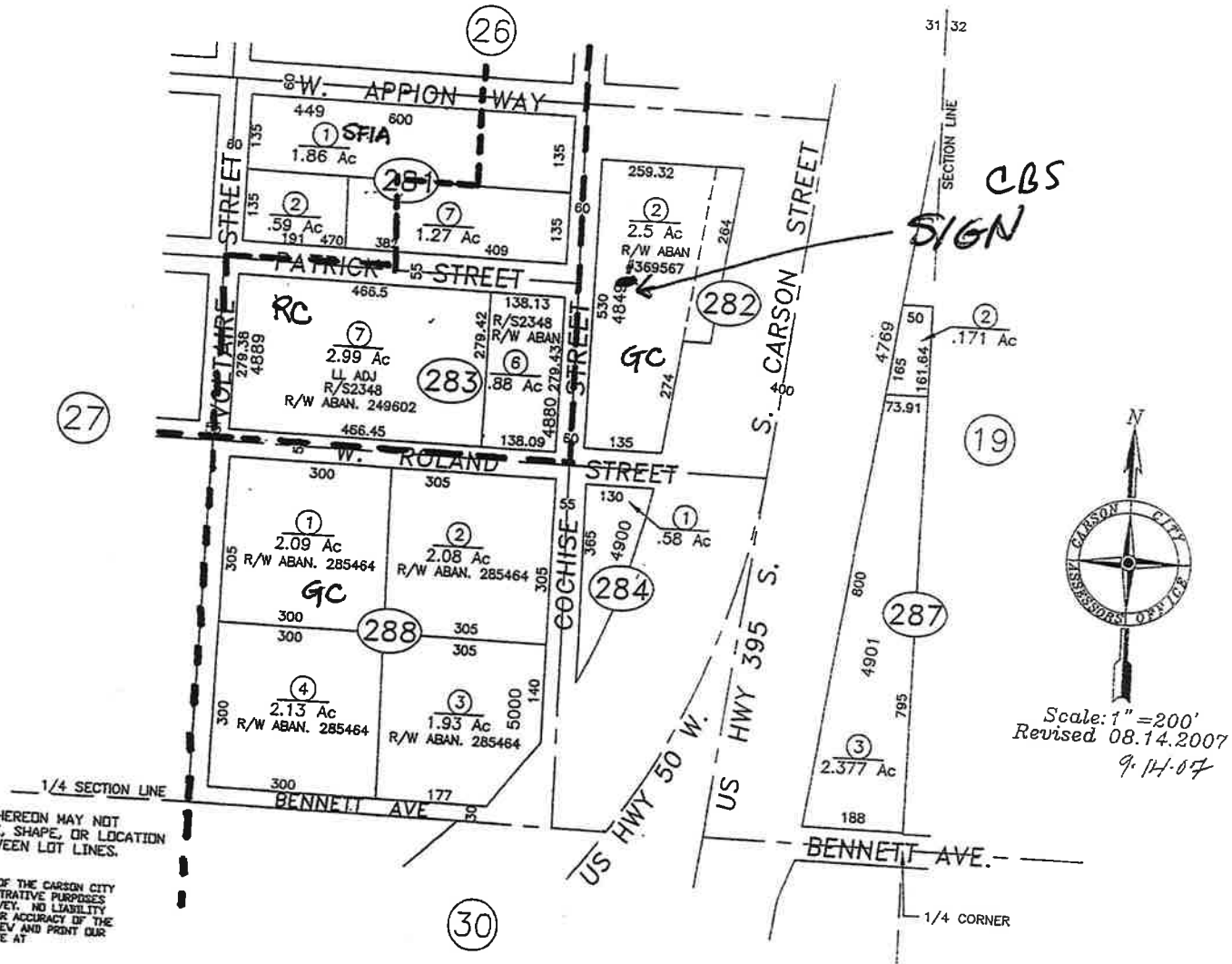
I: There is no current parking plan for this project.

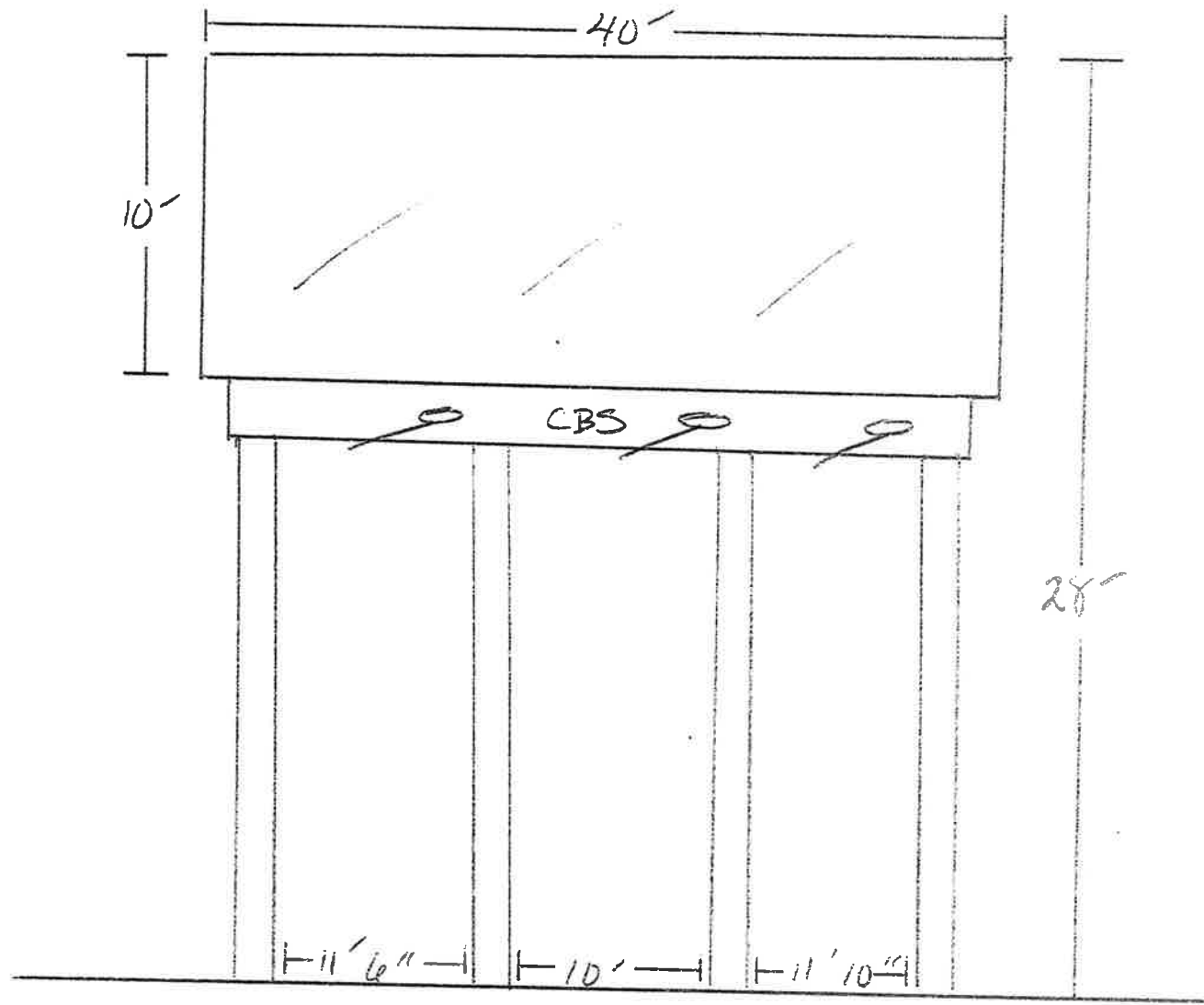
This information was gathered by pre-existing information and information provided by the City of Carson City website.

Additional Comments – We have been cognizant to the importance the sign has had on the area. This particular sign has been permitted and in existence since at least 1979. The property is zoned General Commercial and the zoning ordinance allows for this type of sign proposed. The property is also undeveloped to the extent that it will not interfere with the existing improvements in the area. The project will not require any new water hook ups or sewer lines and it will not result in the covering of land area with paving or a compacted surface.

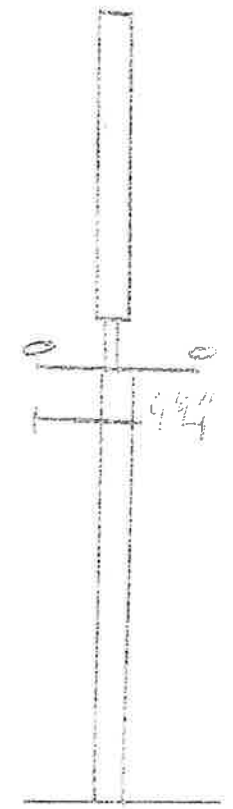
SE1/4 NE1/4 SECTION 31, T.15 N., R.20 E., M.D.B. & M.

9-28



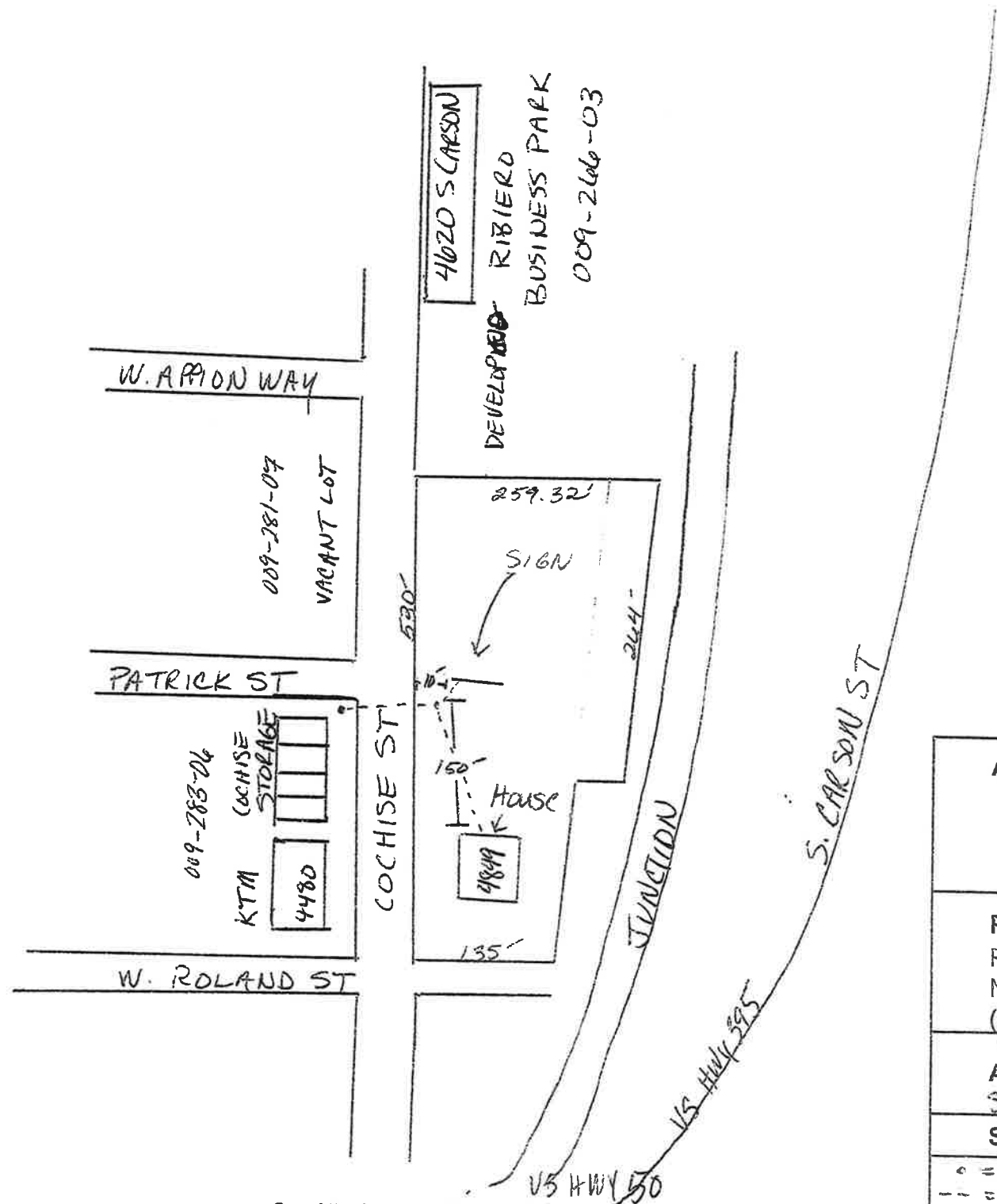


SIDE DETAIL



ELEVATION
 DOUBLE FACE ILLUMINATED SIGN
 CBS OUTDOOR . *W. J. J.*

= SUP - 13 - 013



See Attached Vicinity Map & Adjoining Parcels

Longitude: 119.772250
Latitude: 39.124050

SITE PLAN

Applicant: CBS Outdoor Inc 2050 WEST FREMONT ST STOCKTON CA 95203-1913 209 466-5021 C/O KEVIN JOHNSON <i>Kevin Johnson</i>	
Property Owner: Hall International LLC P.O. Box 2450 Newport Beach, CA 92658 (949) 650-4555	
SUP-13-013 APN: 009-282-02 STATE PERMIT NO. 1583	
Special Use Permit conforming Signage	
• = Power Pole -- = Power line 1" = 100'	

Attn: Bob Harbin
Office 2050 W. Fremont
Stockton, CA 95203
209-466-5021

Lease # 250-040607/A

NATIONAL ADVERTISING COMPANY

(Subsidiary of Minnesota Mining & Manufacturing Co.)

Home Office: Bedford Park, Illinois 60501

THIS AGREEMENT, made this X 14 day of October, 19 93, by and between

W. E. Hall Company of Newport Beach, California
hereinafter called the Lessor, and National Advertising Company, of Bedford Park, Illinois, hereinafter called the Lessee.

WITNESSETH:

1. The Lessor hereby leases unto the Lessee, and the Lessee hereby leases from the Lessor, the use and possession of the portion to be occupied of the following described premises, for the purposes of erecting and maintaining advertising displays (painted, reflectorized, printed, illuminated, or otherwise), including necessary structures, devices, power poles and connections.

2. The property herein demised is located about 1.5 miles N-E-S-W of Carson City, on the N-E-S-W side of Route No. Hwy. 395, for display(s) facing N-E-S-W, such leased property being part of the Lessor's property situated in the Township of Carson City County of Carson State of Nevada (If Legal Description is required, see reverse side hereof.)

3. The term of this lease shall commence on Oct-1-1993, and unless terminated earlier in the manner hereinafter set forth, shall continue for an initial term of 10 years from the first day of the first month following creation of the advertising display(s) (hereinafter called the effective date) and shall continue thereafter, at the option of the Lessor, for a second term of ten years, and thereafter from year to year, on the same terms, until terminated as of any subsequent anniversary of the effective date by written notice of termination given not less than sixty days prior to such anniversary date by either the Lessor or Lessee.

4. In consideration of the foregoing and the mutual promises herein contained, and other good and valuable consideration, the Lessee agrees to pay the Lessor at the rate of \$ See Below per year for such periods of time as the display(s) contemplated hereunder is(are) not in advertising position, and at the rate of See Below per year for such periods of time as the display(s) contemplated hereunder is(are) in position. Such yearly rental is to be paid in advance (subject to a 30 day delay for processing) with supplementary adjustments to be made promptly when the advertising status of the display(s) is changed. When feasible, the payment date will be adjusted to coincide with an anniversary of the effective date. Rent shall be deemed to have been made on the date(s) scheduled unless Lessor notifies Lessee of non-receipt of payment.

5. ADDITIONAL PROVISIONS. The provisions printed on the reverse hereof are hereby incorporated herein by specific reference thereto and constitute a part of this agreement.

AREA SKETCH OF LEASED PREMISES

Size 1 Ft. 4A) Lease rental to be paid as follows.
HAGL 1 Ft. 1 of net advertising income for years 1 through
EOP 1 Ft. 1 of net advertising income for years 11
Power Yes Ft. through 20. Net income is gross receipts less
Mileage Panel Existing Mi. agency commission, if applicable. If no agency
Location Staked Existing commission is payable income split would be based
Display Facing North/South upon gross receipts. A yearly sales audit with
copies of sales contracts will be provided for
verification of income.

5A) Lessee shall not relocate it's advertising displays within 2,000' of existing sign location without Lessors consent. THIS PROVISION SHALL BECOME NULL AND VOID IF LESSOR SHOULD EXERCISE ITS TERMINATION RIGHTS IN PARAGRAPH 9.

RECEIVED

OCT 15 1993

National Ad. Co. - Stockton

Executed by Lessor in the presence of:

APPROVED:

(If applicable)

(Owner)
(Tenant)

Accepted by:
NATIONAL ADVERTISING COMPANY, LESSEE

By:

J.K. LEASON, PRESIDENT

X W.E. HALL COMPANY

X By:

X P.O. Box 2450 (Signature)

X NEWPORT BEACH, CA. 92658-0288 (Mailing Address)

X (714) 650-4555 (City, County, State)

X 95-0804240 (Lessor Phone Number)

(Tax ID Number)

NORTH

Initial



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

BUSINESS LICENSE INVOICE

November 27, 2012

CBS OUTDOOR, INC.
2050 W FREMONT

STOCKTON CA 95203

**Payment can be made online
at www.carson.org/utilitypay**

**If business is no longer active, please
enter date here and return to address
above.**

Business Name: CBS OUTDOOR, INC.
License Number: 12-00012433
Business Location: 4849 COCHISE ST

Contractor:

2013 Business License Fees - 01/01/2013 - 12/31/2013 - FIRST NOTICE

Fee Description
License Fee

Amount
426.60

Total Amount Due on or before 01/15/2013

426.60

*****If you would like to receive all future billing invoices by email, please print your email
address below and return with payment*****

Return bottom portion with payment

CBS OUTDOOR, INC.
2050 W FREMONT

STOCKTON CA 95203

License Number: 12-00012433

Remit payment to:
Carson City Business License
108 E. Proctor St.
Carson City, NV 89701

Contractor:

Total Amount Due on or before 01/15/2013

426.60

Please enter email address to receive invoices by email: CBSOutdoor@aspen360mail.com

**If there are corrections to mailing address or phone number, please make corrections below and return with
payment. All other changes, please contact Business License office.**

Mailing Address - _____

Phone Number - _____



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

BUSINESS LICENSE INVOICE
November 27, 2012

CBS OUTDOOR, INC.
2050 W FREMONT

STOCKTON CA 95203

**Payment can be made online
at www.carson.org/utilitypay**

**If business is no longer active, please
enter date here and return to address
above.**

Business Name: CBS OUTDOOR, INC.
License Number: 12-00012432
Business Location: 4849 COCHISE ST

Contractor:

2013 Business License Fees - 01/01/2013 - 12/31/2013 - FIRST NOTICE

Fee Description
License Fee

Amount
426.60

Total Amount Due on or before 01/15/2013

426.60

*****If you would like to receive all future billing invoices by email, please print your email
address below and return with payment*****

Return bottom portion with payment

CBS OUTDOOR, INC.
2050 W FREMONT

STOCKTON CA 95203

License Number: 12-00012432

Remit payment to:
Carson City Business License
108 E. Proctor St.
Carson City, NV 89701

Contractor:

Total Amount Due on or before 01/15/2013

426.60

Please enter email address to receive invoices by email: CBSOutdoor@aspen360mail.com

**If there are corrections to mailing address or phone number, please make corrections below and return with
payment. All other changes, please contact Business License office.**

Mailing Address - _____

Phone Number - _____

Carson City
 Carson City Treasurer
 201 N Carson St Ste 5
 Carson City, NV 89701-4289
 775-887-2092

PERSONAL PROPERTY TAXES
FOR FISCAL YEAR:
 2012-13

PROPERTY LOCATION/DESCRIPTION			
ACCOUNT NO.	OWNER/LOCATION	DISTRICT	DATE
CB 030974	CBS OUTDOOR GROUP CARSON CITY	2.4	11/29/12

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS		
DESCRIPTION	VALUE	TAXING ENTITY	RATE	AMOUNT
Personal Property	9,725	CITY OPER.	1.9522	165.69
		CO-OP EXT.	0.0128	1.24
		SR. CIT.	0.0500	4.86
		ACCIDENT INDG	0.0150	1.46
		MEDICAL INDG	0.1000	9.72
		CAP.PROJ. (L)	0.0500	4.86
		SCHOOL OPER.	0.7500	72.94
		SCH. DEBT (V)	0.4300	41.82
		STATE OF NV	0.1700	16.53
		SUB-CONSERV.	0.0300	2.92
Account Type: COMMERCIAL / BUSINESS		Ad Valorem Tax Total	3.5600	322.04
		E. V. Water		.17
TOTAL ASSESSED VALUE		TOTAL AMOUNT DUE		322.21
9,725				

PLEASE NOTE: Your Ad Valorem Taxes have been adjusted from 346.21 to 322.04 by an Abatement Amount. TAXES ARE DUE ON THE DATES SHOWN. FAILURE TO PAY TAXES WITHIN 10 DAYS AFTER THE PAYMENT IS DUE IS SUBJECT TO A 10% PENALTY. YOU MAY PAY ONLINE AT www.carsonpayments.com/. THEN CLICK ON "PAY ONLINE".

FISCAL YEAR 2012-13

RETURN THIS PORTION WITH PAYMENT

ACCOUNT NO.	LOCATION	ASSESSED VALUE	DUE DATE
CB 030974	CARSON CITY	9,725	Dec 31, 2012

MAKE REMITTANCE PAYABLE TO: CARSON CITY TREASURER

AMOUNT DUE	
322.21	

CBS OUTDOOR GROUP
 % RYAN ATTN: PAMELA D SMITH
 13155 NOEL RD STE 100
 DALLAS, TX 75240-5090

RENO - Carson City

#40607



NOTES:

Production Material: Vinyl

This location is illuminated.

Latitude: 39.123947 Longitude: -119.772265

Hwy 395 1.50 mi S/O Carson City W/S / Facing N - 10'x40'
OOH Rating: 111,157

SUP - 13 - 013

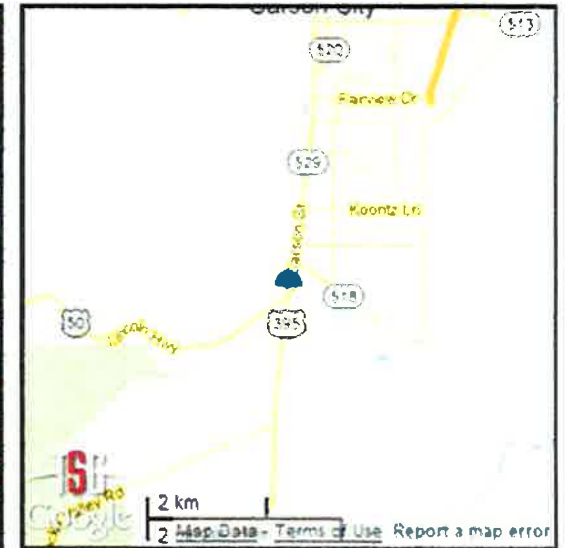


2050 W. Fremont Street, • Stockton • CA • 95203-1913 • (209) 466-5021 • WWW.CBSOUTDOOR.COM



RENO - Carson City

#40607A



NOTES:

Production Material: Vinyl

This location is illuminated.

Latitude: 39.123947 Longitude: -119.772265

Ws Hwy 395 1.50 mi S/O Carson City / Facing S - 10'x 40'
OOH Rating: 74,910

SUP - 1 3 - 0 1 3



2050 W. Fremont Street, • Stockton • CA • 95203-1913 • (209) 466-5021 • WWW.CBSOUTDOOR.COM

