

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 29, 2013

FILE NO: SUP-13-030

AGENDA ITEM: G-1

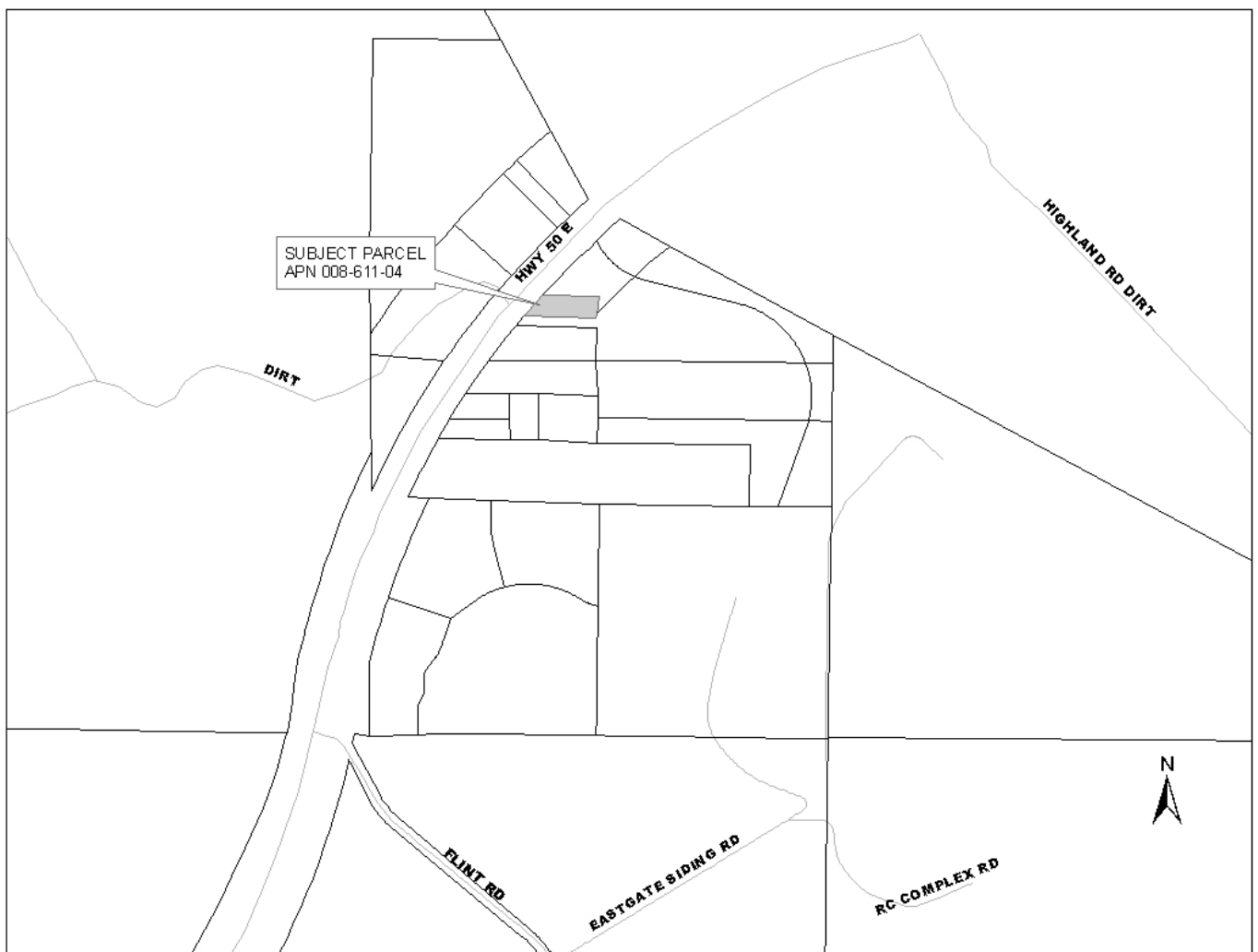
STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow the continued use of an off-premises double faced advertising (billboard) sign with an overall height of no more than 28 feet above the adjacent roadway, with dimensions of 10.5 feet by 36 feet or 378 square feet on property zoned General Industrial (GI).

OWNER/APPLICANT: Timothy Moran/YESCO Outdoor Media (Mike Helm)

LOCATION/APN: 8025 Highway 50 East/008-611-04

**RECOMMENDED MOTION:** "I move to approve SUP-13-030, a Special Use Permit request from YESCO Outdoor Media to allow the continued use of a double faced off-premises sign, on property zoned General Industrial located at 8025 Highway 50 East, Assessor's Parcel Number 008-611-04 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 may 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 mono 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 May 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:** Mixed Use Commercial (MUC)

**ZONING:** General Industrial (GI)

**KEY ISSUES:** Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a Special Use Permit? Is the proposed billboard still compatible with surrounding properties? Has the existing billboard caused material damage to surrounding properties in the past five years?

### **SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: General Industrial (GI)/Vacant  
NORTHEAST: General Industrial (GI)/Vacant then V&T Railway  
EAST: General Industrial (GI)/Vacant  
SOUTH: General Industrial (GI)/Business-- Carson Used Tired and Wheel  
WEST: General Industrial (GI)/Vacant

### **SITE HISTORY**

1. The original placement date of this billboard was 2003.
2. On July 3, 2003, the Board of Supervisors approved the appeal of a denial on May 28, 2003 by the Planning Commission.
3. On May 28, 2008 the Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site with Special Use Permit SUP-08-049.
4. This billboard is in compliance with the billboard ordinance. The height and dimensions of the billboard have not changed since the original installation.

### **SITE DEVELOPMENT INFORMATION**

1. PARCEL AREA: 1.0 acre
2. EXISTING PRIMARY USE: Vacant storage building and residence (mobile home)
3. HEIGHT: Existing at approximately 28.49 above the existing grade. The distance from the bottom of the panel to the ground is approximately 17.99 feet. The maximum allowed height for signs is 28 feet from street elevation. The height has not changed since the original installation of the billboard.
4. AREA: Single faced 10.5 feet by 36 feet, or 378 square feet. The maximum size allowed for a billboard is 400 square feet.
5. NUMBER OF FACES: Two
6. LIGHTING: There are three Holophane light fixtures per face on this existing billboard.

**DISCUSSION:** The subject parcel is located on the south side of Highway 50 East. In addition to the billboard, there is a storage business and one mobile home residence on the site. The billboard has been at this location since 2003. 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 May 2013. The applicant is requesting a renewal for an additional five year period of time to the last day of May 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 addressed as 8025 Hwy 50 East.
- c. Height — The maximum permitted sign height is 28 feet from the adjacent “permitted street” elevation. The sign is in compliance with the permitted sign height.
- d. Number of Sign Faces — One sign face per side (single or double-faced sign) is permitted. The

subject billboard is a double faced 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 Industrial (GI) 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 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. This billboard measures 10.5 feet by 36 feet or 378 square feet and is in compliance.
- h. Setback 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. Setback from Redevelopment Areas — A billboard sign may not be within 1,000 feet of a redevelopment area. This billboard does comply with this restriction for proximity to Redevelopment Areas. 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 May 13, 2013 to 36 adjacent property owners within 8,075 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 completed will be submitted prior to or at the Planning Commission meeting on May 29, 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

**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 May 31, 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.

- Goal 1.1e and 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.*

- 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.*

2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

*The continued use of the billboard meets this finding in that it is an existing billboard, is already located within an area zoned for industrial and commercial activity with traffic passing directly west of this site on Highway 50 East. This is an area that has not been heavily developed yet with other commercial enterprises. 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.*

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

*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.*

4. The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

*The existing sign will not require the extension or expansion of any public services, facilities and services.*

5. The project meets the definition and specific standards set forth in Title 18 for billboards.

*The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.*

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

*The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, and will cause no adverse impacts to surrounding properties.*

7. The project will not result in material damage or prejudice to other property in the vicinity.  
*The existing sign is located in an area that has not been heavily 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 properties in the vicinity.*

Attachments:

- Application SUP-13-030
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Environmental Control Department comments

<b>File # (Ex: MPR #07-111)</b>	<i>SUP-13-030</i>
<b>Brief Description</b>	<i>billboard</i>
<b>Project Address or APN</b>	<i>APN #008-611-04</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>May 29, 2013</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:** No comments

**RECEIVED**

APR 22 2013

(  
F

**RECEIVED**

MAY 10 2013

CARSON CITY  
PLANNING DIVISION

**Engineering Division  
Planning Commission Report  
File Number SUP 13-030**

**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** April 30, 2013      **MEETING DATE:** May 29, 2013

**SUBJECT TITLE:**

Action to consider the renewal of a special use permit for an existing billboard at 8025 Hwy 50 E, apn 08-611-04.

**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**

APR 22 2013

CARSON CITY  
PLANNING DIVISION

April 22, 2013

SUP-13-030

CCFD has no comment on this permit.

***Dave Ruben***

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

Office 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209

**RECEIVED**

**MAY 13 2013**

**CARSON CITY  
PLANNING DIVISION**

May 13, 2013

Planning Commission May 29, 2013

Dustin Boothe  
Health and Human Services

**SUP-13-030**

Carson City Health and Human Services has no comments, based on items submitted.

**GM-13-029**

Carson City Health and Human Services submitted a memo to the Planning Director, please see this memo for comments on this item.

**SUP-13-031**

Carson City Health and Human Services has no comments, based on items submitted.

**SUP-13-032**

Carson City Health and Human Services has no comments, based on items submitted.

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](mailto:dboothe@carson.org)

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**MAY 13 2013**

**CARSON CITY  
PLANNING DIVISION**

May 13, 2013

Planning Commission May 29, 2013

Re: # SUP – 13-030

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP – 13 – 030 project:

1. ECA has no comments or requirements for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

RECEIVED

APR 16 2013

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

## 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)

## 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.

FILE # SUP - 13 - SUP - 13 - 030

Timothy Moran

## PROPERTY OWNER

736 Lariat Ln. San Jose, CA 95132

## MAILING ADDRESS, CITY, STATE, ZIP

510.352.8680

510.352.8486

## PHONE #

## FAX #

## Name of Person to Whom All Correspondence Should Be Sent

YESCO Outdoor Media

## APPLICANT/AGENT

1605 So. Gramercy Rd. Salt Lake City, UT 84104

## MAILING ADDRESS, CITY, STATE ZIP

801.464.6400

801.467.3447

## PHONE #

## FAX #

mhelm@yesco.com

## E-MAIL ADDRESS

## Project's Assessor Parcel Number(s):

00861104

## Street Address ZIP Code

8025 HWY 50 East 89701-1441

## Project's Master Plan Designation

Mixed-Use Commercial

## Project's Current Zoning

GI- General Industrial

## Nearest Major Cross Street(s)

Linehan Rd.

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 8, a request to allow as a conditional use is as follows: Continued use of a Special Use Permit for an existing 10'6" x 36'

double faced billboard.

## PROPERTY OWNER'S AFFIDAVIT

I, Timothy Moran, 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 CAL. form 17 }  
 COUNTY Alameda

On 4-1-2013, TIMOTHY MORAN, 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

ARRON W. STANLEY

Commission No. 1981271

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.

My Comm. Expires JULY 4, 2015

See CA Act

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Alameda

On 4-1-13 before me, ARRON W. STANLEY Notary Public  
(Here insert name and title of the officer)

personally appeared TIMOTHY THOMAS

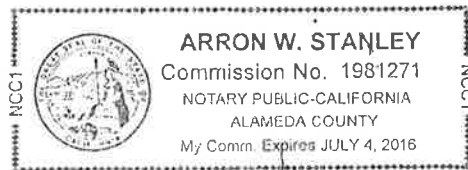
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Arron W. Stanley  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and data.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual(s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other \_\_\_\_\_

### 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

4-10-13

Date

## Special Use Permit Application Questionnaire

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**

**(1.1e,f)** The existing billboard was built with sustainable building materials such as steel, sheet metal, and galvanized steel. The lights installed on the structure are the most energy efficient lights available. They use a lense and reflector to utilize the most light without having to use a higher wattage bulb.

**(1.2a)** The current location of the billboard is zoned GI: General Industrial and is not located in a priority infill area. The billboard utilizes space that otherwise may go unused and provides a nontraditional way of earning income for the property owner. Being that the property is commercial it is a perfect fit for surrounding areas.

**(1.4c)** The current location of the billboard has no effect on any surrounding or existing site features.

**(2.1d)** The existing billboard meets all required setbacks as it is not within 300' of a residential zone.

**(3.3d,e)** The existing billboard is located outside of the primary floodplain and away from geological hazard areas and meets required setbacks and other mitigation measures.

### **Chapter 5: Economic Vitality**

**(5.2a)** Retail Centers appreciate billboards and outdoor advertising as a means of advertising current and future stores.

**(5.2b)** Billboards are a great way to advertise available retail space or future redevelopment of a particular area.

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

Answer)

- A. The surrounding areas of the existing billboard site are zoned GI: General Industrial and GC General Commercial.
- B. The existing billboard is located along a highway where other existing billboards are located. Billboards create no emissions, noise, dust, odors, vibration, fumes, or glare. The billboard's

use is not contained in a building as it is used for advertising purposes. As previously stated, this Highway is a route with other similar signs confirming that other properties in the area have obtained similar approvals. YESCO billboard structures are always maintained to the highest standards with fresh paint, fully operating lights (where applicable) properly located YESCO name plates, and skirts and aprons.

- C. The existing billboard is not detrimental to the property as it is in an area with other billboards and located in a commercial area.
  - D. Billboards do not increase or affect pedestrian or vehicular traffic.
  - E. Outdoor advertising is an extremely efficient means of advertising. It provides a great medium for businesses, public service announcements, governmental elections, and many other means of advertising. Outdoor advertising brings money into local businesses and that creates tax revenue for local cities and counties.
3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

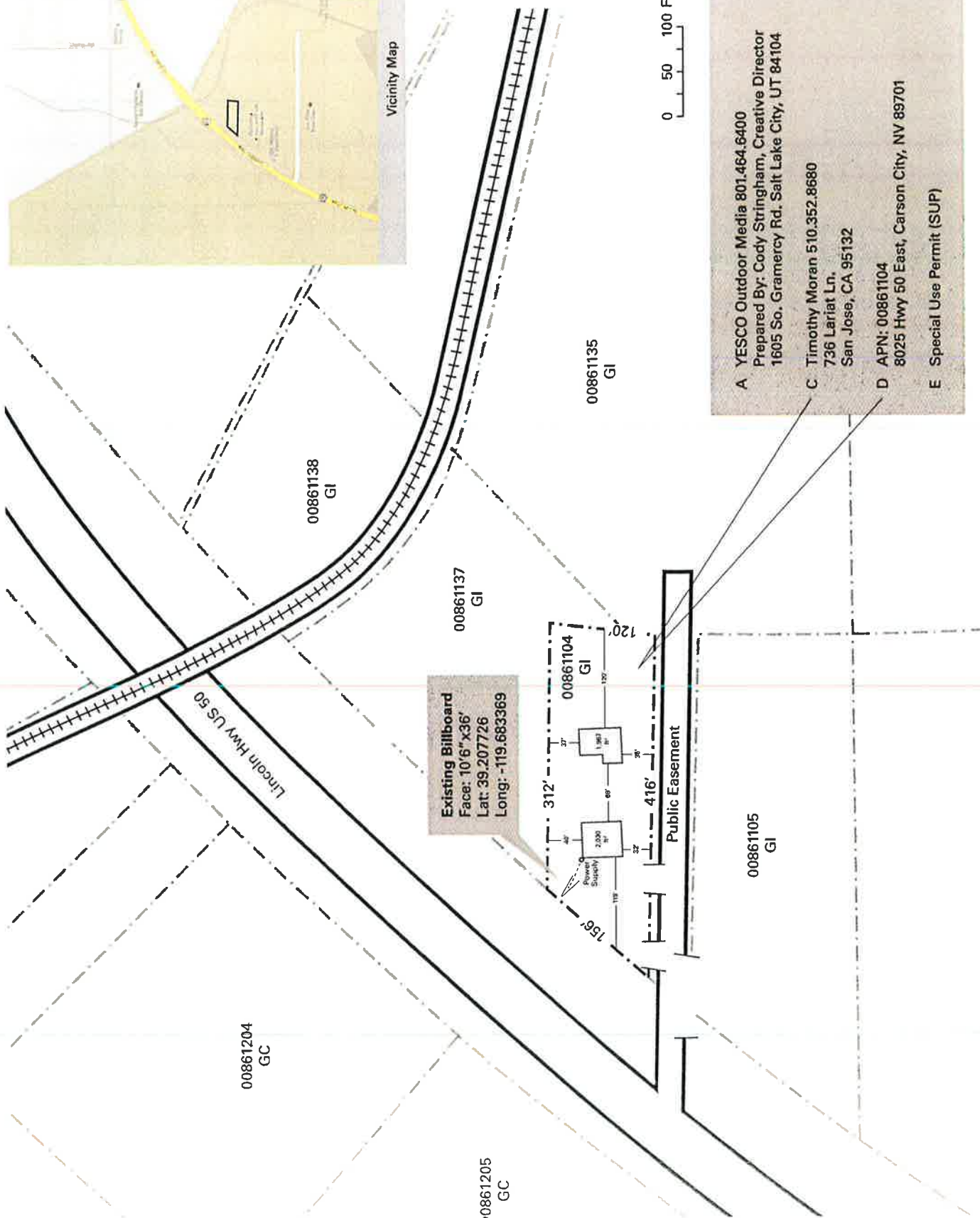
Answer)

- A. N/A
- B. Drainage will not be affected by the continued use of this existing billboard structure.
- C. Billboard sites do not require water to operate.
- D. N/A
- E. There is no need for road improvements to access the existing billboard.
- F. Proof of NDOT permit, Certified elevation plan, site plan, lighting cut sheet.
- G. The existing billboard is lit with Holophane light fixtures. These light fixtures are specifically designed for billboards and utilize a reflector and lense to direct the light at the face of the sign and minimize light from being directed elsewhere.
- H. N/A
- I. N/A





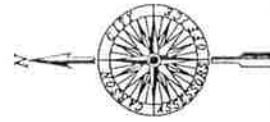
0 50 100 Feet



- A YESCO Outdoor Media 801.464.6400  
Prepared By: Cody Stringham, Creative Director  
1605 So. Gramercy Rd. Salt Lake City, UT 84104
- C Timothy Moran 510.352.8680  
736 Lariat Ln.  
San Jose, CA 95132
- D APN: 00861104  
8025 Hwy 50 East, Carson City, NV 89701
- E Special Use Permit (SUP)

PORTION SW1/4 NE1/4 SECTION 36  
T.16 N., R.20 E., M.D.B. & M.

PORTION SW1/4 NE1/4 SECTION 36  
T.16 N., R.20 E., M.D.B. & M.



SCALE: 1" = 300'  
REVISED: 7/02/2008

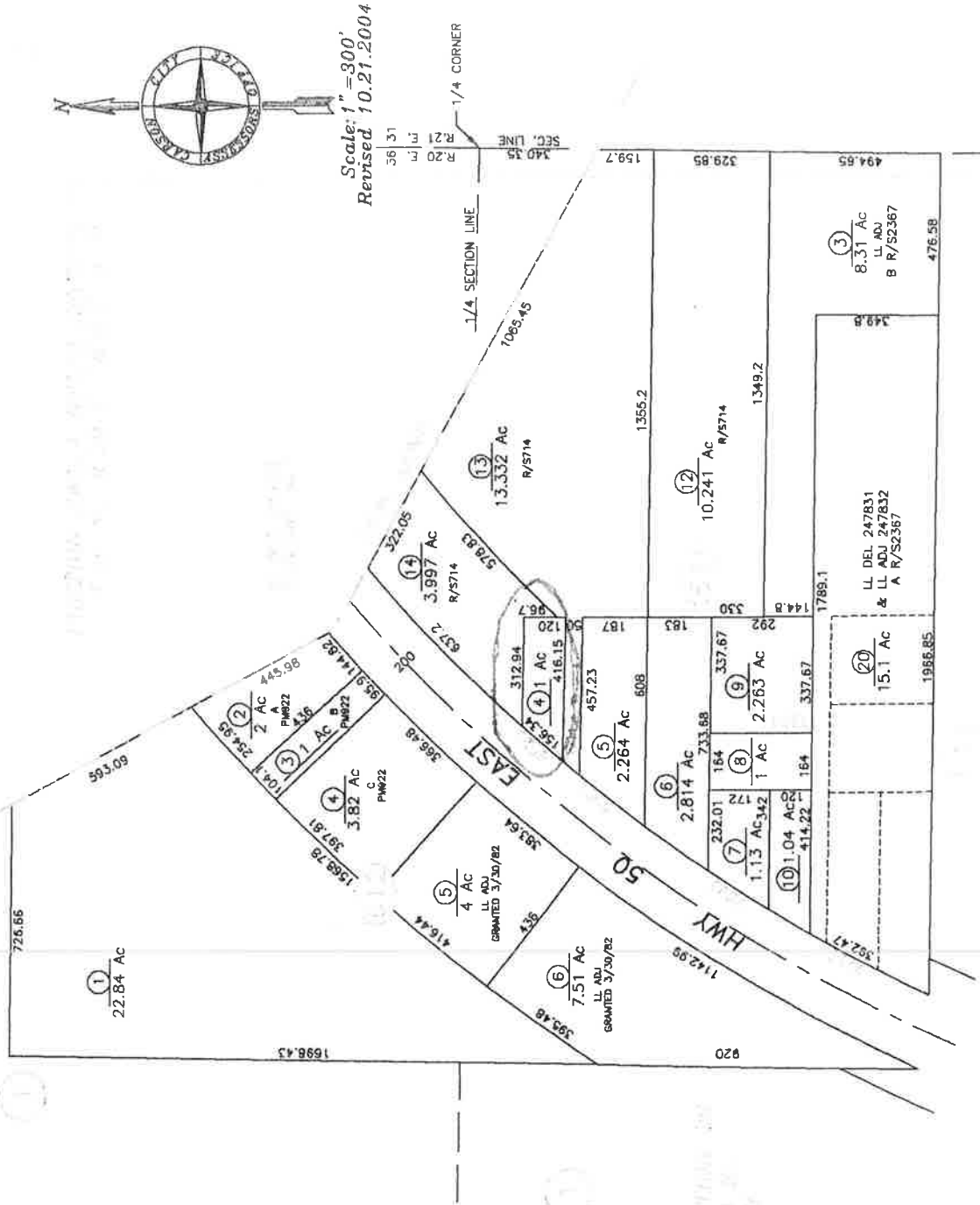
NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE REPRESENTED IN TRUE SIZE, SHAPE OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

CADASTRAL MAP

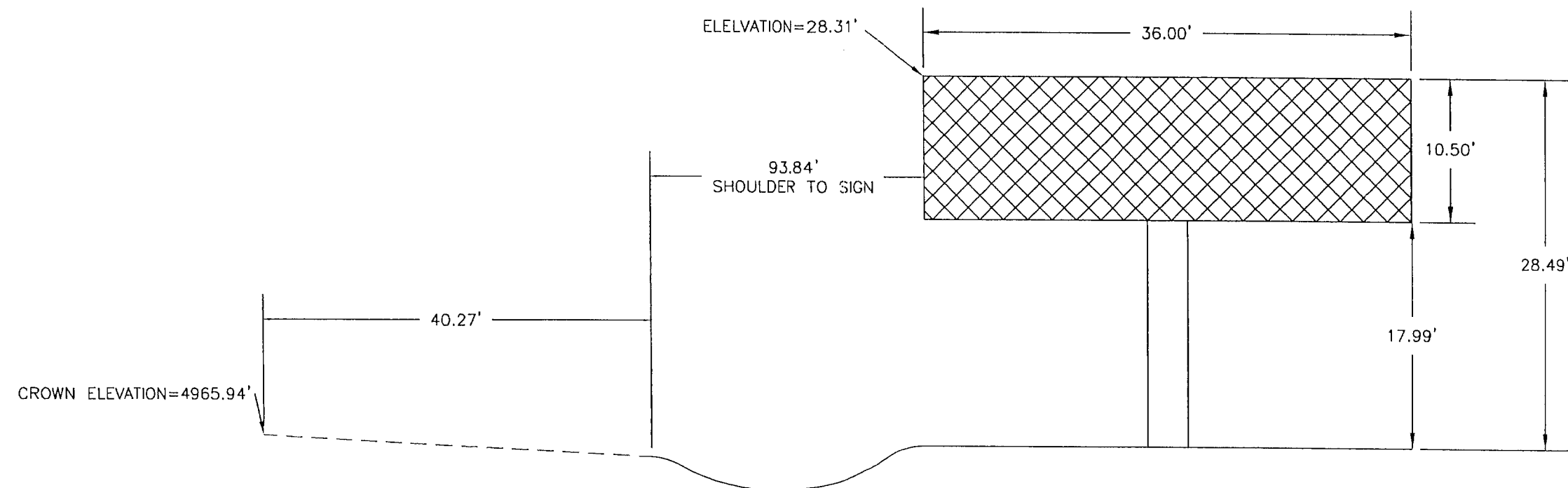
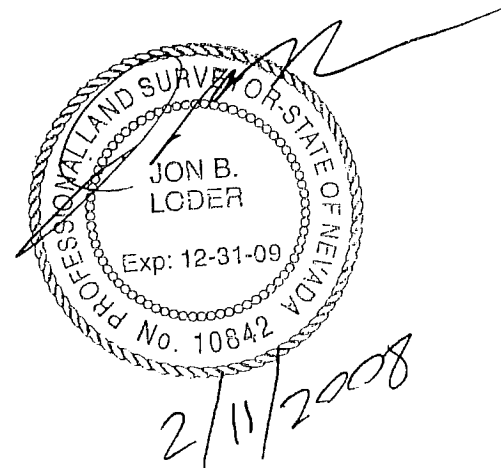
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ALTERNATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT [WWW.CARSON-CITY.NV.US](http://WWW.CARSON-CITY.NV.US)

street name correction

CARSON CITY, NEVADA  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF  
THE DATA DELINEATED HEREON.  
NOTE  
SOME PARCELS DELINEATED HEREON MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.



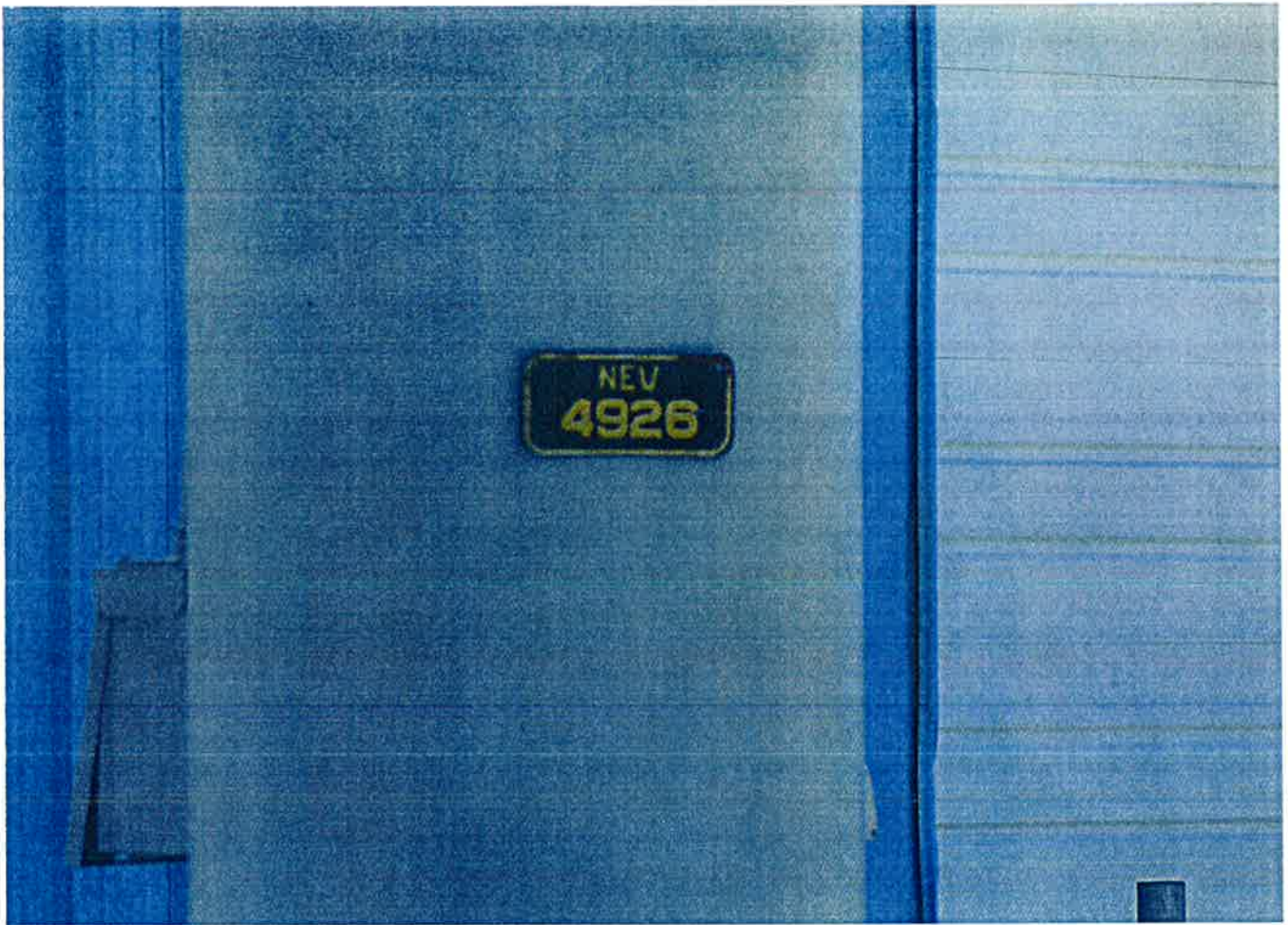
YOUNG ELECTRIC SIGN COMPANY	02/07/08 APN 008-611-04	SHEET 1
CARSON CITY BILLBOARDS 1505_009	8025 HIGHWAY 50 EAST	OF 1



SCALE: NOT TO SCALE



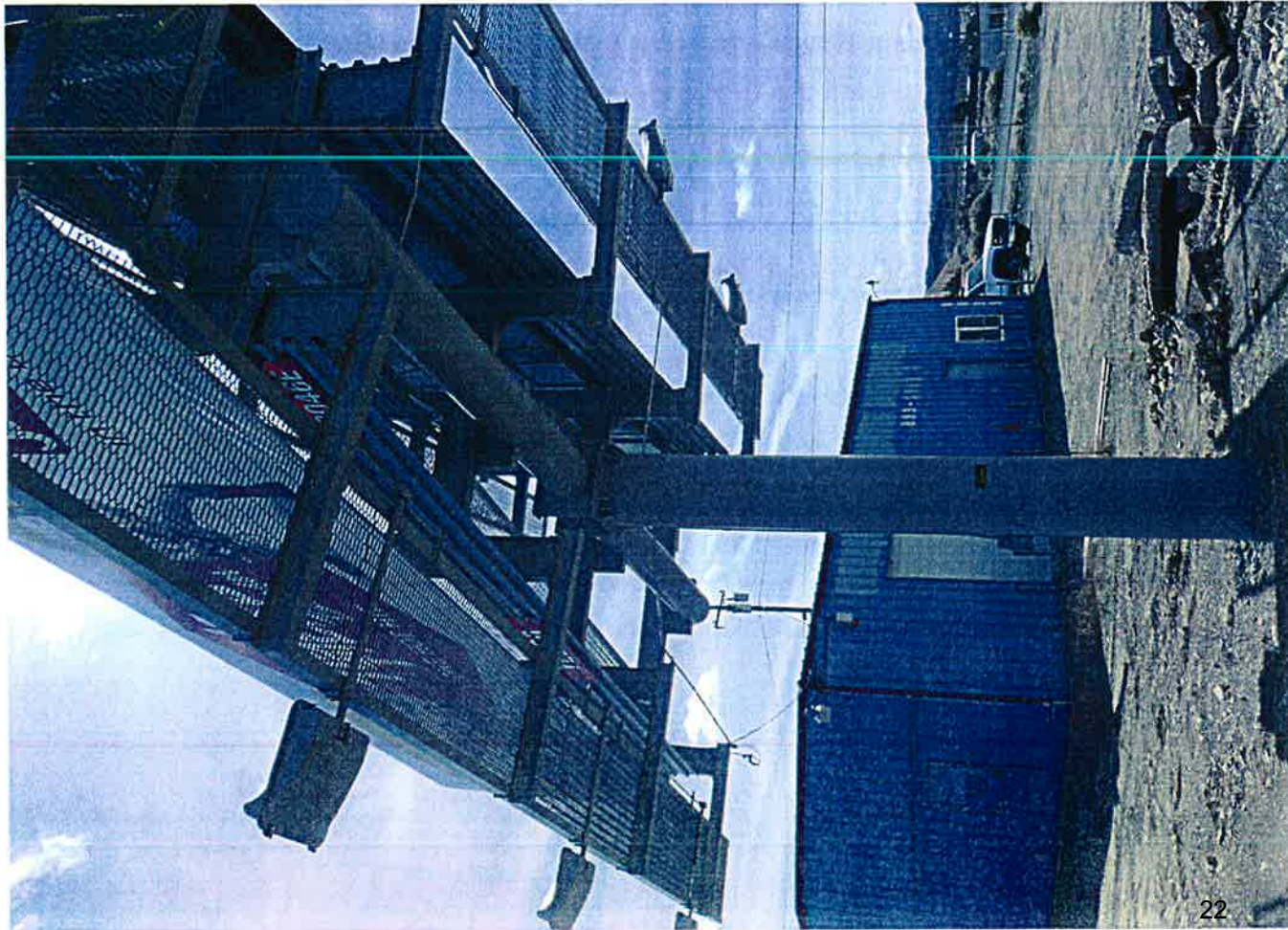
399 GREG STREET  
SPARKS, NV 89431  
(775)786-1441  
FAX (775)331-7776



NIDOT TAG # 4926  
VIEW #1



AIDOT TAG PLACEMENT ON STRUCTURE  
1/13W #2





YESCO LOGO VIEW#1





YESCO LOGO VIEW #2





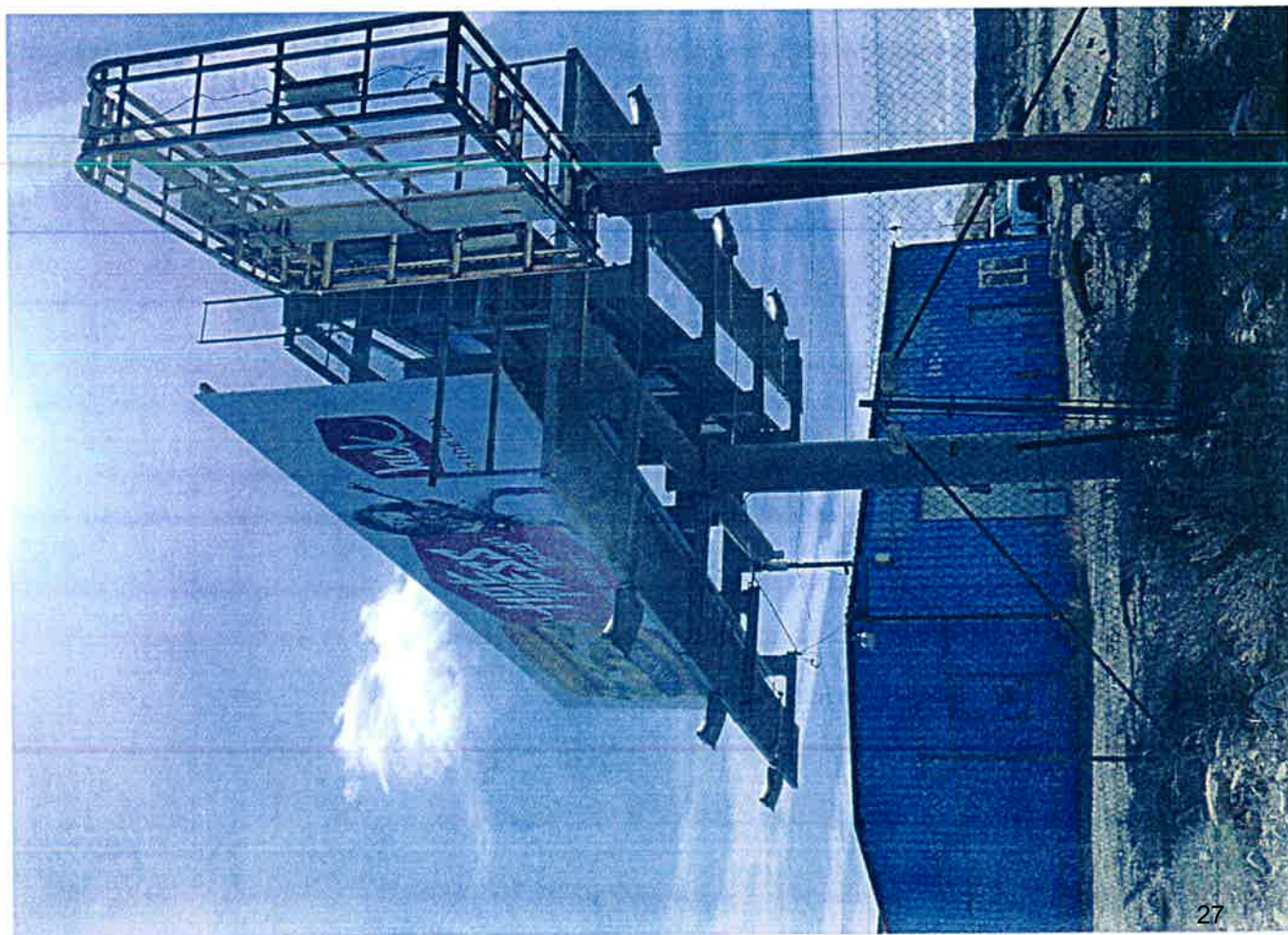
WEST SIDE OF SIGN



EAST SIDE OF SIGN



Side View #1



SIDE VIEW #2





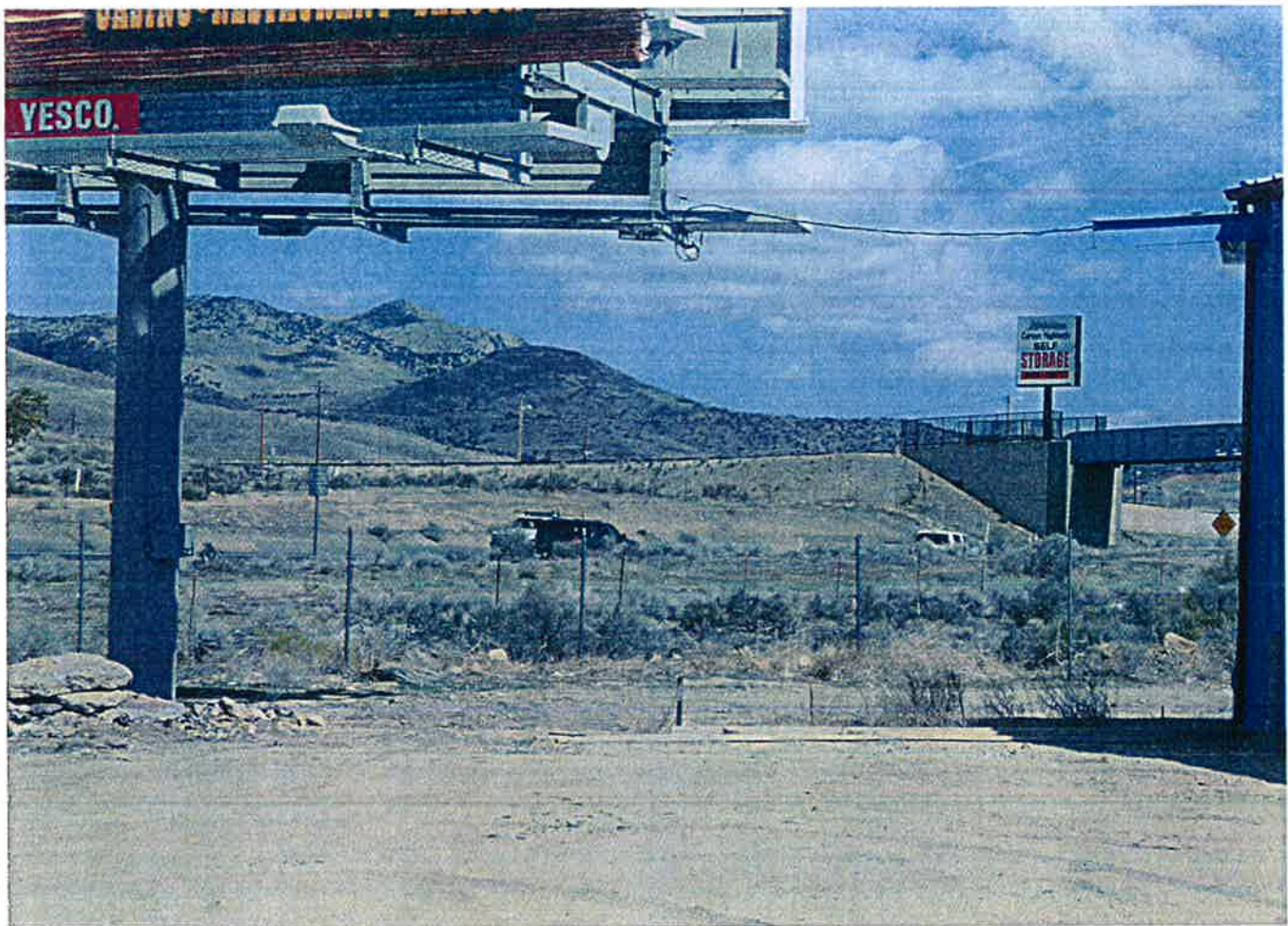


POWER CONNECTION VIEW #1



POWER CONNECTION VIEW #2





POWER CONNECTION VIEW #3

POWER CONNECTION VIEW #4







## OUTDOOR ADVERTISING

Expand All Folders

Outdoor Advertising

AdVue : Outdoor Advertising

Panel-Vue : Outdoor Advertising

Sign-Vue II : Outdoor Advertising

## QUICK PRODUCT SEARCH

STEP 1 OF 4

Select Product Types

Signage &gt; Outdoor Advertising &gt; Outdoor Advertising &gt; Panel-Vue

## Panel-Vue

**Intended Use:** For billboard lighting applications, specifically smaller billboards, such as panel boards and poster boards.

**Features:** Panel-Vue® Optics - The one-piece hydroformed aluminum reflector is contoured to distribute light through the borosilicate glass refractor. Precisely cut prisms direct the light onto the billboard for maximum efficiency and uniformity.

**Housing -** Rugged die cast aluminum housing contains the precisely engineered reflector, highly efficient integral ballast, Super Metal Halide lamp and socket, available on/off switch, and heavy-duty die cast door, sealed with harsh element resistant gaskets.

**Mounting -** Conduit (1 1/4" round or 1 1/2" square pipe) fits securely into the luminaire, clamped down to prevent rotation.

**Listings:** UL Listed to U.S. and Canadian safety standards. The luminaire is suitable for wet locations.


[Specification Sheets](#)
[Photometric Data](#)
[Brochures](#)
[Application Information](#)
[US Terms & Conditions](#)
[Questions about this pr](#)

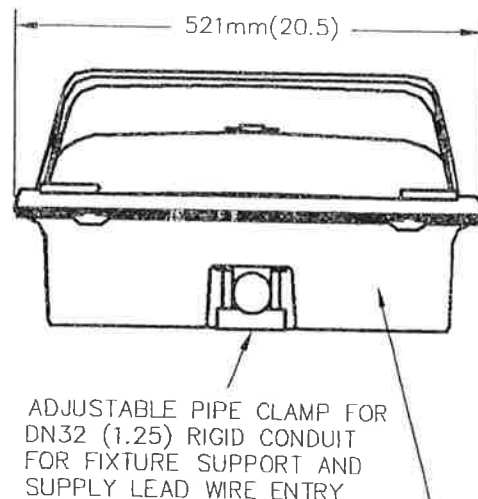
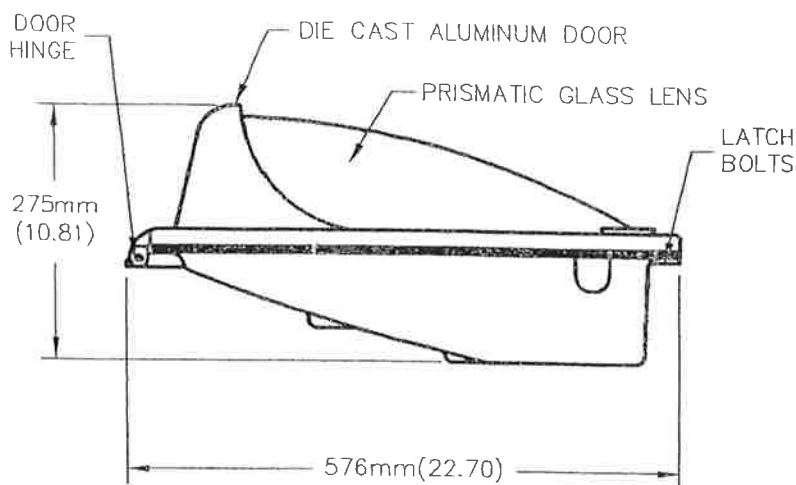
## SPECIFICATION SHEETS

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

## PHOTOMETRIC DATA FILES

File	Viewer	File Name	Catalog Number	Description
		37171	PANL100MV00XX	Lamp = 100W CLEAR MERCURY Dist: VUE
		37172	PANL100MV00XX	Lamp = 100W DELUXE MERCURY Dist: PANEL-VUE
		37173	PANL15AHP00XX	Lamp = 150W CLEAR HPS Dist: Desc
		37157	PANL175MH00XX	Lamp = 175W CLEAR MH Dist: Desc

# PANEL-VUE® SERIES LUMINAIRE



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

DIE CAST ALUMINUM HOUSING  
CONTAINS: BALLAST, REFLECTOR  
AND SOCKET ASSEMBLY

CATALOG NUMBER

P A N L

## SOURCE AND WATTAGE

<input type="checkbox"/> 100HP=100W HPS	<input type="checkbox"/> 400HP=400W HPS
<input type="checkbox"/> 15AHP=150W HPS	<input type="checkbox"/> 400MH=400W MH
<input type="checkbox"/> 100MV=100W MV	<input type="checkbox"/> 400MV=400W MV
<input type="checkbox"/> 175MH=175W MH	
<input type="checkbox"/> 175MV=175W MV	
<input type="checkbox"/> 250HP=250W HPS	
<input type="checkbox"/> 250MH=250W MH	
<input type="checkbox"/> 250MV=250W MV	
<input type="checkbox"/> 320PM=320W PM	
<input type="checkbox"/> 350PM=350W PM	
<input type="checkbox"/> 400PM=400W PM	

## VOLTAGE

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

## MOUNTING

☒ D=STANDARD

## COLOR

☐ B=BROWN

☒ G=GRAY

## OPTIONS: (FACTORY INSTALLED)

- ☐ SW=ON/OFF POWER SWITCH (120V, 240V, OR DT ONLY) (NO CSA)
- ☐ QD=QUICK DISCONNECT (NOT AVAILABLE WITH "SW" OR "SL" OPTIONS)
- ☐ SL=ON/OFF POWER SWITCH WITH LATCH OPTION (120V, 240V, AND DT ONLY) (NOT AVAILABLE WITH "T" MOUNT REFRACTOR DOWN) (NO CSA)
- ☐ QL=QUICK DISCONNECT WITH LATCH ASSEMBLY (NOT AVAILABLE WITH "SW" OR "SL" OPTIONS)
- ☐ L=LATCH ASSEMBLY

## ACCESSORIES: (FIELD INSTALLED)

- ☐ LAMP
- ☐ 3BOLT=BRACKET FOR 3 BOLT MOUNTING
- ☐ 4BOLT=BRACKET FOR 4 BOLT MOUNTING
- ☐ BOLT6.5=BRACKET FOR 6.5 BOLT MOUNTING
- ☐ WG-213=WIRE GUARD
- ☐ DOORPROP=DOOR PROP
- ☐ 09181="T" MOUNTING ACCESSORY
- ☐ F1=SINGLE FUSING
- ☐ F2=DOUBLE FUSING

**HOLOPHANE®**  
LEADER IN LIGHTING SOLUTIONS

An Acuity Brands Company

ORDER NO: \_\_\_\_\_

TYPE: \_\_\_\_\_

DRAWING NO:

CAD MODEL:

DATE:

FM-1605

PANLD.DWG

3/19/07

Sheet 1 of 1



10 X 40 400 watt Panel Vues  
Spillage above & side

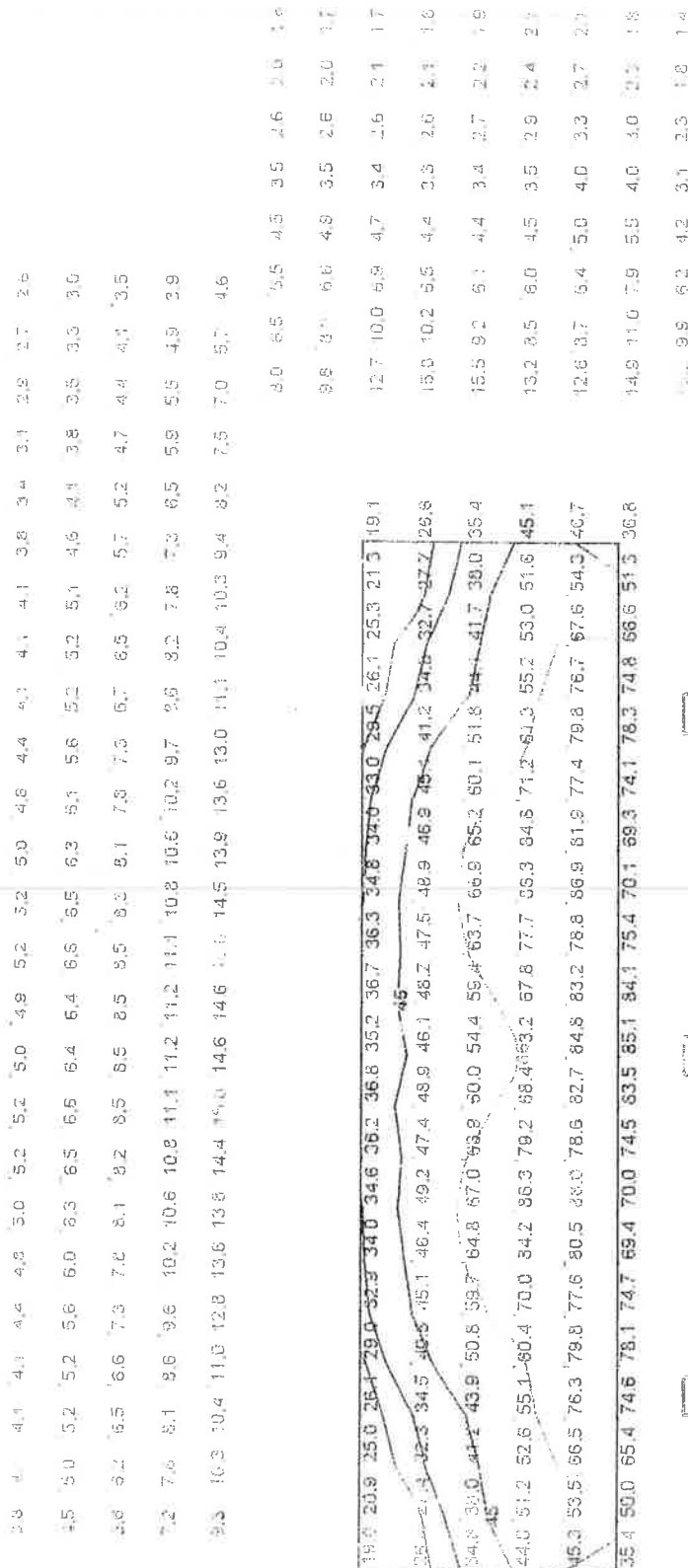
Designer  
T. Grunwald

Date  
Feb. 07, 2008

Scale

Drawing No.

1 of 2



### North Elevation

Scale 1" = 7'

### NOTES

1. Spill zones are approx. 5 ft. above and to the side of the FACE

Spillage above the board drops off fast above the 10ft. mark, spillage to the side of the board is less than moon glow at 15 ft.

### STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Above the board		7.3 fc	15.0 fc	2.6 fc	5.8:1	2.8:1
Board FACE		55.0 fc	88.0 fc	19.0 fc	4.6:1	2.9:1
Side Calc.		5.5 fc	16.2 fc	1.4 fc	11.6:1	3.9:1