

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 28, 2014

FILE NO: SUP-14-012

AGENDA ITEM: F-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 feet by 40 feet or 400 square feet on property zoned General Commercial (GC).

OWNER OF PROPERTY: HMAV LLC

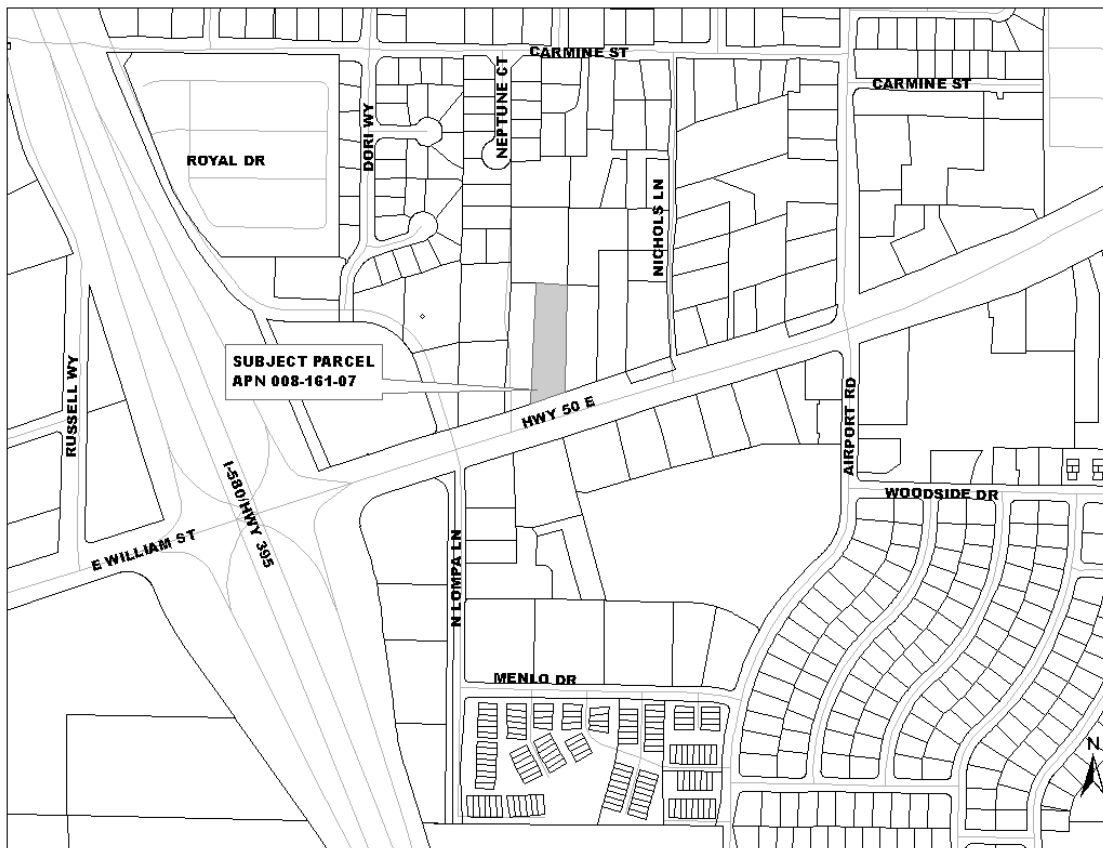
OWNER OF EASEMENT: Polichio Family Properties, LLC

APPLICANT: Stott Outdoor Advertisement

ADDRESS: 2794 Highway 50 East

APN: 008-161-07

**RECOMMENDED MOTION: "I move to approve SUP-14-012, a Special Use Permit request from Stott Outdoor Advertisement to allow the continued use of a double faced off-premises sign, on property zoned General Commercial located at 2794 Highway 50 East, located in an easement on Assessor's Parcel Number 008-161-07 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 from the adjacent street elevation if the 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 remain a mono pole design, as shown on the plans previously approved, and structure must remain painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the structure for review and approval by the Planning Division. Any Building Permit submission will also require Planning Division review as well.
5. This approval is for the continued use of the existing off-premises 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-premises signs, and with the approval of a new Special Use Permit.
6. Without further notice, the subject Special Use Permit shall expire the last day of April 2019, unless a new Special Use Permit to continue the use of the off-premises 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 the Business License and Special Use Permit.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits), 18.04.135 (General Commercial zoning) and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

**MASTER PLAN DESIGNATION:** Mixed Use Commercial (MUC)

**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 any material damage to surrounding properties?

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

NORTH: General Commercial/Grocery (Centro Market), then vacant land  
SOUTH: General Commercial/Highway 50 East, then shopping center, gas station  
EAST: General Commercial/Automotive rental and sales  
WEST: General Commercial/Retail sales (Benson's Feed Supply)

### **SITE HISTORY**

SUP-10-044: Five year review of the existing billboard was conducted and approved August 2010, which extended the review date to August 2015.

SUP-04-041, MISC-04-225, MISC-06-177: The original request to construct a billboard at this location was submitted for review in April 2004, but was continued to the Planning Commission meetings to be held May, July and November 2004, then heard December 2004, where the Planning Commission denied the request. An appeal was filed with the Board of Supervisors and was also denied by them on February 15, 2005. On September 15, 2005 the Board of Supervisors approved the billboard after reconsideration of their original denial. A subsequent request in August 2006 submitted to the Planning Commission to allow an extension of time to build the billboard was denied. The billboard was constructed prior to the expiration date of the Special Use Permit under Building Permit number 06-972 and is in compliance with the current billboard ordinance.

U-89/90-9: Board of Supervisors approved a request to allow pennants and banners for advertising purposes.

### **SITE DEVELOPMENT INFORMATION**

1. PARCEL AREA: 1.08 acre
2. EASEMENT AREA: 2,249 square feet (location of billboard and access area)
3. EXISTING PRIMARY USE: Billboard/Grocery
4. HEIGHT: Existing at approximately 28 feet above the existing grade. The distance from the bottom of the panel to the ground is approximately 18 feet. The maximum allowed height for a billboard is 28 feet from street elevation. The height has not changed since the original installation of the billboard.
5. AREA: Double faced 10 feet by 40 feet, or 400 square feet. The maximum size allowed for a billboard is 400 square feet.
6. NUMBER OF FACES: Two
6. LIGHTING: There are two Holophane brand light fixtures per face on this billboard.

### **DISCUSSION**

The subject parcel is located on the north side of Highway 50 East. The property was sold in 2011, but the Polichio Family retained ownership of the billboard through an easement which is located on the southwestern portion of the property. This easement was recorded as document number 417942 on December 15, 2011. The easement and billboard are presently in escrow for a pending sale. The purpose of this application is to allow an additional five years until the next review of the billboard is required. In addition to the billboard, there is a grocery store (Centro Market) on the site. The billboard has been at this location since construction in 2006. 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 Development 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 September 15, 2015 and would need to be heard at the Planning Commission meeting of August 2015 to avoid expiration. The applicant is requesting an early renewal for an additional five year period of time to extend the expiration to the last day of April 2019. The billboard is being sold, and the new owner would prefer a full five years after purchase until the next review period.
- 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 2794 Highway 50 East, and is located between Lyon County and North Carson Street.
- 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 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 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 feet by 40 feet or 400 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 April 11, 2014 to 44 adjacent property owners within 375 feet of the subject site, including one mobile home park, 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 April 30, 2014, 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 comments

**FIRE DEPARTMENT COMMENTS:** No comments

**ENGINEERING DIVISION COMMENTS:** No concerns

**ENVIRONMENTAL CONTROL AUTHORITY COMMENTS:** No comments

**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 April 30, 2019.

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 or from 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 east and west of this site on Highway 50 East, and is located to the east of the freeway. This is an area that has been previously developed with 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 been developed with commercial and industrial uses. Therefore, the continued use of the sign will not result in material damage or prejudice to other properties in the vicinity.*

Attachments:

Building Division comments  
Engineering Division comments  
Fire Department comments  
Environmental Control Department comments  
Site Photos  
Recorded Easement  
Application SUP-14-012

<b>File # (Ex: MPR #07-111)</b>	<i>SUP-14-012</i>
<b>Brief Description</b>	<i>Billboard</i>
<b>Project Address or APN</b>	<i>APN #008-161-07</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:** No comments





**Engineering Division  
Planning Commission Report  
File Number SUP 14-012**

**TO:** Planning Commission

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

**DATE:** March 28, 2014

**MEETING DATE:** April 30, 2014

**SUBJECT TITLE:**

Action to consider the renewal of a special use permit for an existing billboard at 2794 Hwy 50 E, apn 08-161-07.

**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.



April 3, 2014



We have reviewed the application for SUP 14-012 and have no comments.

Dave Ruben

Captain – Fire Prevention

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209



March 24, 2014

Planning Commission

Re: # SUP – 14-012

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 – 14-012 (bill board) project:

1. ECA has no comments concerning 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



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Scissors icon above the 'M' in TEAMCLIPS

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Bottom left image: A woman with dark hair is sitting at a desk with a computer monitor, working. To her right is a red fire truck with the text "FIRE AND RESCUE" and "ANYTIME AND 7" on its side.

Bottom right image: A smiling family of four (a man, a woman, and two children) is shown in a close-up photo.

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When Recorded Mail To:

Robert J. Polichio, Susan P. Galbraith, and Joan Polichio-Palm,  
Trustees of The Polichio Family 1998 Trust  
2730 Park Hills Drive  
Sacramento, California 95821-4847

APN: 008-161-07 (Servient Tenement)

RECORDED AT THE REQUEST OF  
FIRST CENTENNIAL - RENO  
12/15/2011 12:34PM  
FILE NO. 417942  
ALAN GLOVER  
CARSON CITY RECORDER  
FEE \$53.00 DEP RMH

## RESERVATION AND GRANT OF EASEMENT

**THIS INDENTURE** is made and entered into this 14 day of December, 2011, by and between Robert J. Polichio, Susan P. Galbraith, and Joan Polichio-Palm, Trustees of THE POLICHIO FAMILY 1998 TRUST (hereinafter referred to as "Grantor") and POLICHIO FAMILY PROPERTIES, LLC, a Nevada Limited Liability Company (hereinafter referred to as "Grantee").

### WITNESSETH:

**WHEREAS**, the Grantor is the owner of that certain real property located in Carson City, State of Nevada (hereinafter referred to as the "Servient Tenement"), being Assessor's Parcel Number 008-161-07, and more particularly described as follows:

All that certain real property situate in Carson City, State of NEVADA, described as follows:

Beginning at a point on the present North right of way line of U.S. Highway 50 from which the intersection of the present North right of way line of said highway and the accepted 1/16th line between the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 15 North, Range 20 East, bears South 71° 36' West, 172.00 feet; thence North 439.00 feet; thence East 209.00 feet; thence South 369.47 feet to the right of way line; thence South 71° 36' West, 220.26 feet along said right of way to the point of beginning; being situate in the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 15 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM the following described parcel;

Beginning at a point on the present North right of way line of U.S. Highway 50 from which the intersection of the present North right of way line of said highway and accepted 1/16th line between the Northeast 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 15 North, Range 20 East, M.D.B. & M., bears South 71° 36' West, 172.00 feet; thence North 439.00 feet; thence East 90 feet; thence South 408.98 feet to the said right of way line; thence South 71° 36' West along said right of way line, 95.72 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Nevada for highway purposes.

ALSO EXCEPTING THEREFROM any mobile home or manufactured housing unit and appurtenances, if any, located on said land.

Said real property is described in Document number 224182 recorded on September 30, 1998 in the official records of Carson City, Nevada.

**WHEREAS**, Grantor desires to establish, grant and reserve to the Grantee a permanent, exclusive and private easement and right-of-way, upon, across, through, over and under the Servient Tenement for the purposes set forth in this Reservation and Grant of Easement;

**NOW, THEREFORE**, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor establishes, grants and reserves to Grantee the easement and right-of-way described herein and covenants and agrees as follows:

1. **Conveyance of Sign.** Grantor hereby transfers and conveys to Grantee all right, title and interest of Grantor in and to: (1) the outdoor advertising structure (the "Sign") currently located upon the Servient Tenement; and (2) all existing improvements, fixtures, equipment, connections, utilities, facilities, and any and all other apparatus and appurtenances associated with the Sign.

2. **Grant and Reservation of Easement.** Grantor hereby establishes, grants and reserves to and for the benefit of Grantee and its successors and assigns a permanent, exclusive and private easement and right-of-way upon, across, through, over and under the Servient Tenement. Said easement and right-of-way is situated upon across, through, over and under the Servient Tenement at the location more particularly described on the legal description attached hereto as **Exhibit "A"** and the map attached hereto as **Exhibit "B"**, both of said Exhibits being incorporated herein by reference. Said easement and right-of-way shall hereinafter be referred to as the "Easement." The portion of the Easement whereupon the Sign is currently located shall be hereinafter referred to as the "Sign Site" The Easement shall burden the Servient Tenement and shall exist for the benefit of Grantee and its successors and assigns.

3. **Description and Character of Easement.** The Easement established, granted and reserved herein shall be for purposes of: (1) the placement, construction, replacement, installation, relocation and continuing use, maintenance, repair, alteration, modification, inspection, display, illumination and operation of the Sign and/or any improved, modified or replacement outdoor advertising structure; (2) the placement, construction, replacement, installation, relocation and continuing use, maintenance, repair, alteration, modification, inspection, and operation of all improvements, fixtures, equipment, supports, transmission lines, connections, utilities, facilities, and any and all other apparatus and appurtenances required or deemed necessary by Grantee in connection with the placement, construction, replacement, installation, relocation and continuing use, maintenance, repair, alteration, modification, inspection, display, illumination and operation of the Sign and/or any improved, modified or replacement outdoor advertising structure (hereinafter the "Sign Facilities"); (3) an unobstructed

line of sight over the Servient Tenement to each face of the Sign from any and all locations upon the Servient Tenement and from any street, roadway, or adjacent properties to which the Sign shall be directed or oriented; (4) access including ingress and egress to and from the Sign, Sign Site and Sign Facilities; (5) expansion or modification of the size, dimensions, height, character and/or configuration of the Sign; and (6) electronic messages and displays, reflections and impulses and light resulting from the operation or illumination of the Sign.

4. **Covenants.** Grantor further declares the following covenants and restrictions for the benefit of Grantee and for the benefit and protection of the Easement, the Sign, the Sign Site, the Sign Facilities and Grantee's exercise of the rights established, granted and reserved hereunder:

- A. Grantee shall have at all times access upon, across, through, over and under the Servient Tenement via the Easement including ingress and egress to and from the Sign, the Sign Site and the Sign Facilities so as to afford Grantee the full benefit of the exercise of the rights established, granted and reserved herein.
- B. No building, improvement or structure shall be constructed, installed or placed upon any portion of the Easement, or constructed, installed or placed in a manner which obstructs, impairs, diminishes, adversely affects, compromises, interferes with or endangers the use or enjoyment of the Easement, the Sign, the Sign Site, the Sign Facilities, or the exercise of the rights established, granted and reserved herein.
- C. No conduct or activity shall be engaged in or permitted which in the judgment of Grantee is inconsistent with or which obstructs, impairs, diminishes, adversely affects, compromises, interferes with or endangers the use or enjoyment of the Easement, the Sign, the Sign Site, the Sign Facilities, or the exercise of rights established, granted and reserved herein.
- D. Grantee shall have the right to remove, clear, alter or modify any and all buildings, improvements, structures, materials, landscaping, trees, brush, debris, or any other obstruction from the Easement and/or the Sign Site which in the judgment of Grantee may obstruct, impair, diminish, adversely affect, compromise, interfere with or endanger the use or enjoyment of the Easement, the Sign, the Sign Site, the Sign Facilities or the exercise of the rights established, granted and reserved herein. Such removal, clearing, alteration or modification shall be accomplished at the cost and expense of the person or entity responsible for placing, constructing or permitting the building, improvement, structure, material, landscaping, tree, brush, or other obstruction.
- E. All permits, zoning and display and other rights or benefits related to the Easement, the Sign, the Sign Site, the Sign Facilities or to the placement or display of outdoor advertising, including all rights of relocation, shall be reserved to Grantee or its successors or assigns. No action shall be taken or pursued, nor shall any inaction occur, which would obstruct, impair, diminish, adversely affect, compromise, interfere with or endanger the Grantee's ability



to obtain or maintain permits, zoning or display or other rights for the placement, construction, replacement, installation, relocation and continuing use, maintenance, repair, alteration, modification, inspection, display, illumination and operation of the Sign, the Sign Site, the Sign Facilities or the exercise of the rights established, granted and reserved herein.

5. **Rents and Profits.** The Sign, the Sign Site and the Sign Facilities, all associated permits, zoning and display and other rights, and the rents, issues and profits derived therefrom, are and shall remain the property of Grantee or its successors or assigns. No person or entity shall lease, rent, or license to any person or entity, except Grantee or its successors or assigns, any portion of the Servient Tenement for advertising purposes

6. **Assignment.** Grantee shall be entitled to assign, transfer or convey all or any portion of the rights granted or reserved to Grantee under this Reservation and Grant of Easement, to rent or sublet all or any part of the Sign, the Sign Site or Sign Facilities, or to permit or license the use of all or any part of the Sign, the Sign Site or Sign Facilities without obtaining the consent or approval of the Grantor or its successors or assigns.

7. **Binding Effect.** The Easement established, granted and reserved herein, and the covenants, restrictions, terms, conditions, and all other provisions of this Reservation and Grant of Easement shall: (1) constitute covenants running with the Servient Tenement; (2) be binding upon the Grantor and all owners and occupants of the Servient Tenement, present and future, and their respective heirs, successors and assigns; and (3) benefit Grantee and its successors or assigns, including any sublessee or licensee of Grantee.

8. **Termination.** The Easement and other rights established, granted and reserved herein may be terminated only by the written consent of Grantee or its successors or assigns.

9. **Severability.** In the event any provision of this Reservation and Grant of Easement is deemed invalid or unenforceable by any Court of competent jurisdiction, the same shall be deemed severed from the remainder of this Reservation and Grant of Easement and shall not cause the invalidity or unenforceability of the remainder of this Reservation and Grant of Easement. If such provision is deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

10. **Attorney's Fees.** Should any litigation be commenced for the enforcement of any provision of this Reservation and Grant of Easement or the protection of the rights of Grantee or its successors or assigns, the party prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for said attorney's fees in such litigation and costs of court therein. Grantee or its successors or assigns may seek specific performance of the rights established, granted and reserved herein without the necessity of proving either actual damages or the inadequacy of other available remedies.

11. **Warranties.** Grantor makes the following warranties and representations for the benefit of Grantee (1) Grantor has good and marketable title to the Sign and the Sign Facilities; (2) Grantor has good and marketable title to the Servient Tenement; (3) there are no mortgages

having priority over this Reservation and Grant of Easement; (4) Grantee will not be disturbed in its use and enjoyment of the Easement or the rights established, granted and reserved hereunder; and (5) Grantor has the power and authority to execute this Reservation and Grant of Easement and to grant and reserve to Grantee the Easement, the rights established, granted and reserved herein. Grantor will defend on behalf of Grantee any and all claims and demands asserted by any person or entity which may in anyway contravene the warranties and representations made by Grantor.

**12. Additional Documents.** Grantor and its successors and assigns shall cooperate with Grantee and shall execute such additional documents or instruments as may be deemed necessary, required, desirable or advisable by Grantee to effectuate the purposes of this Reservation and Grant of Easement.

IN WITNESS WHEREOF, Grantor has executed this Reservation and Grant of Easement the day and year first above written.

**Grantor:**

THE POLICHIO FAMILY 1998 TRUST

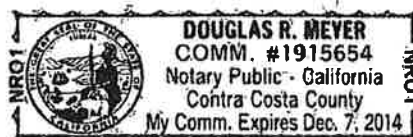
By: (X) Robert J. Polichio By: /s/ signed in counterpart  
Robert J. Polichio, as Trustee Susan P. Galbraith, as Trustee

By: /s/ signed in counterpart  
Joan Polichio-Palm, as Trustee

~~CALIFORNIA~~  
STATE OF ~~NEVADA~~ )  
~~CONTRA COSTA~~ ) ss:  
COUNTY OF ~~WASHOE~~ )

This instrument was acknowledged before me on December 14, 2011, by Robert J. Polichio, ~~Susan P. Galbraith, and Joan Polichio-Palm~~, as Trustees of The Polichio Family 1998 Trust.

(Signature)  
Notarial Officer



having priority over this Reservation and Grant of Easement; (4) Grantee will not be disturbed in its use and enjoyment of the Easement or the rights established, granted and reserved hereunder; and (5) Grantor has the power and authority to execute this Reservation and Grant of Easement and to grant and reserve to Grantee the Easement, the rights established, granted and reserved herein. Grantor will defend on behalf of Grantee any and all claims and demands asserted by any person or entity which may in anyway contravene the warranties and representations made by Grantor.

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**IN WITNESS WHEREOF**, Grantor has executed this Reservation and Grant of Easement the day and year first above written.

**Grantor:**

THE POLICHIO FAMILY 1998 TRUST

By: (X) /s/ signed in counterpart  
Robert J. Polichio, as Trustee

By: /s/ signed in counterpart  
Susan P. Galbraith, as Trustee

By: [Signature]  
Joan Polichio-Palm, as Trustee

STATE OF NEVADA     )  
                                  )ss:  
COUNTY OF ~~WASHOE~~ )  
                                  CARSON City

This instrument was acknowledged before me on December 14, 2011, by ~~Robert J. Polichio, Susan P. Galbraith, and~~ Joan Polichio-Palm, as Trustees of The Polichio Family 1998 Trust.

[Signature]  
Notarial Officer



having priority over this Reservation and Grant of Easement; (4) Grantee will not be disturbed in its use and enjoyment of the Easement or the rights established, granted and reserved hereunder; and (5) Grantor has the power and authority to execute this Reservation and Grant of Easement and to grant and reserve to Grantee the Easement, the rights established, granted and reserved herein. Grantor will defend on behalf of Grantee any and all claims and demands asserted by any person or entity which may in anyway contravene the warranties and representations made by Grantor.

12. **Additional Documents.** Grantor and its successors and assigns shall cooperate with Grantee and shall execute such additional documents or instruments as may be deemed necessary, required, desirable or advisable by Grantee to effectuate the purposes of this Reservation and Grant of Easement.

IN WITNESS WHEREOF, Grantor has executed this Reservation and Grant of Easement the day and year first above written.

**Grantor:**

THE POLICHIO FAMILY 1998 TRUST

By: /s/ signed in counterpart  
Robert J. Polichio, as Trustee

By: Susan P. Galbraith  
Susan P. Galbraith, as Trustee

By: /s/ signed in counterpart  
Joan Polichio-Palm, as Trustee

STATE OF NEVADA )  
                                  )ss:  
COUNTY OF WASHOE )

" See Attached California All-Purpose Ack "  
12-14-11

This instrument was acknowledged before me on December \_\_\_\_, 2011, by Robert J. Polichio, Susan P. Galbraith, and Joan Polichio-Palm, as Trustees of The Polichio Family 1998 Trust.

\_\_\_\_\_  
Notarial Officer

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF

Sacramento

On

12-14-11

DATE

before me,

Kellie R. Weatherby, Notary Public  
INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared,

Susan P. Galbraith

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.

Kellie R. Weatherby  
NOTARY PUBLIC SIGNATURE (SEAL)



## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT

Reservation and Grant of Easement

DATE OF DOCUMENT

12-14-11

NUMBER OF PAGES

6

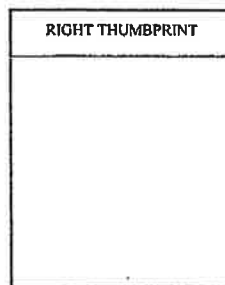
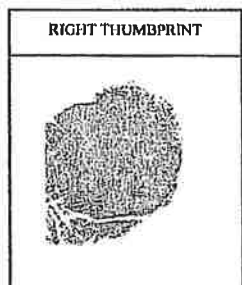
SIGNERS(S) OTHER THAN NAMED ABOVE

None

SIGNER'S NAME

Susan P. Galbraith

SIGNER'S NAME



**POLICHIO FAMILY PROPERTIES, LLC,**  
a Nevada Limited Liability Company

By: Robert J. Polichio  
Robert J. Polichio, as Manager

By: /s/ signed in counterpart  
Susan P. Galbraith, as Manager

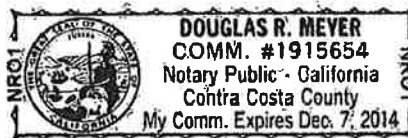
By: /s/ signed in counterpart  
Joan Polichio-Palm, as Manager

CALIFORNIA  
 STATE OF NEVADA )  
 )ss:  
 COUNTY OF WASHOE )

# CONTRA COSTA

This instrument was acknowledged before me on December 14, 2011, by Robert J. Polichio, ~~Susan P. Galbraith, and Joan Polichio-Palm~~, as Managers of Polichio Family LLC.

  
Notarial Officer



**Grantee:**

POLICHIO FAMILY PROPERTIES, LLC,  
a Nevada Limited Liability Company

By: Robert J. Polichio /s/ signed in counterpart  
Robert J. Polichio, as Manager

By: Susan P. Galbraith /s/ signed in counterpart  
Susan P. Galbraith, as Manager

By: Joan Polichio-Palm  
Joan Polichio-Palm, as Manager

STATE OF NEVADA     )  
                                  )ss:

COUNTY OF ~~WASHOE~~ )  
                                  Carson City (KB)

This instrument was acknowledged before me on December 14, 2011, by ~~Robert J. Polichio, Susan P. Galbraith, and~~ Joan Polichio-Palm, as Managers of Polichio Family LLC.

Karen Bice  
Notarial Officer



**Grantee:**

POLICHIO FAMILY PROPERTIES, LLC,  
a Nevada Limited Liability Company

By: /s/ signed in counterpart  
Robert J. Polichio, as Manager

By: Susan P. Galbraith  
Susan P. Galbraith, as Manager

By: /s/ signed in counterpart  
Joan Polichio-Palm, as Manager

~~STATE OF NEVADA     )  
                                  )ss:  
COUNTY OF WASHOE    )~~

*" See Attached California All-Purpose Ack "*  
*12-14-11*

~~This instrument was acknowledged before me on December \_\_\_\_, 2011, by Robert J. Polichio, Susan P. Galbraith, and Joan Polichio-Palm, as Managers of Polichio Family LLC.~~

~~\_\_\_\_\_  
Notarial Officer~~



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA

COUNTY OF

Sacramento

On

12-14-11  
DATE

before me,

INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC

Kellie R. Weatherby, Notary Public

personally appeared,

Susan P. Galbraith

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.

Kellie R. Weatherby  
NOTARY PUBLIC SIGNATURE (SEAL)



**OPTIONAL INFORMATION**

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TITLE OR TYPE OF DOCUMENT

Reservation and Grant of Easement (Signature on Page 6)

DATE OF DOCUMENT

12-14-11

NUMBER OF PAGES

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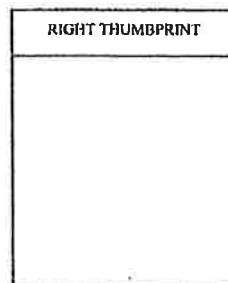
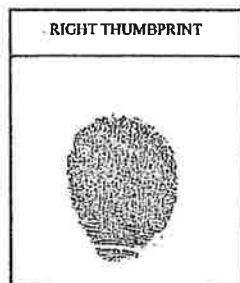
SIGNERS(S) OTHER THAN NAMED ABOVE

NONE

SIGNER'S NAME

Susan P. Galbraith

SIGNER'S NAME





*Land Information Solutions*

## **TRI STATE SURVEYING, LTD.**

425 East Long Street

Carson City, Nevada 89706

Telephone (775) 887-9911 ♦ FAX (775) 887-9915

Toll Free: 1-800-411-3752

---

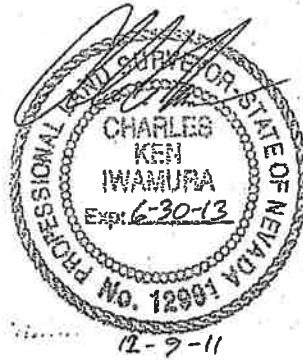
### **Exhibit "A"** **Access and Sign Easement**

A portion of that parcel of land described in Document No. 224182, recorded on September 30<sup>th</sup>, 1998 in the Official Records of Carson City, Nevada, situate within the Southeast 1/4 of Section 9, Township 15 North, Range 20 East, MDM, Carson City, State of Nevada being more particularly described as follows:

BEGINNING at a point on the east line of said parcel of land described in Document No. 224182 from which the southeast corner bears South 0°55'05" West, 23.03 feet;  
THENCE from the POINT OF BEGINNING, North 89°04'55" West, 74.69 feet to the beginning of a 5.00 foot radius curve to the left;  
THENCE 7.85 feet along said curve, through a central angle of 90°00'00";  
THENCE South 0°55'05" West, 19.47 feet;  
THENCE North 89°04'55" West, 10.00 feet;  
THENCE South 0°55'05" West, 17.61 feet;  
THENCE North 89°04'55" West, 16.60 feet;  
THENCE North 0°55'05" East, 42.00 feet;  
THENCE South 89°04'55" East, 16.60 feet;  
THENCE North 0°55'05" East, 40.08 feet;  
THENCE South 89°04'55" East, 10.00 feet;  
THENCE South 0°55'05" West, 15.00 feet to the beginning of 20.00 foot radius curve to the left;  
THENCE 7.85 feet along said curve, through a central angle of 90°00'00";  
THENCE South 89°04'55" East, 74.69 feet to a point on the east line of the above-mentioned parcel;  
THENCE along said east line, South 0°55'05" West, 20.00 feet the POINT OF BEGINNING.

Contains 2249 square feet, more or less.

Prepared by:  
TRI STATE SURVEYING, LTD.



---

Charles Ken Iwamura, P.L.S.  
Nevada Certificate No. 12991

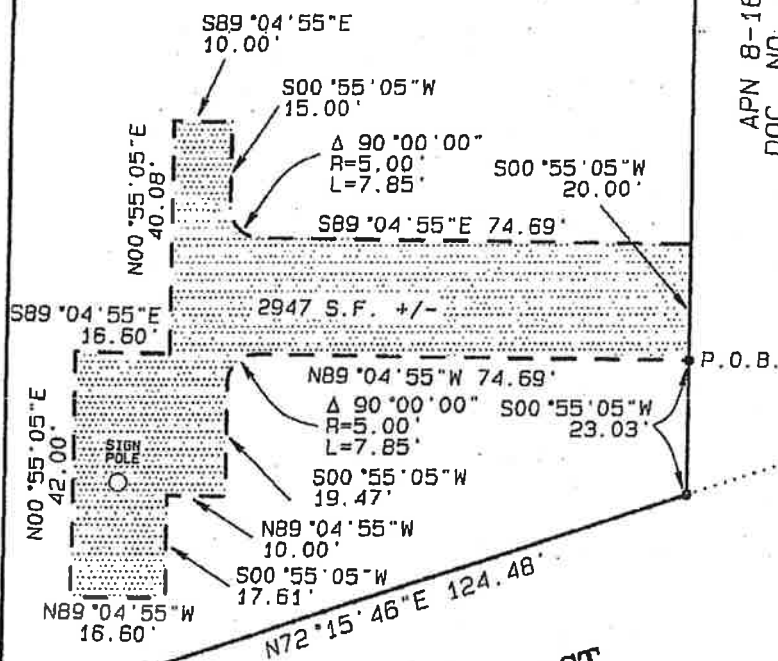


1" = 30'

APN 8-161-06  
DOC. NO. 383504

APN 8-161-07  
DOC. NO. 224182

APN 8-161-08  
DOC. NO. 375820



HIGHWAY 50 EAST

EXHIBIT 'B'



**TRI STATE SURVEYING, LTD**

425 E. Long Street  
Carson City, Nevada 89706

(775) 887-9911

\* FAX: (775) 887-9915

Land Information Solutions

JN 11008.01.CM

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

RECEIVED

MAR 19 2014

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)  
CARSON CITY PLANNING DIVISION

+ 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 - 14 -

SUP - 14 - 0.12

Stott Outdoor Advertisement 530-342-3235

APPLICANT PHONE #

PO Box 7209, Chico, CA 95927-7209

MAILING ADDRESS, CITY, STATE, ZIP

jmoravec@stottoutdoor.com

EMAIL ADDRESS

Polichio Family Properties, LLC 916-595-8306

PROPERTY OWNER PHONE #

2730 Park Hills Drive, Sacramento, CA 95821

MAILING ADDRESS, CITY, STATE, ZIP

sgalbra@gmail.com

EMAIL ADDRESS

Stott Outdoor Advertisement 530-342-3235

APPLICANT AGENT/REPRESENTATIVE PHONE #

PO Box 7209 Chico, CA 95927-7209

MAILING ADDRESS, CITY, STATE ZIP

jmoravec@stottoutdoor.com

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

008-161-07

Street Address ZIP Code

2794 Highway 50 East

Project's Master Plan Designation

Mixed Use Commercial (MUC)

Project's Current Zoning

General Commercial (GC)

Nearest Major Cross Street(s)

Highway 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: 18.02.050 (Review), or Development Standards, Division 18.020.060 (Special UP), Section 4.8 (Requirements), a request to allow as a conditional use is as follows:

Pursuant to Carson City code, application is to re-apply for a 5 year extension of an existing off-premises sign structure.

Pursuant to Carson City code, application is to re-apply for a 5 year extension of an existing off-premises sign structure.

PROPERTY OWNER'S AFFIDAVIT

I, Susan P. Galbraith, 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. 2730 Park Hills Drive, Sacramento, CA

Signature

Susan P. Galbraith, as Manager

Address

Date

3/14/14

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

CIVIL CODE § 1189

State of California

County of Sacramento

On March 14<sup>th</sup> 2014 before me, Lane Elliott Notary Public

Here Insert Name and Title of the Officer

personally appeared Susan P. Galbraith

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.



Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

## 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

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

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **ADDENDUM TO SPECIAL USE PERMIT APPLICATION**

This Addendum is submitted to the Carson City Planning Division in order to clarify the ownership interest of Polichio Family Properties, LLC in the outdoor advertising structure and the accompanying Easement.

Polichio Family Properties, LLC is the owner of the outdoor advertising structure located on Parcel Number 008-161-07 as well as the Easement created by the Reservation and Grant of Easement dated December 14, 2011 and recorded in the Official Records of Carson City, Nevada, on December 15, 2011, as Document Number 417942.

Polichio Family Properties, LLC is selling the outdoor advertising structure and its interest in the Easement to the applicant, Stott Outdoor Advertising. A description of the location of the outdoor advertising structure and Easement is attached to this Addendum.

This Addendum may be executed simultaneously in any matter of counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument.

This Addendum has been duly executed and delivered by the authorized representatives of Polichio Family Properties, LLC and Stott Outdoor Advertising as reflected below.

**POLICHIO FAMILY PROPERTIES, LLC,  
a Nevada Limited Liability Company**

By: Susan P. Galbraith  
Susan P. Galbraith, as Manager

By: \_\_\_\_\_  
Robert J. Polichio, as Manager

By: \_\_\_\_\_  
Joan Polichio-Palm, as Manager

**STOTT OUTDOOR ADVERTISING,  
a California Partnership**

By: Jim Moravec  
Jim Moravec, as General Partner

## **ADDENDUM TO SPECIAL USE PERMIT APPLICATION**

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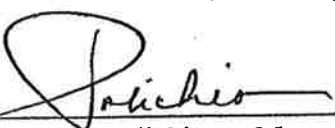
This Addendum has been duly executed and delivered by the authorized representatives of Polichio Family Properties, LLC and Stott Outdoor Advertising as reflected below.

**POLICHIO FAMILY PROPERTIES, LLC,**  
**a Nevada Limited Liability Company**

**STOTT OUTDOOR ADVERTISING,**  
**a California Partnership**

By: \_\_\_\_\_  
Susan P. Galbraith, as Manager

By: \_\_\_\_\_  
Jim Moravec, as General Partner

By:  \_\_\_\_\_  
Robert J. Polichio, as Manager

By: \_\_\_\_\_  
Joan Polichio-Palm, as Manager



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**POLICHIO FAMILY PROPERTIES, LLC,  
a Nevada Limited Liability Company**

**STOTT OUTDOOR ADVERTISING,  
a California Partnership**

By: \_\_\_\_\_  
Susan P. Galbraith, as Manager

By: \_\_\_\_\_  
Jim Moravec, as General Partner

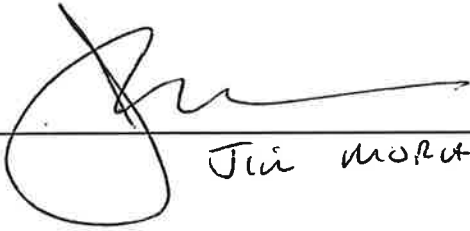
By: \_\_\_\_\_  
Robert J. Polichio, as Manager

By:   
Joan Polichio-Palm, as Manager

### 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



Jim Moravcs

Date

3/17/2014

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

*Explanation 1. The ongoing use of the billboard is consistent with Guiding Principle 5, A Strong, Diversified Economic Base, Goal 5.2, to promote expansion of the retail service base, and Goal 5.4, to promote tourism activities and amenities, in that it provides for advertising of businesses and tourism events in and around Carson City. The billboard is constructed of long lasting building materials (6.1a) and is within scale of the commercial corridor. The structure itself does not have a detrimental effect upon Carson City services (fire, life, safety) and resources (water, light, air).*

*The structure is placed within the urban core; thereby the land use is in line with the compact urban form (Guiding Principle 1). Because of the limited number of existing billboards, zoning regulations, spacing requirements and standards, the existing board contributes to the mixture and diversity of different types of land uses (Guiding Principle 2) and billboards in general are not overly abundant and are balanced with other land uses in the city (1.1a).*

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

*Explanation 2. The sign structure was constructed in 2005 and has not received any known complaints or violations regarding its use.*

A. Describe the general land uses and zoning designation adjoining your property.

*North: General Commercial/Centro Market (on site)*

*South: General Commercial/Highway 50 East, Video Centro, Sunrise Auto, ARCO*

*East: General Commercial/ Auto rental and sales*

*West: General Commercial/Benson Feed Supply*

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

*The sign structure does not generate any significant noise, light, dust, glare or vibrations that would be detrimental to the immediate vicinity or general neighborhood. The structure is placed upon private property and does not affect pedestrian or vehicle movements. The subject site is developed therefore, there's no need for dust control measures. The Highway 50 corridor is commercial in character, which off-site sign structures, a commercial use itself, are typically located within. Several use permits to renew off-site signs have been approved along the Highway 50 corridor and throughout Carson City as a whole within the last few years.*

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

Answer 3.

*The sign was placed upon the property to allow sufficient room for the lot to be developed into a retail grocery store. The corridor is commercial in character, and the sign structure is typical for such an urban environment. The sign is at a height to allow visibility underneath it, and located to not impact abutting land uses.*

- A. How will your project affect the school district? Will your project add to the student population or will it provided a service to the student population? How will your project affect the Sheriff's Office?

*Being a renewal of a use permit for a sign structure, there will be no impact upon the school district, student population, nor an impact upon the Sheriff's Office.*

- B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

*The footprint of the sign structure is approximately 3 feet in diameter, which required minimal compaction of soil in the immediate area. Since the installation of the structure, the property has been developed into a grocery store, and a drainage facility (pond) is now located on the south-western corner of the lot. All drainage impact is existing and typical of a commercial development.*

- C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quantity to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

*The sign structure does not degrade supply or require the use of water to operate.*

- D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

*Being a sign structure, there is no connected needed to a sewer or septic system.*

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

*As a land use, the sign structure does not have a travel/vehicle demand, effect level of service along Highway 50 nor does it contribute to local traffic patterns. The subject site has since been developed since the sign structure has installed. The accompanying development installed adequate improvements to facilitate vehicle movements in and out of the location in a safe manner.*

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

*Being a use permit to renew and existing land use, information provided support to our conclusions are coming from the historic record (past staff reports, building documents), existing conditions on site, and in the immediate area.*

- G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoin property and the type of lighting provided.

*The structure contains four, downward directed Holophane Panel-View lighting that has been determined in the past to be acceptable fixtures.*

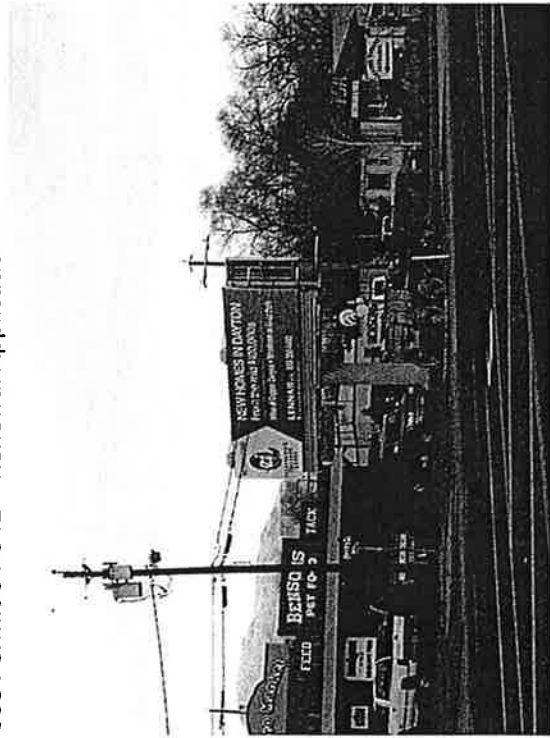
- H. Describe the proposed landscaping, including screening and arterial landscape area.

*A ten foot wide landscaping island was planting along the southern property line when the sign structure was installed. This landscaping island was planted to City standards utilizing the Carson City Tree List for Commercial Projects.*

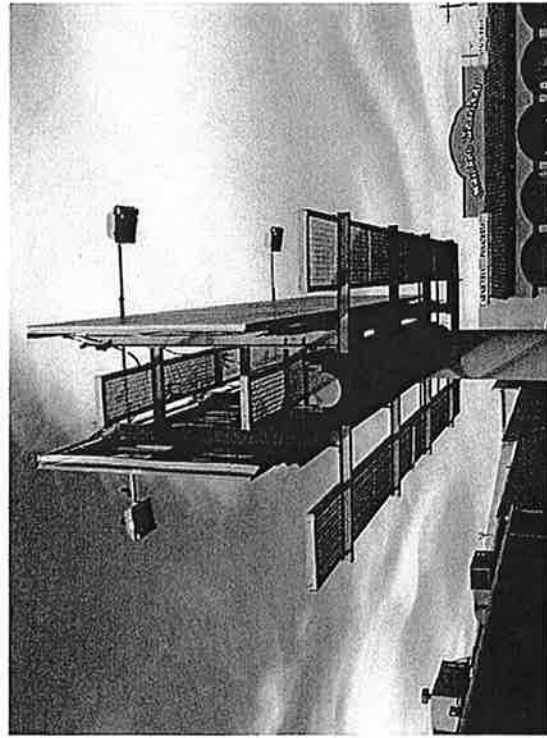
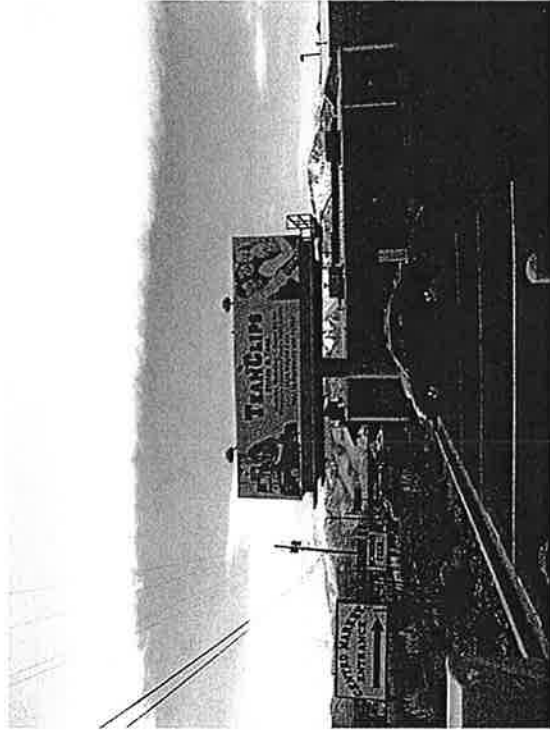
- I. Provide a parking plan for your project.

*The subject sign does not have a parking demand. In the event that copy is changed on the sign, or maintenance needed to occur, the site is developed with a grocery store and paved parking area with adequate surface area to allow vehicle to park without impacting the public right of way or the accompanying land use.*

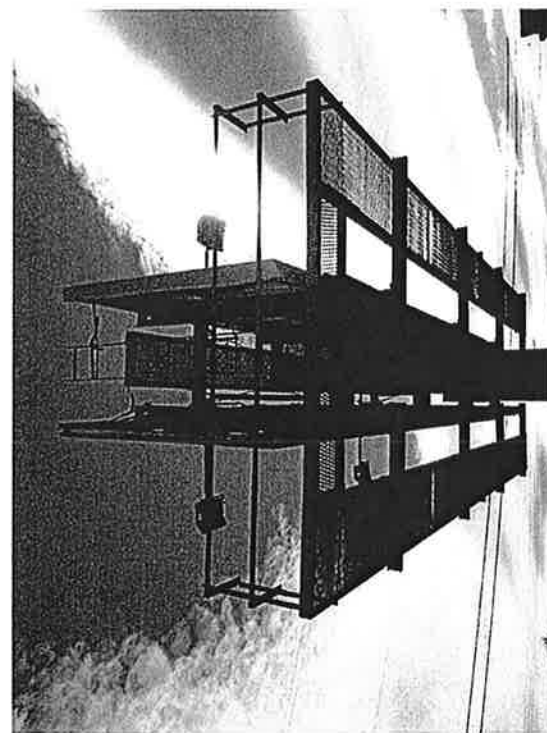
Use Permit 04-041 – Renewal Application



Left Photo:  
West Elevation  
Right Photo:  
East Elevation



Left Photo:  
South Side  
Elevation  
Right Photo:  
North Side  
Elevation



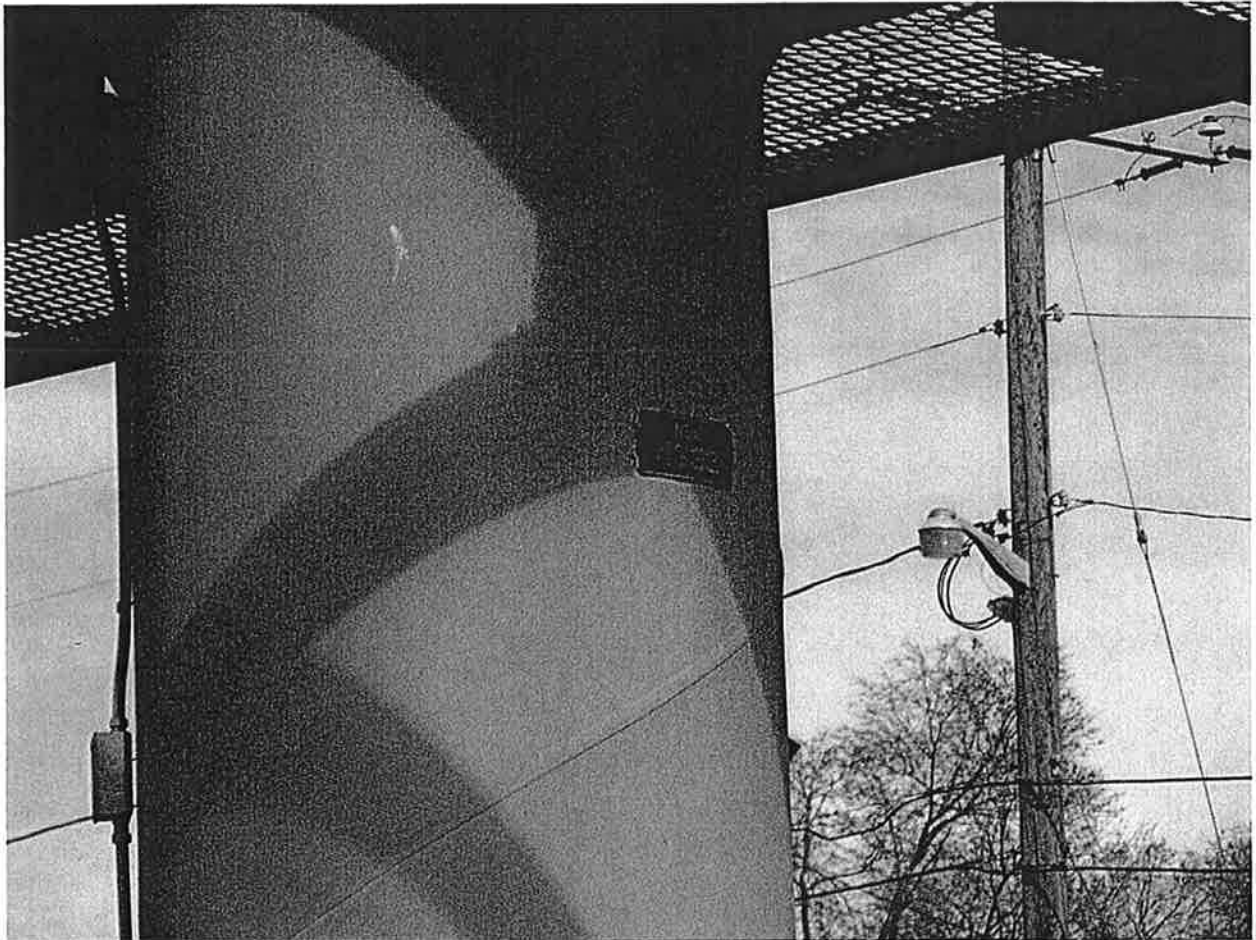
The sign height is 28 feet from grade (adjacent to Highway 50). The sign face is 10 feet tall, by 40 feet long (400 sq. ft. per face side)

Use Permit 04-041 – Renewal Application

Nevada Transportation Department Permit Number: 4982

Permit is located on the pole of the sign structure, facing south towards Highway 50.

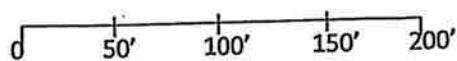
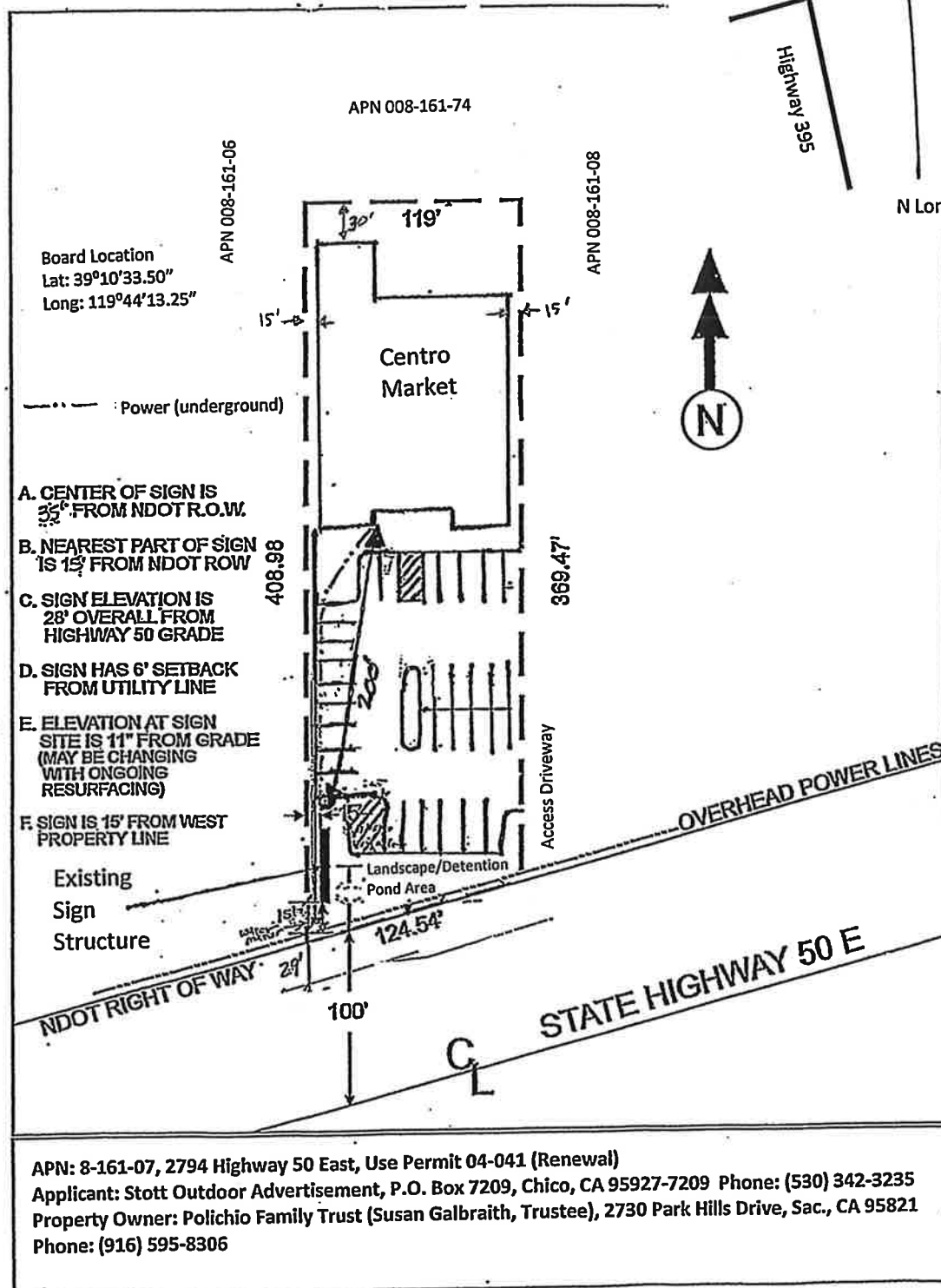
GPS Coordinates for the billboard are: 39°10'33.50" 119°44'13.25"



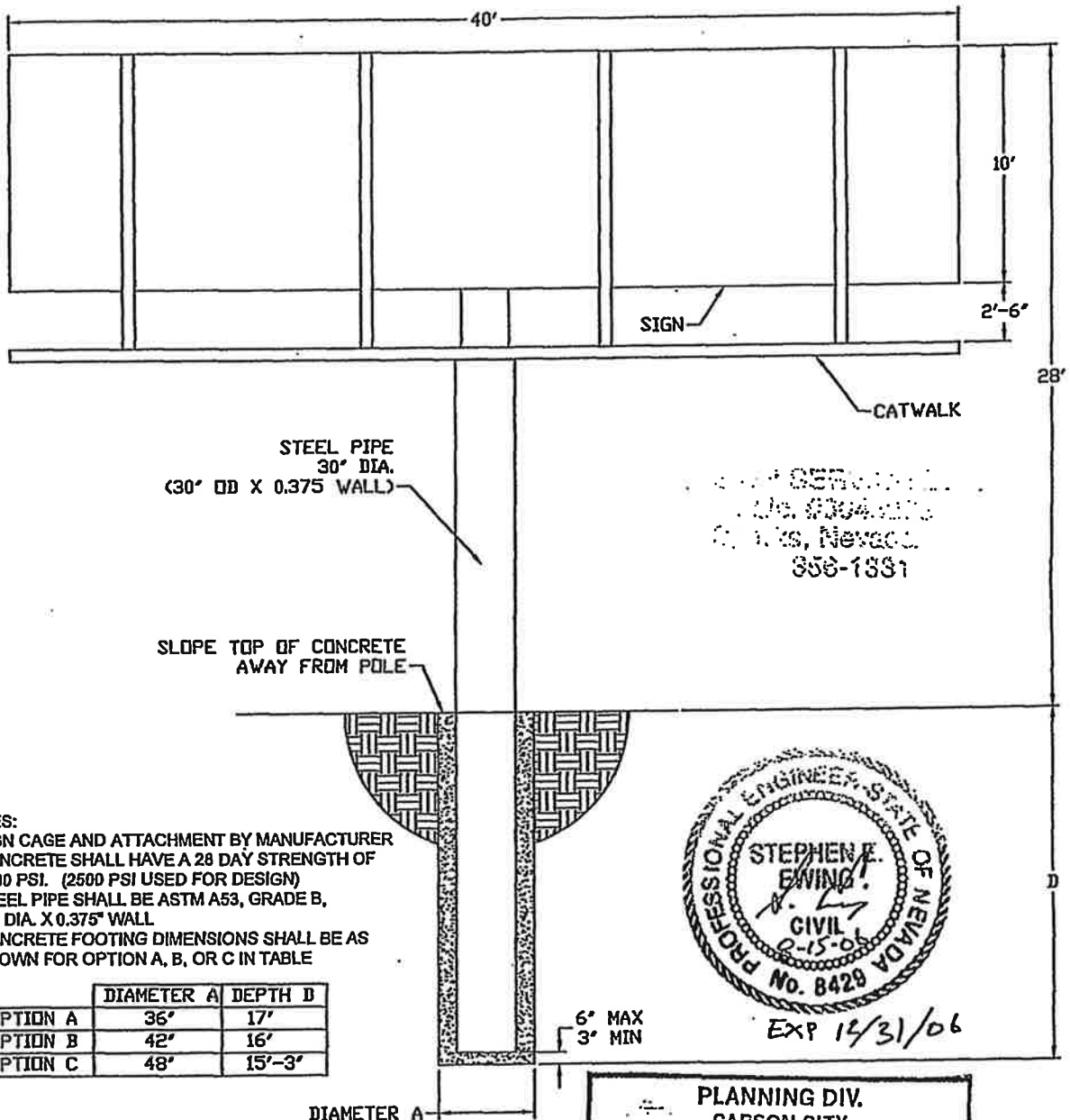
## Mercury Ln.

2794 Highway 50 East

**N Lompa Way**







**Project**

Bill Board Sign  
Carson City  
Nevada

Manufacturer:  
Trinity Products

Installation Contractor:  
The Sign Service

PLANNING DIV.  
CARSON CITY  
APPROVED

PERMIT NO. 06-972

BY *[Signature]*

DATE 31 AUG 2006

**Ewing Engineering**

1575 Delucchi Lane, Suite 115. Reno, NV 89502  
(775) 824-4550

SIZE

A

FSCM NO.

DWG NO.

6033

REV

A

SCALE

SHEET

1 OF 1