

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 30, 2014

FILE NO: SUP-14-051

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow the continued use of an off-premises double faced advertising (billboard) sign on property zoned General Commercial (GC).

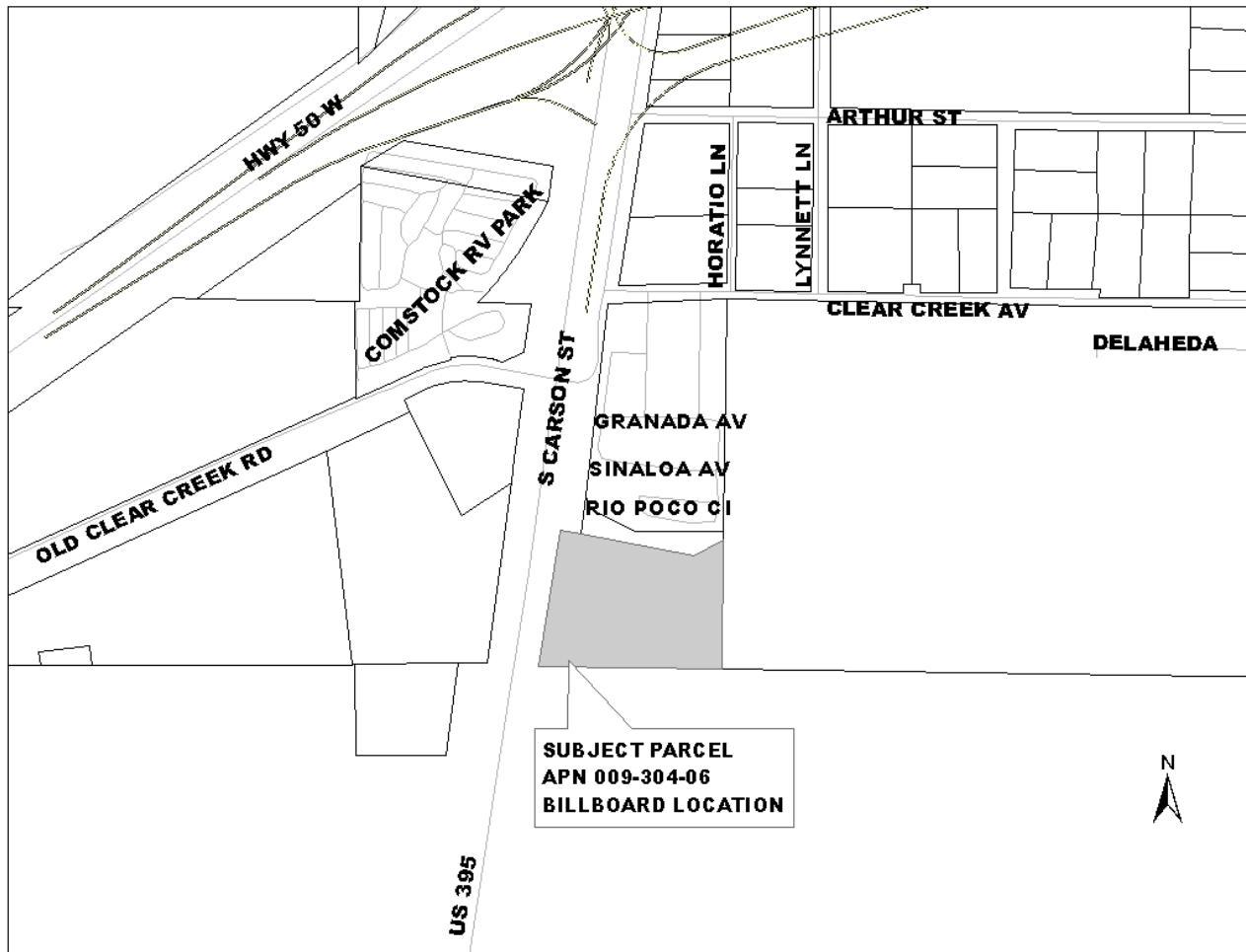
OWNER OF PROPERTY: Western States Storage/Cambill Investments

APPLICANT: YESCO Outdoor Media

ADDRESS: 5853 South Carson Street

APN: 009-304-06

RECOMMENDED MOTION: "I move to approve SUP-14-051, a Special Use Permit request from YESCO Outdoor Media to allow the continued use of a off-premises double faced advertising (billboard) sign, on property zoned General Commercial located at 5853 South Carson Street, Assessor's Parcel Number 009-304-06 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 height 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 (presently gray) 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 June 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), 18.04.150 (General Industrial zoning) and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Commercial/Regional Commercial (C/RC)

ZONING: General Commercial (GC)

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

existing billboard caused any material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Commercial (GC)/Storage Units
SOUTH: Douglas County/Vacant
EAST: Public Regional (PR)/Stewart Indian Colony
WEST: Public Regional (PR)/Fuji Park

SITE HISTORY

1. SUP-09-074: Five year review of the existing billboard was conducted and approved by the Planning Commission on September 30, 2009. The review date (month) was maintained as five years from the original approval, to June 2014.
2. SUP-04-061: Original approval of placement of a billboard in this location was conducted and approved by the Board of Supervisors on June 17, 2004 after appeal of the decision to deny the request by the Planning Commission on May 26, 2004.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 6.39 acres
2. EXISTING PRIMARY USE: Storage units
3. HEIGHT: Existing at approximately 32.45 overall above the highway. The distance from the bottom of the panel to the ground is 14 feet, with the top of the billboard being at 24 feet 6 inches above the ground. There is also an advertisement on the top western portion of the billboard, facing south, which is approximately three feet wide and four feet tall or 12 square feet. This raises the overall height of the billboard to approximately 28 feet 6 inches on the southern face. This additional area is allowed under Development Standards Division 4.8.3.c.(3) if no more than two feet above the maximum height limitation and no more than 10% of the maximum allowed display area. The maximum allowed height for signs is 28 feet from street elevation for new signs and from existing grade for existing signs. This billboard height is compliant. The height has not changed since the original installation of the billboard.
4. AREA: 378 square feet. The maximum size allowed for a billboard is 400 square feet.
5. NUMBER OF FACES: Two
6. LIGHTING: The billboard has existing lighting. Documentation was submitted showing details for Holophane Panel-Vue lighting for outdoor advertising. Presently there are six Holophane brand light fixtures on this billboard, three on each face.

DISCUSSION

The subject parcel is located on the east side of South Carson Street or Hwy 395/50. It is south of the intersection of Clear Creek Drive and Hwy 395/50, at the most southern portion of the lot and is adjacent to the Douglas County line to the south. An existing storage unit business is located on the parcel. The billboard is located on the southwest portion of the parcel, approximately 28 feet from the south property boundary and approximately 100 feet from the west property boundary. The billboard has been at this location for 10 years. No known complaints or concerns have been registered regarding the location or existence of the billboard.

The review date for this billboard was in June 2014, but the applicant was not notified by the Planning Division of the responsibility for renewal at that time. Historically, the Planning Division has allowed an applicant to submit later when an applicant was not notified by the Planning Division with sufficient time to meet the deadline. The next review date for this billboard, if approved, would be five years from the original review month to the last day of June 2019.

The following is a review of the billboard with regard to the specific guidelines of Development

Standards 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 was scheduled to expire on June 17, 2014. The applicant promptly submitted an application when notified by the Planning Division that the Special Use Permit would expire if an application was not submitted by the deadline for the July 30, 2014 meeting. The applicant is requesting a reinstatement and renewal for an additional five year period of time, with the expiration date being reset to the last day of June 2019.
- 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. The property is addressed as 5354 Highway 50 East, and is located between Lyon County and North Carson Street. The applicant shows the address as 5861 South Carson Street on submitted pictures. This address is used for convenience in locating the billboard within the parcel.
- 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, as it is 24 feet 6 inches above base ground and is 30.03 feet above the edge of roadway pavement. The roadway elevation is lower than the adjacent ground. As this is an existing billboard under review, the height is in compliance.
- 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. 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 6 inches 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 July 11, 2014 to 95 adjacent property owners, including one mobile home park, within 1,850 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 July 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 concerns

FIRE DEPARTMENT COMMENTS: No concerns

ENGINEERING DIVISION 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 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. Timers and energy efficient light fixtures conserve energy.

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

The billboard promotes economic vitality by promoting Carson City and surrounding area businesses, 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

north and south of this site on Highway 395/50. 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
Application SUP-14-051

American Century
Championship

25
YEARS

JULY 15-20, 2014
LAKE TAHOE, NEVADA



Tahoe
Smith

NBC
Sports

American Century
Investments

FOR TICKETS VISIT
tahoecelebritygolf.com

YESCO

53047N

Hunter Douglas

Gallery[®]

Judy's

WINDOW COVERINGS

782-8334

YESCO.

GARDNERVILLE ACROSS FROM RALEYS

630-778



RECEIVED

JUN 25 2014

CARSON CITY
PLANNING DIVISION

June 25, 2014

Building comments:

SUP-14-051, no comments

SUP-14-050, no comments

SUP-14-036, information provided previously

MISC-14-046, N/A

Kevin Gattis, C.B.O.

Chief Building Official

108 E. Proctor Street

Carson City, NV 89701

Ph 775-887-2310

Fx 775-887-2202

kgattis@carson.org

Engineering Division
Planning Commission Report
File Number SUP 14-051



TO: Planning Commission
FROM: Rory Hogen, E.I.
DATE: July 8, 2014 **MEETING DATE:** July 30, 2014

SUBJECT TITLE:

Action to consider the renewal of a special use permit for an existing billboard at 5853 S Carson St., apn 09-304-06.

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

JUN 24 2014

CARSON CITY
PLANNING DIVISION

June 25, 2014

SUP-14-051

We have no comments for SUP 14-051

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

RECEIVED

JUN 23 2014

CARSON CITY
PLANNING DIVISION

June 23, 2014

Major Project Review Committee

Re: # SUP 14-051

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-14-051 @ 5853 S. Carson St. project:

1. ECA has no comments 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

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

FILE # SUP - 14 - **7 SUP - 14 - 051**

YESCO Outdoor Media 801.484.6400

APPLICANT PHONE #

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

MAILING ADDRESS, CITY, STATE, ZIP

mhelm@yesco.com

EMAIL ADDRESS

Cambill Investments - William Casparis 775.849.3433

PROPERTY OWNER PHONE #

5861 S Carson St. Carson City, NV 89701

MAILING ADDRESS, CITY, STATE ZIP

wcasparis@aol.com

EMAIL ADDRESS

Mike Helm 801.464.6400

APPLICANT AGENT/REPRESENTATIVE PHONE #

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

MAILING ADDRESS, CITY, STATE ZIP

mhelm@yesco.com

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

Street Address ZIP Code

009-304-06

5853 S Carson St. 89701-6705

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Community / Regional Commercial

General Commercial

Old Clear Creek 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 _____, Section _____, 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' billboard.

PROPERTY OWNER'S AFFIDAVIT

William R Casparis, 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.

William R Casparis
Signature

2015 Megalumary B95 N

Date

6-2-14

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, a non-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.

RECEIVED

JUN 17 2014

CARSON CITY
PLANNING DIVISION

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.

CERTIFICATE OF ACKNOWLEDGMENT

California All-Purpose Acknowledgment

State of California
County of Contra Costa

On 6-2-14 before me, M. MARCUCCI, Notary Public,

Name of Officer

personally appeared WILLIAM R CASPARIE,
Name 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.



M. Marcucci

Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: SPECIAL USE PERMIT

Document Date: 6-2-14 Number of Pages: 2

Signers(s) other than named above: _____

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 energy efficient and we employ electronic timers to minimize burn time to conserve energy. 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 General Commercial 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.

(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
- 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 Highway 50 is a route with many billboards 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. N/A
- G. The existing billboard is lit with Holaphane 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

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.

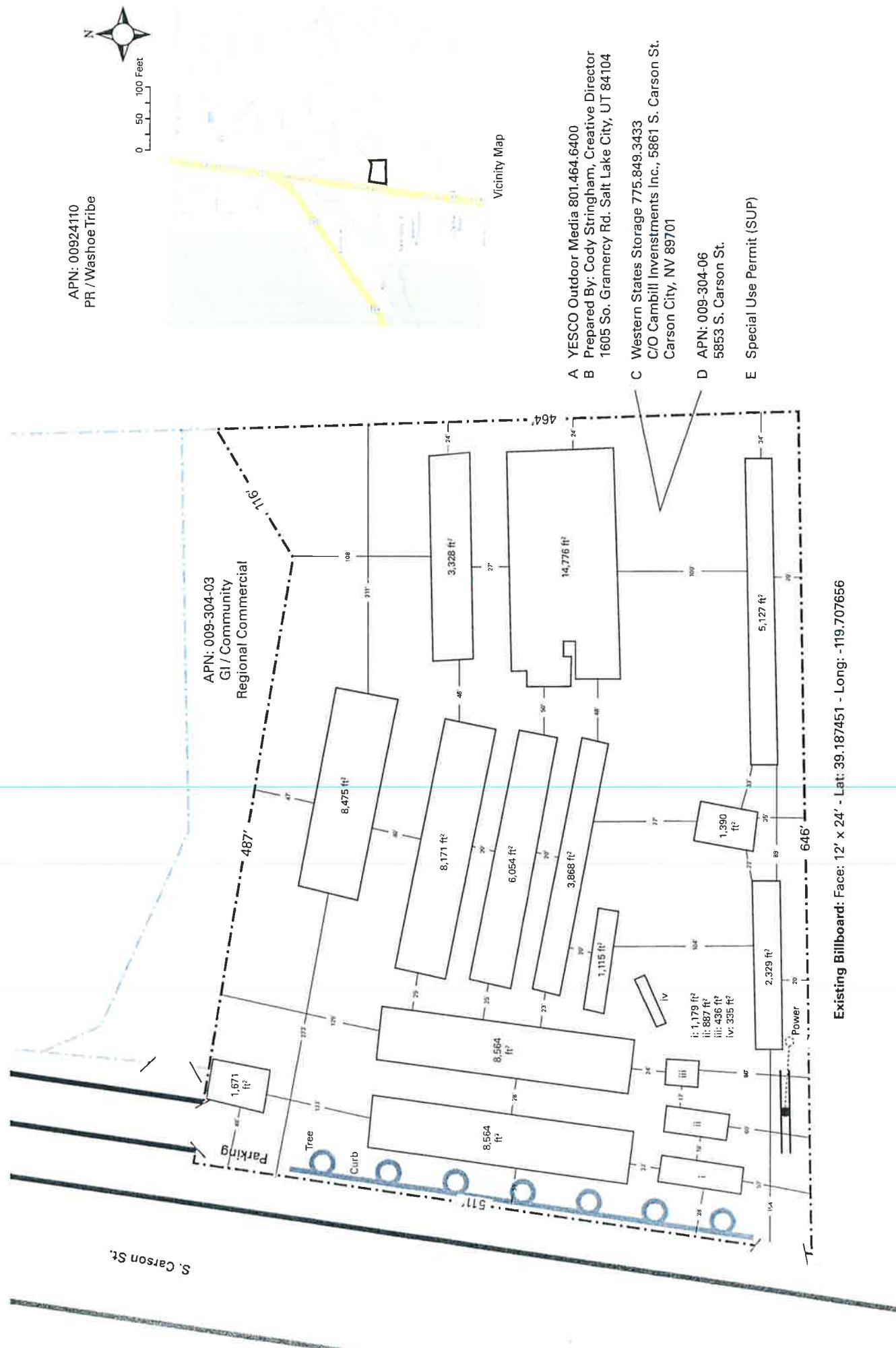


Applicant



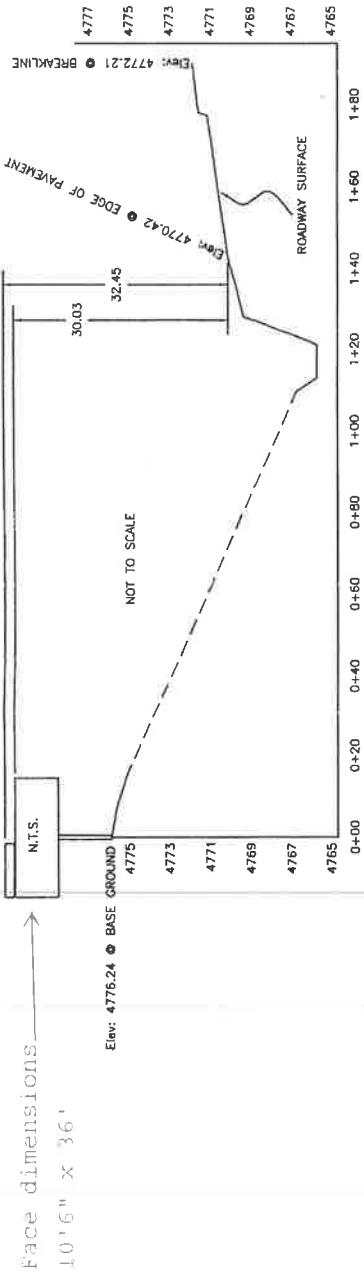
Date

APN: 00924110
PR / Washoe Tribe



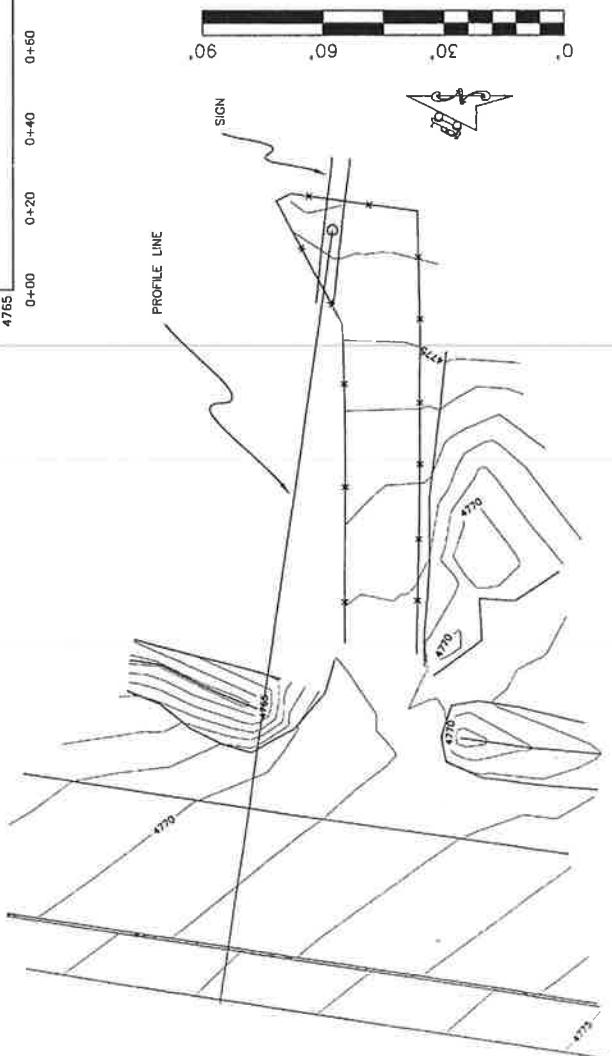
YOUNG ELECTRIC SIGN COMPANY OUTDOOR MEDIA	AUGUST 20, 2009 APN: 009-304-06	SHEET 1 OF 1
PACIFIC PATHWAYS LLC PROPERTY 1505_016	5853 SOUTH CARSON STREET CARSON CITY, NEVADA	

SHEET
1
OF
1



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

The logo for Cornerstone Land Surveying, Inc. is a rectangular frame containing the company name. The word "CORNERSTONE" is written vertically along the left side of the frame, and "LAND SURVEYING, INC." is written vertically along the right side. The text is in a bold, sans-serif font.



Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Western State Storage / Cambill Investments - William Casparis

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open-Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?



- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



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

LICENSE RECEIPT

YOUNG ELECTRIC SIGN CO (YESCO)
YESCO OUTDOOR MEDIA
PO BOX 9996
SALT LAKE CITY UT 84109

License Number: 14-00022950
Expiration Date: December 31, 2014
Business Location: 5853 S CARSON ST

IMPORTANT INFORMATION

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



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

This license is not transferable.

POST IN A CONSPICUOUS PLACE

YOUNG ELECTRIC SIGN CO (YESCO)
YESCO OUTDOOR MEDIA
PO BOX 9996
SALT LAKE CITY UT 84109

License Number: 14-00022950
License Expiration Date: December 31, 2014
Date Issued: January 06, 2014

Business Location: 5853 S CARSON ST
Nature of Business: BILLBOARD @ 5853 S CARSON ST

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



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

LICENSE RECEIPT

YOUNG ELECTRIC SIGN CO (YESCO)
YESCO OUTDOOR MEDIA
PO BOX 9996
SALT LAKE CITY UT 84109

License Number: 14-00022952
Expiration Date: December 31, 2014
Business Location: 5853 S CARSON ST

IMPORTANT INFORMATION

- This license constitutes a receipt for the payment of a license required by Carson City Municipal Code Title 4 to engage in, carry on, or conduct, in this city, the business, trade, calling, or profession described on the license.
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108 E. Proctor St.
Carson City, NV 89701
(775) 887-2105**

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POST IN A CONSPICUOUS PLACE

YOUNG ELECTRIC SIGN CO (YESCO)
YESCO OUTDOOR MEDIA
PO BOX 9996
SALT LAKE CITY UT 84109

License Number: 14-00022952
License Expiration Date: December 31, 2014
Date Issued: January 06, 2014

Business Location: 5853 S CARSON ST
Nature of Business: BILLBOARD @ 5853 S CARSON ST

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

Sign Permit Application

State of Nevada, Department of Transportation

Any False Information will void permit

Sign Owner Pacific Pathways, LLC
(This is the address the permit and annual fee billings will be sent to)

Address 502 N. DIVISION STREET

City Carson City State NV Zip 89703

Property Owner WESTERN STATES STORAGE
(Attach property owners signed consent such as a letter or copy of a lease)

Address 6461 Meadow Hill Dr.

City Reno State NV Zip 89509

SIGN LOCATION

City or County Carson City Highway Route 395 Side of Highway E
Name or Number

Tax Parcel Number 009-304-06 Section 31 Township 15N Range 20E

Approximate Location Hwy 395 E, 1000' S/OLD CLEAR CREEK ROAD, Carson City
From Identifiable Landmark, Intersection, Milepost, or Existing Sign

SIGN DESCRIPTION (Sign dimensions, do not include supports)

Height 10'6" (10'6" 2nd side) Width 36' (36' 2nd side) Distance of panel bottom to ground 14' Number of posts 1

Post Material: Wood Metal Other (Describe) Illuminated Yes No
Will this sign have a changeable message? No Yes Attach plans showing how message will be displayed and changed.

Date to be erected 8-1-04 TO 7-15-04 Amount accompanying application \$200.00 Check # 1041
I certify all information on this application is true and that the sign will not be built or maintained from NDOT right-of-way

Signature of Sign Owner or Agent Bruce Stoyer Title Operating Manager

Printed Name Bruce Stoyer Telephone (775) 886-0277 Tax Id No. 200-0120212

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

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

and the zoning is for a Commercial or Industrial uses. Zoning Designation GC Is this a Resolution of Intent? Yes No

If yes give effective date N.A. and expiration date N.A. Does this sign comply with all local requirements including all variances and use permits? Yes No Has the zoning been changed within 3 years? No Yes

SUP-04-061 If yes give date of change N.A. and Zone Change Number N.A.

Reason for change N.A.

Signature Sean M V Foley Title ASSOCIATE PLANNER

Printed Name SEAN M V FOLEY Telephone 887-2180 Fax 887-2276

TRANSPORTATION DEPARTMENT USE ONLY

Application Received by M. G. on 7/2/04 at 11:00 am pm Permit # 4941



PO Box 1488
Gig Harbor, WA 98335
866-355-6267

July 29, 2004

To: N.D.O.T

RE: Authorization to transfer State Billboard Permit.

In compliance with an agreement between Rick Engley of Engley Diversified Inc. D.B.A. Gotcha Covered Media and Bruce Storey Managing Member of Pacific Pathways L.L.C., I the undersigned hereby authorize Nevada State Department of Transportation to transfer the following permit from Pacific Pathways L.L.C. to Engley Diversified Inc. D.B.A. Gotcha Covered Media.

1. Billboard Permit tag #4941 for 5853 South Carson Street Carson City, NV tax parcel 009-304-06

Engley Diversified Inc. D.B.A. Gotcha Covered Media

(assigns)

BY: 

Rick Engley/ President

Pacific Pathways L.L.C.

(assignee)

BY: 

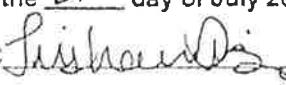
Bruce Storey/ Managing Member

State of Nevada

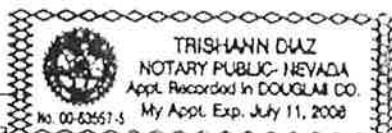
City or County of Carson City

I, Trishann Diaz, a Notary Public in and for said City or County in said State, hereby certify that Bruce Storey Managing Member for Pacific Pathways L.L.C, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above, he, as such person with full authority, executed the same voluntarily for and as the act of his own.

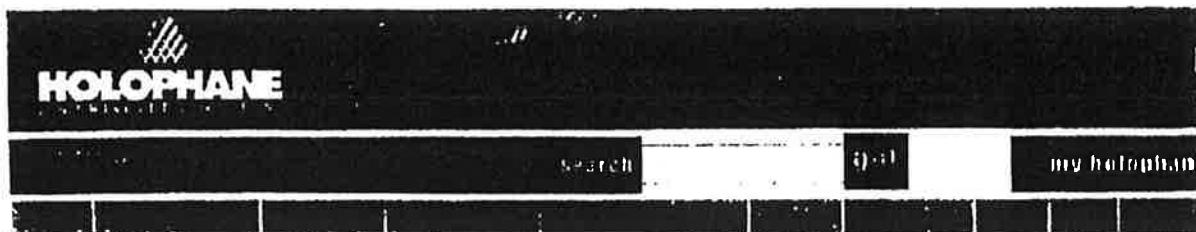
Given under my hand and seal this the 29th day of July 2004.

NOTARY PUBLIC 

MY COMMISSION EXPIRES July 11, 2008



Existing Light Fixtures



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](#) > [Outdoor Advertising](#) > [Outdoor Advertising](#) > [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 product](#)

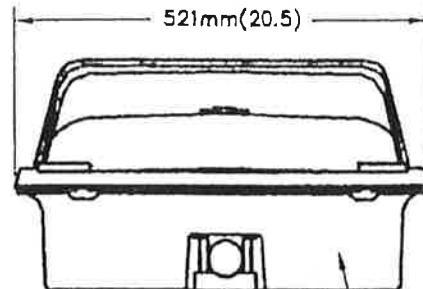
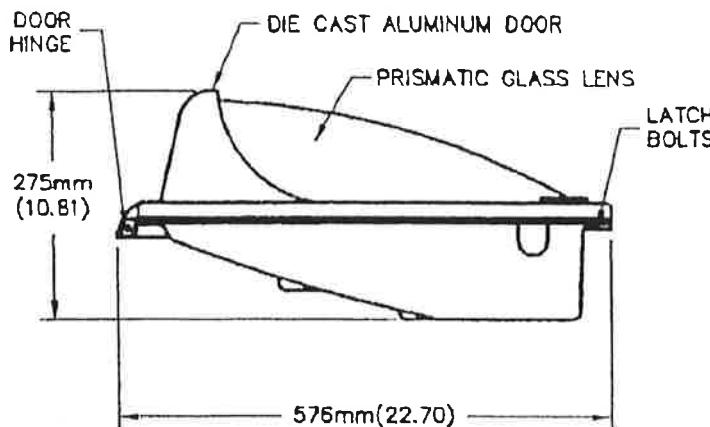
SPECIFICATION SHEETS

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
<input checked="" type="checkbox"/>		37171	PANL100MV00XX	Lamp = 100W CLEAR MERCURY Dist: VUE
<input checked="" type="checkbox"/>		37172	PANL100MV00XX	Lamp = 100W DELUXE MERCURY Dist: PANEL-VUE
<input checked="" type="checkbox"/>		37173	PANL15AHP00XX	Lamp = 150W CLEAR HPS Dist: Desc:
<input checked="" type="checkbox"/>		37157	PANL175MH00XX	Lamp = 175W CLEAR MH Dist: Desc:

PANEL-VUE® SERIES LUMINAIRE



ADJUSTABLE PIPE CLAMP FOR
DN32 (1.25) RIGID CONDUIT
FOR FIXTURE SUPPORT AND
SUPPLY LEAD WIRE ENTRY

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



An Acuity Brands Company

©2002 ACUITY LIGHTING GROUP INC. 214 OAKWOOD AVE., NEWARK, OH 43055

ORDER NO: _____
TYPE: _____

DRAWING NO. FM-1805
CAD MODEL PANLD.DWG
DATE 3/19/07

Sheet 1 of 1



LEADER IN LIGHTING SOLUTIONS



10.6" X 36" 400 Watt Panel Vue

North Elevation

NOTES

1. Spill zones are approx. 5 ft above and to the side. Light levels drop off fast and are minimized at 15 ft. above the board

Slide zone is almost nothing past 10ft to the side of the board

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
above the board	-	7.8 fc	15.5 fc	3.0 fc	5.2:1
Calc Zone #1	-	59.3 fc	88.3 fc	20.3 fc	4.7:1
Side zone	†	5.5 fc	18.3 fc	0.0 fc	N/A
					N/A

STATISTICS

Dresden

above the bo-

四

#200c

Side zone

Designer
T. Gunwald
Date
Feb 7 2008
Scale

1 of 1

5861 S Carson St / North face view





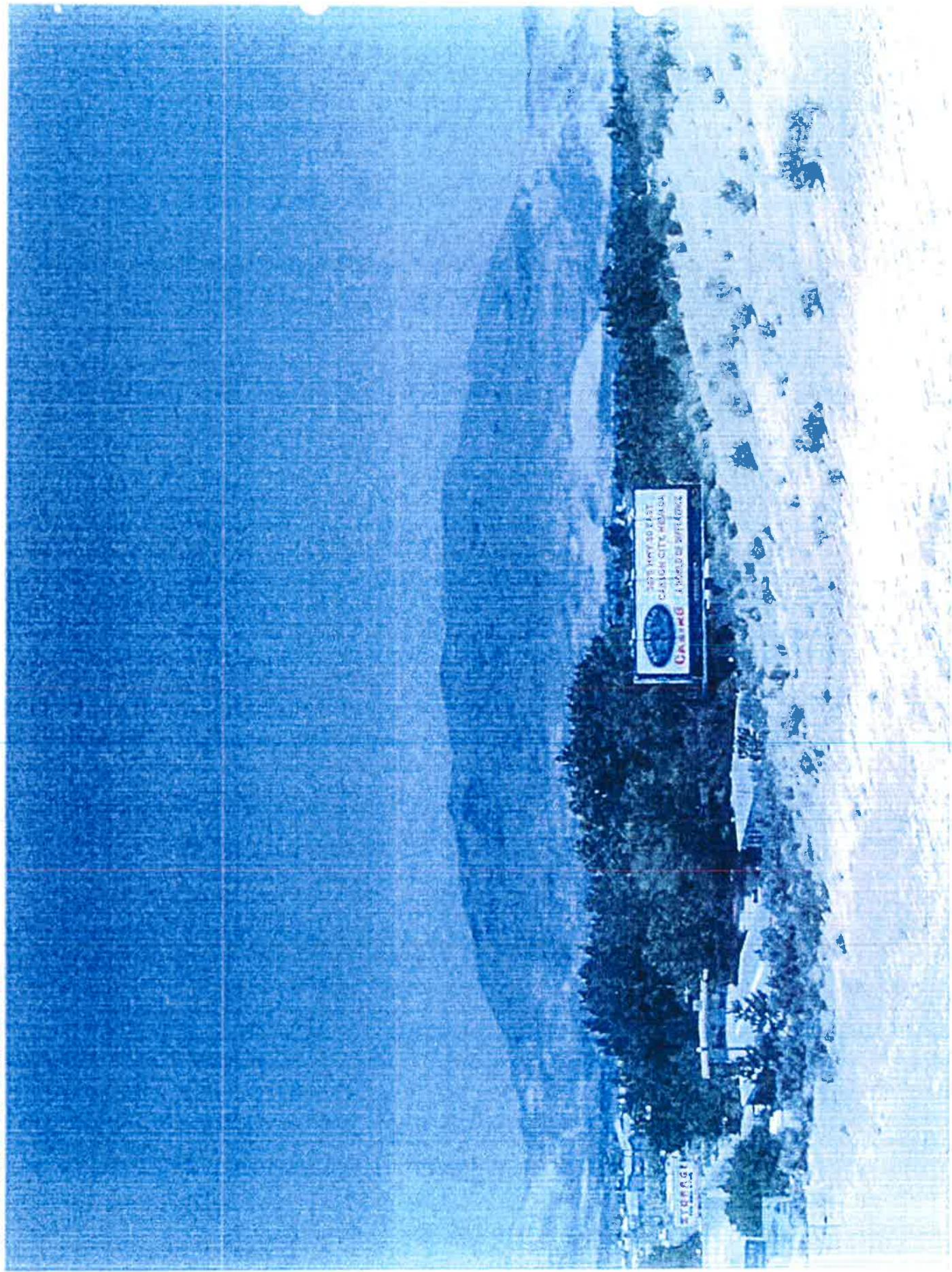
5861 S Carson St. / North face view

Google earth

© 2014 Google
© 2014 Google



5861 S Carson St. / South face view

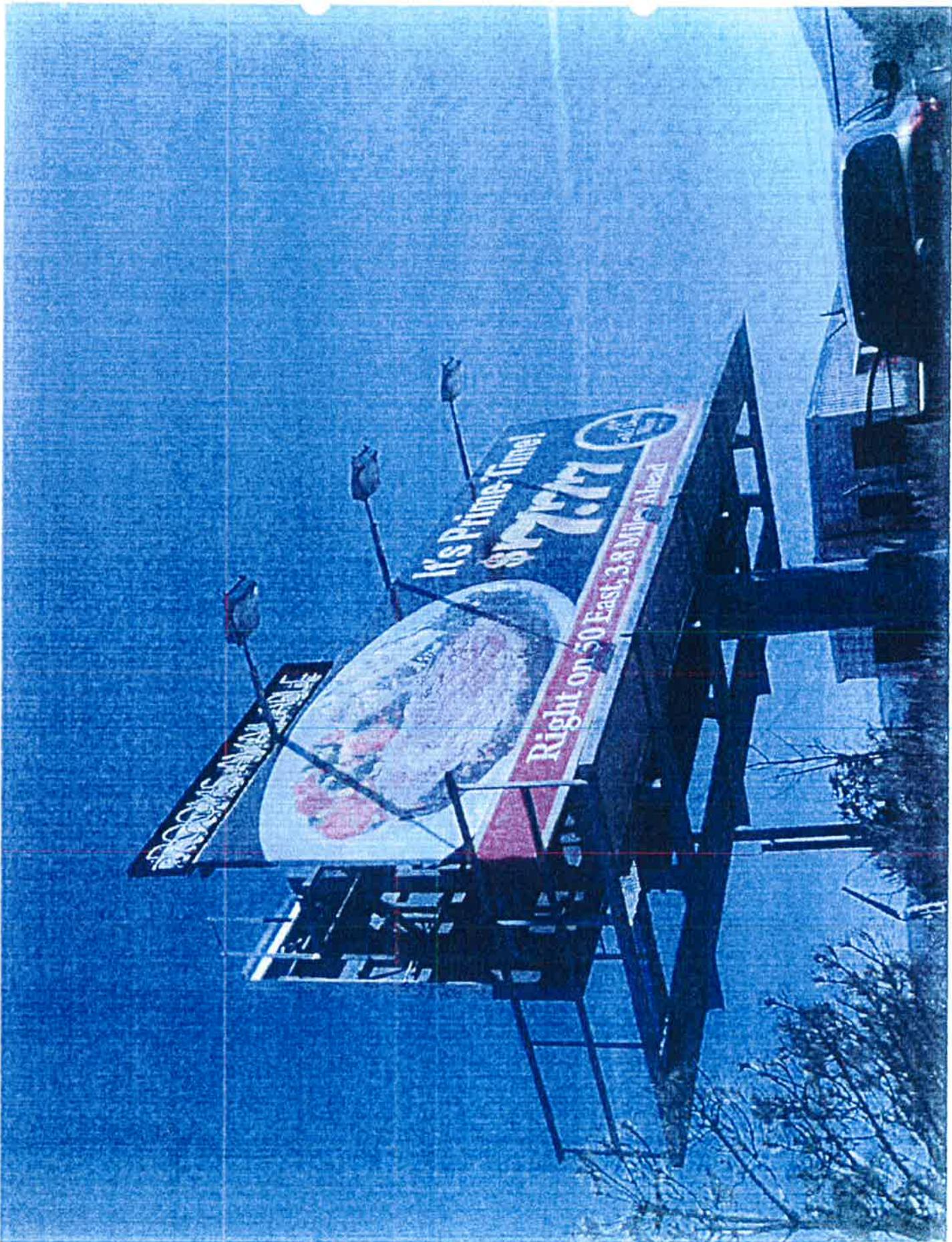


Google Earth

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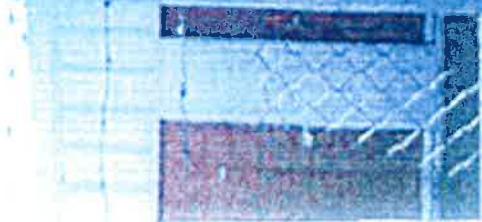
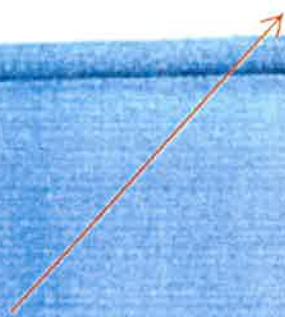
5861 S Carson St / Side view





5861 S Carson St. / Side view

Electrical Panel





NDOT permit tag .
See attached copy of
approved NDOT permit 4941