

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 30, 2016

FILE NO: SUP-16-013

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

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

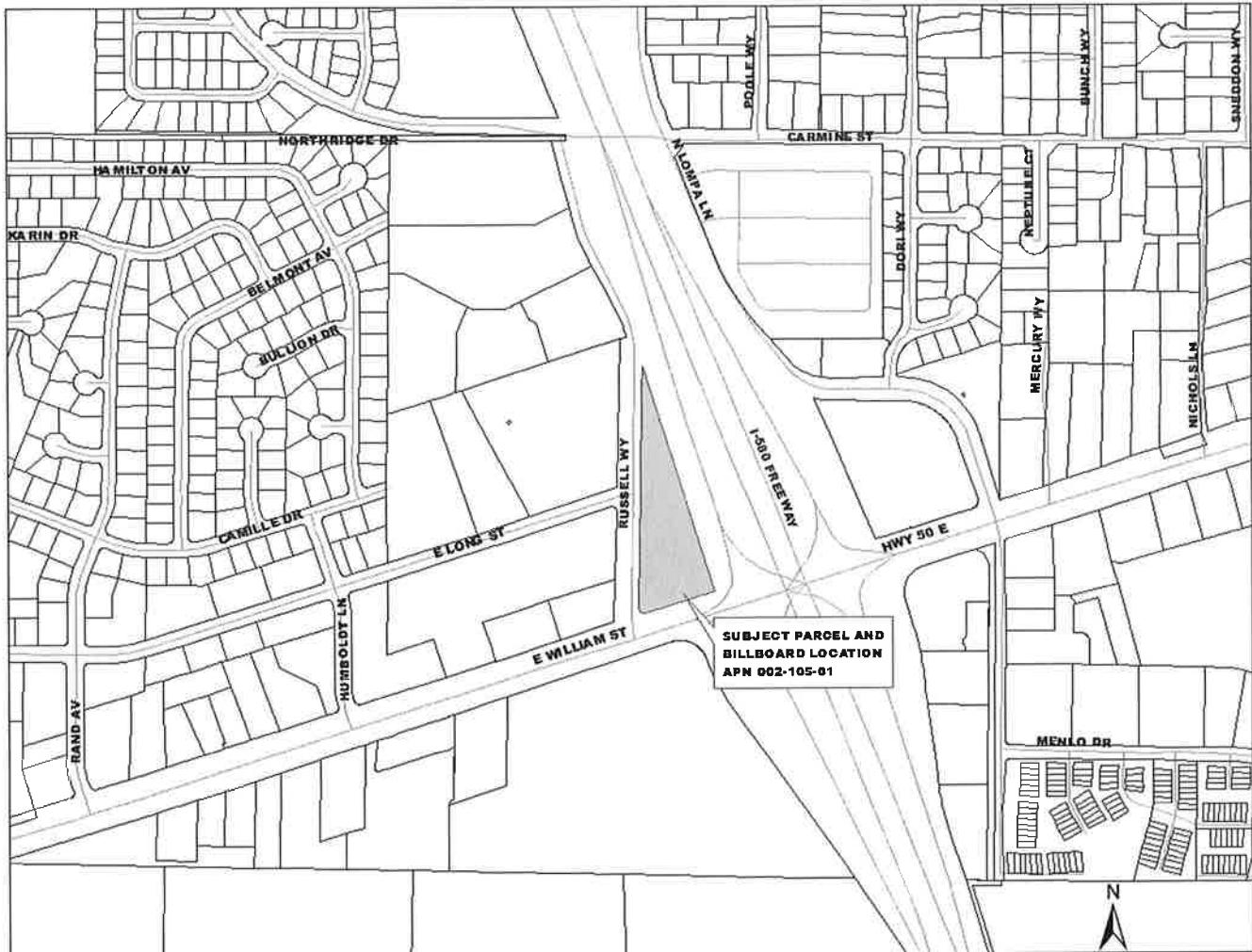
OWNER: State of Nevada, Department of Transportation

APPLICANT: Outfront Media

ADDRESS: 2400 Highway 50 East

APN: 002-105-01

**RECOMMENDED MOTION: "I move to approve SUP-16-013, a Special Use Permit request from Outfront Media (Owner: State of Nevada, Department of Transportation) to allow the continued use of an existing off-premises advertising (billboard) sign, on property zoned General Commercial, located at 2400 Highway 50 East, Assessor's Parcel Number 002-105-01 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 consideration.

### **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 monopole design, 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 March 2021, 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: Public right-of-way area I-580 Freeway

SOUTH: General Commercial (GC)/Hwy 50 East, then Gold Dust West Casino parking area

EAST: Public right-of-way area I-580 Freeway, then General Commercial (GC)/Vacant land

WEST: General Commercial (GC)/Shopping Center

## **ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone AH, 100-year flood plain per FEMA Firm Number 320001-0094E

ELEVATION: Approximately 4,640 feet

SLOPE/DRAINAGE: The site is relatively level and generally drains to the south

SOILS: Number 50-Orizaba loam, saline-alkali

SEISMIC ZONE: I Severe shaking potential; earthquake fault within 500 feet of the site

## **PREVIOUS REVIEWS:**

1. April 26, 2006, the Planning Commission approved SUP-05-265, a request to place a new billboard at this location.
2. March 30, 2011, the Planning Commission approved SUP-11-012, a new application request to either construct a billboard at this location within five years or submit a new application for a billboard.

## **SITE DEVELOPMENT INFORMATION:**

PARCEL AREA: 2.34 acres

EXISTING PRIMARY USE: Vacant land, billboard

HEIGHT: Approximately 28 feet overall above the existing grade.

AREA: 10 feet by 40 feet or 400 square feet.

SETBACKS (to the sign pole): 392 feet from the north property line; 5 feet from the south property line; 90 feet from the freeway right-of-way property line on the east; 160 feet from the west property line

NUMBER OF FACES: Two

LIGHTING: The billboard has existing acceptable lighting.

PARKING: None

LANDSCAPING: None

## **DISCUSSION:**

The subject parcel is located on the north side of Highway 50 East. The parcel is presently vacant, with only a fence surrounding the property and the billboard on the site. The billboard is located at the southernmost portion of the property. The original request for placement of a billboard at this location was processed ten years ago, but the billboard was not constructed until 2009. A review of the billboard was required in 2011, five years after the original approval. This is the second review of the billboard at this location, although the billboard has only been located on the site for seven years. The next review date will be five years from the date of the approval of this Special Use Permit review.

The billboard is located parallel to Russell Way and the I-580 Freeway at an off-ramp, and is located midway between these two points. It was placed perpendicular to Highway 50 East, approximately five feet north of the southern property line, at a point directly north of the overhead freeway directional signage on Highway 50. This is a commercial location, with General Commercial zoning surrounding the billboard area. It is noted there is an area of residential zoning near the northwest portion of the parcel triangle. The distance from the billboard to this residential zoning is more than 425 feet. No known complaints or concerns have been received regarding the location or existence of the billboard since its construction.

The following is a review of the billboard with regard to the specific guidelines of Development Standards Division 4.8.3:

### DEVELOPMENT STANDARDS DIVISION 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 is scheduled to expire on March 30, 2016. The applicant has submitted an application for review with adequate time to be reviewed prior to the expiration date.
- 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 property is addressed as 2400 Highway 50 East, and is located adjacent to Highway 50 between Lyon County and Carson Street. The location is compliant.
- 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 28 feet above base ground and existing grade. This is an existing billboard and 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 located on a parcel zoned General Commercial (GC). 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 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, in that it is over 400 feet to the nearest residential zoning. 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 on March 11, 2016 to 35 adjacent property owners, as well as 88 residents of a mobile home park, a total of 123 notices, to those within 915 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 or mobile home park resident 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 March 30, 2016, depending on their submittal date to the Planning Division.

**CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received from City departments:

**Building Division:** No concerns

**Fire Department:** No concerns

**Engineering Division:** No concerns

**Health Department:** No concerns

**Environmental Control:** No concerns

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project. The extension of time will be for five years from the original approval date, to March 31, 2021.

***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, encouraging employment opportunities, a diverse choice of housing, recreational opportunities and retail services and Chapter 5: Economic Vitality, promoting expansion of retail service base.

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. The sign is well maintained and is clean and free of graffiti or other visual disturbance. No water is used at this site.

Goal 3.2.b. Dark Skies

The applicant states the billboard uses downward, not outward or upward lighting, in compliance with Dark Sky Association guidelines, with AdTech EcoSeries light fixtures for downward, not outward or upward lighting. No lighting which is detrimental to the neighborhood or off-site is created by this billboard.

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

The billboard promotes economic vitality by promoting Carson City businesses, products and services along the Carson City corridor as tourists and travelers drive into or from Carson City. The advertising

copy on the billboard is for Carson City businesses. The applicant states that as result of pending completion of the I-580 Freeway, traffic in the downtown area of Carson City will be lessened, and advertising on the east side of Carson City will support and provide the needed identification and directional information for cultural, historical and recreational activities and commercial establishments in the Carson City trading area.

**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 which is already located within an area zoned for commercial activity, with traffic passing directly south of the billboard while traveling east and west on Highway 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 has had little or no detrimental effect on vehicular or pedestrian traffic. No additional 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 has been at the present location for seven years. It is located in an area that has been developed with commercial uses, with no adverse effects noted to neighboring properties. The continued use of the sign is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

- Site Photos
- Building comments
- Fire comments
- Engineering comments
- Health Department comments
- Environmental Control comments
- Application SUP-16-013

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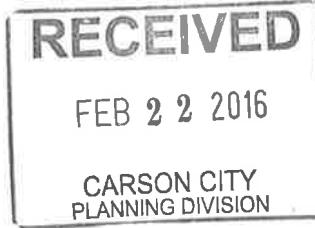
Call (775) 400-2577

918577

OUTFRONT







February 22, 2016

SUP-16-013

No Comments.

**Shawn Keating CBO**

"There's no use talking about the problem unless you talk about the solution"

**Building Official**

**Carson City Community Development Department**

Web page <http://www.carson.org/index.aspx?page=172>

[skeating@carson.org](mailto:skeating@carson.org)

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623

RECEIVED

MAR 03 2016

CARSON CITY  
PLANNING DIVISION

March 3, 2016

SUP-16-013

Fire has no comment on SUP 16-013

**Dave Ruben**  
Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

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

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FEB 26 2016

CARSON CITY  
PLANNING DIVISION

**Engineering Division  
Planning Commission Report  
File Number SUP 16-013**

**TO:** Planning Commission

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

**DATE:** February 26, 2016      **MEETING DATE:** March 30, 2016

**SUBJECT TITLE:**

Action to consider the renewal of a special use permit for an existing billboard at 2400 E William St, apn 02-105-01.

**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.

SUP 16-013 billboard renewal at 2400 E William St apn 02-105-01



March 14, 2016

**SUP-16-013**

Carson City Health and Human Services has no concerns with the project as submitted.

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

[dboothe@carson.org](mailto:dboothe@carson.org)

RECEIVED

FEB 26 2016

CARSON CITY  
PLANNING DIVISION

February 26, 2016

Major Project Review Committee

Re: # SUP – 16-013

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 16-013 @ 2400 East William request:

1. ECA has no requirements for this project.

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

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

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

**FILE # SUP – 16 - = SUP - 16 - 013**

**APPLICANT** **PHONE #**  
**Outfront Media LLC** **916-596-0915**

**MAILING ADDRESS, CITY, STATE, ZIP**  
**8174 Berry Ave., Sacramento, CA 95828**

**EMAIL ADDRESS**  
**kevin.johnson@outfrontmedia.com**

**PROPERTY OWNER** **PHONE #**  
**State of Nevada, NevadaDOT** **775-888-7480**

**MAILING ADDRESS, CITY, STATE, ZIP**  
**1263 S. Stewart St., Carson City, NV 89712**

**EMAIL ADDRESS**  
**N/A; NDOT Right-of-Way Division**

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
**Kevin Johnson** **209-482-7305**

**MAILING ADDRESS, CITY STATE, ZIP**  
**8174 Berry Ave., Sacramento, CA 95828**

**EMAIL ADDRESS**  
**kevin.johnson@outfrontmedia.com**

**Project's Assessor Parcel Number(s):** **Street Address** **ZIP Code**  
**002-105-01** **2400 East Williams St., Carson City, NV 89701**

<b>Project's Master Plan Designation</b>	<b>Project's Current Zoning</b>	<b>Nearest Major Cross Street(s)</b>
<b>Mixed-Use Commercial</b>	<b>General Commercial</b>	<b>I-580 Freeway</b>

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.16, or Development Standards, Division 4, Section 4.18, a request to allow as a conditional use is as follows:

Renewal of an existing off-premise billboard structure with two advertising faces.

**PROPERTY OWNER'S AFFIDAVIT** (by Deputy Chief R/W Agent)

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

Signature Louis R. Dietrich Address 1263 S. Stewart St., Carson City, NV 89712 Date 2/17/16

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

STATE OF NEVADA )  
 COUNTY )

On February 17th, 2016, Louis R. Dietrich, 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.

Signature Alice G. Coffman 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.

**FOR OFFICE USE ONLY:**

CCMC 18.02

**RECEIVED**

**FEB 18 2016**

**SPECIAL USE PERMIT**

**CARSON CITY  
PLANNING DIVISION**

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

**+ noticing fee**

**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)
- CD containing application digital data (to be submitted once the application is deemed complete by staff)

**Application Reviewed and Received By:**

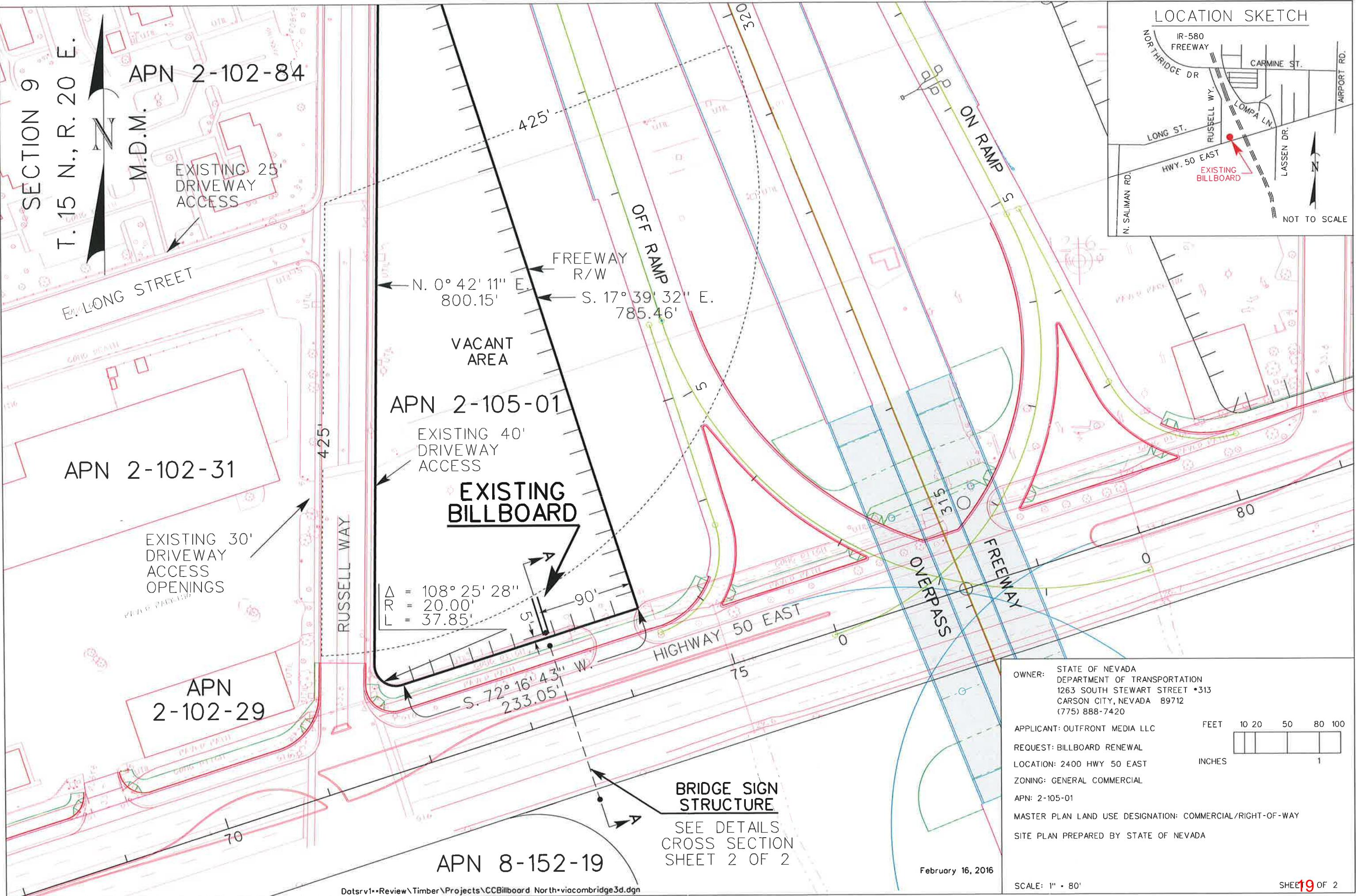
**Submittal Deadline:** See attached PC application submittal schedule.

**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.

## Project Description

This Special Permit Application is for an existing 10-by-40 foot (400 square feet) off-premises sign, 28 feet in height above the adjacent street elevation. The subject parcel is located on the north side of Highway 50 East at its intersection with, and east of, Russell Way, Assessor's Parcel Number 002-105-01. The site is zoned General Commercial (GC) and is vacant land. The sign is built on the south side of the parcel, with the support pole approximately 90 feet west of the NDOT designated freeway right-of-way line (parcel's east property line) and approximately 5 feet north of the property line fronting Highway 50 East. The existing sign is double faced and the faces are parallel to each other. All surrounding uses are currently commercial in nature.

Attached are the specifications for the billboard lighting fixture, approval of the lighting by the International Dark-Sky Association. Also attached is a color sample, PMS 4685, for the support pole.



N L

OUT FRONT MED  
6174 BERRY AVE  
SACRAMENTO CA  
95828  
916-596-0915  
209-482-7305  
KEVIN JOHNSON  
CONTRACTOR CO.  
KEVIN JOHNSON  
SAME AS ABOVE  
TITLE:  
REPRESENTATIVE  
PROPERTY OWNER  
STATE OF NV  
1263 S. STEWAR-  
CARMON CITY NV  
775-888-7420  
LOC ADDRESS  
2400 Hwy 50 EAS  
C.C. NV.

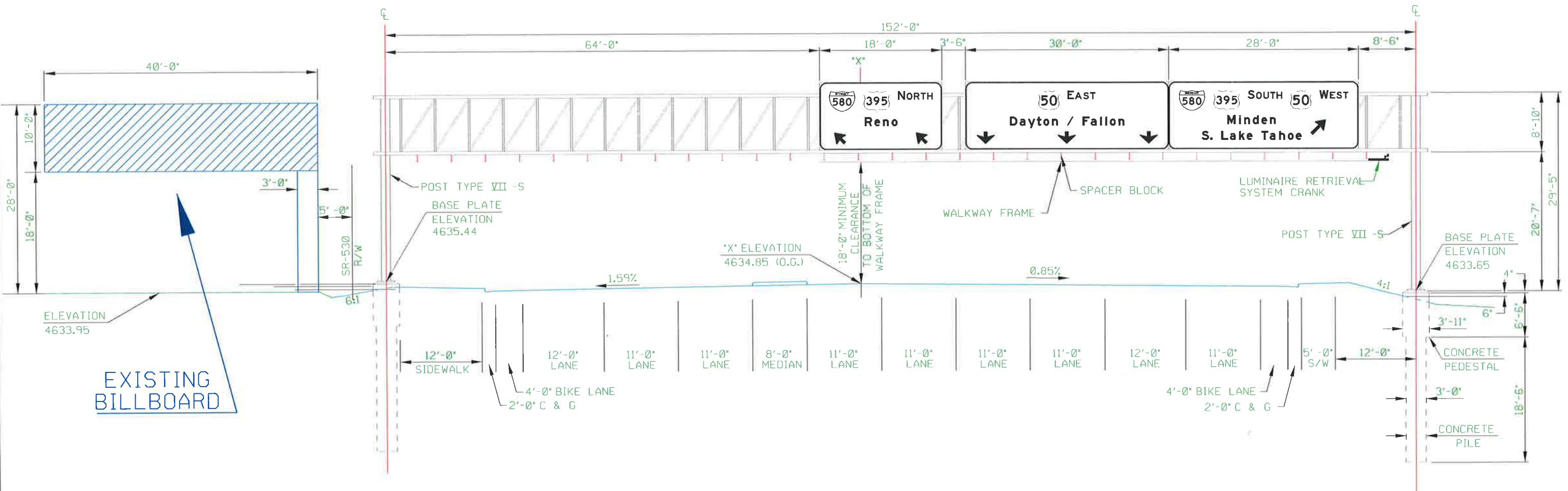
US 395 FREEWAY  
APN 8-161-29  
NORTH BOUND  
SOUTH BOUND  
OVER PASS

APPROX 300' UNDER  
GROUND LINE INSTALLED  
CBS SIGN  
2ND POWER POLE  
MAIN LINE POLE  
RUSSELL WAY  
APN 2-102-28  
G.C.

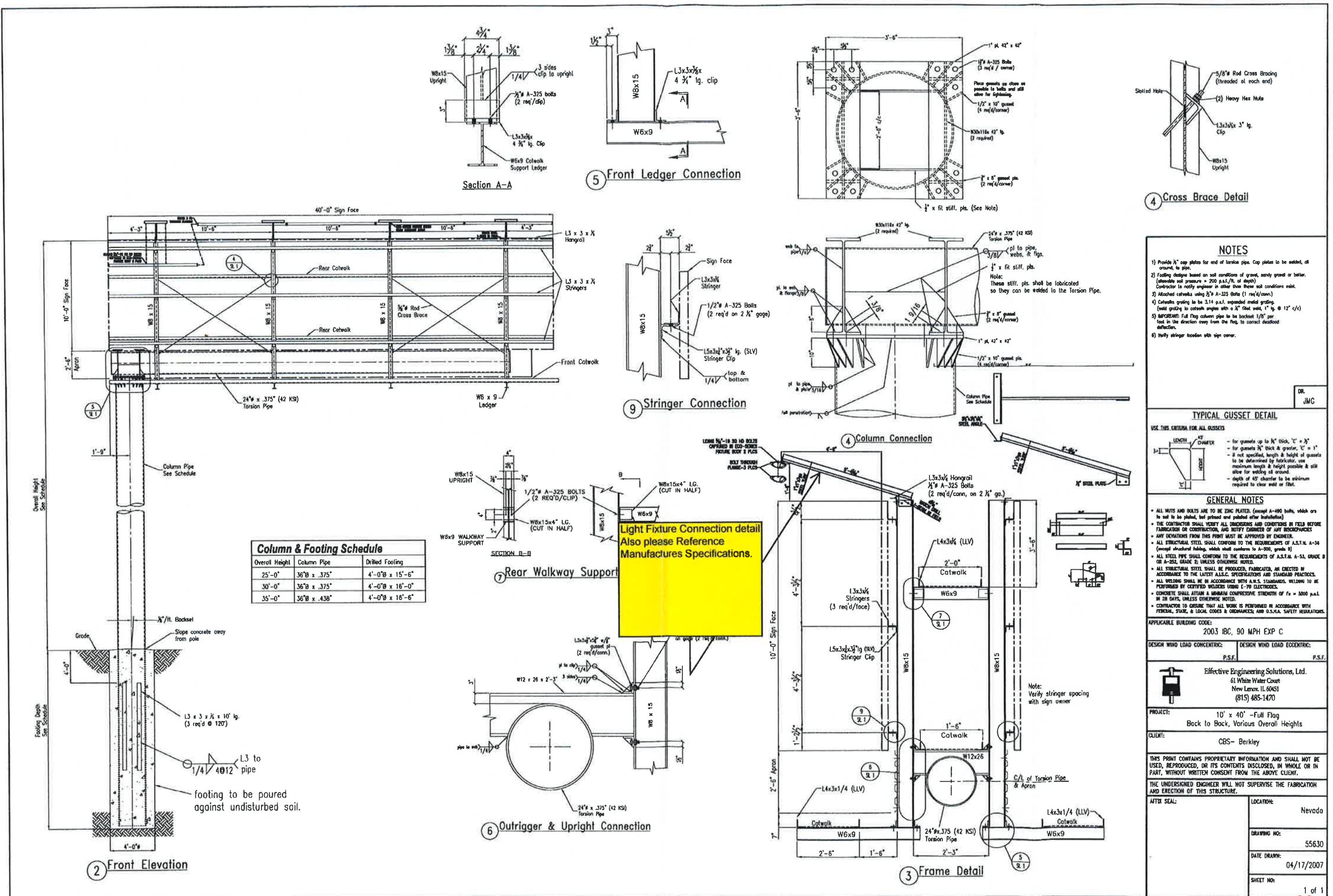
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WEST BOUND US Hwy 50

## CROSS SECTION A-A



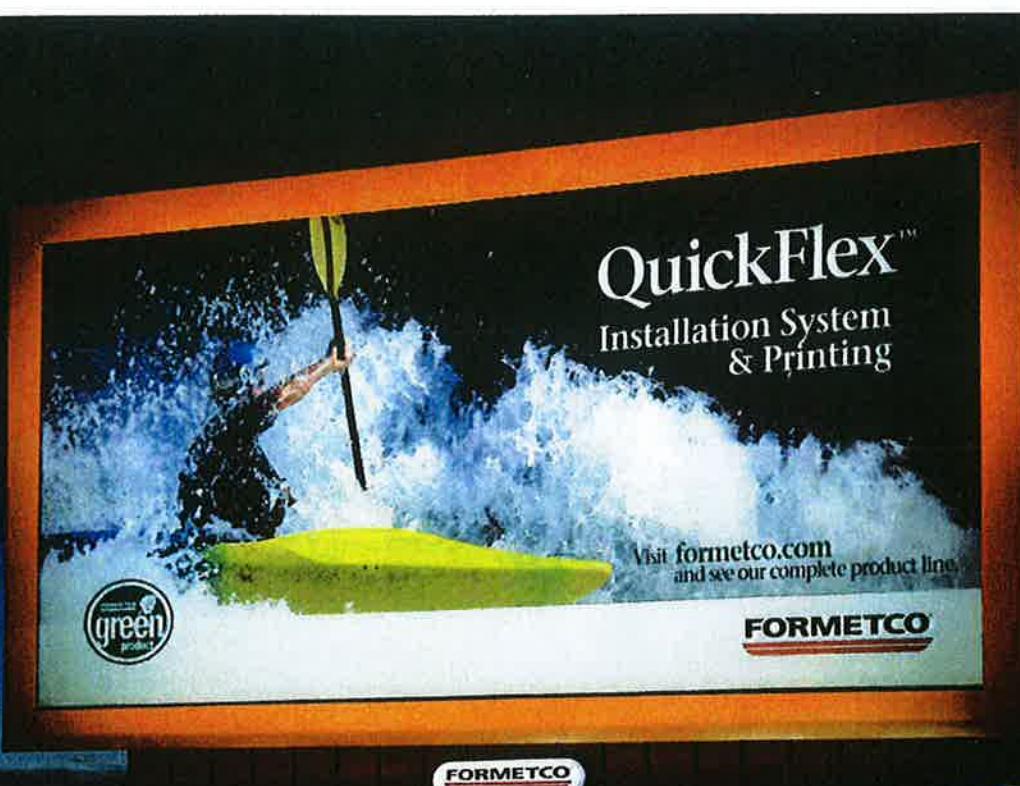
150'-0" BRIDGE SIGN STRUCTURE  
6 LIGHT FIXTURES (LUMINAIRE RETRIEVAL SYSTEM)



## ATTACHMENT 3

**FORMETCO**

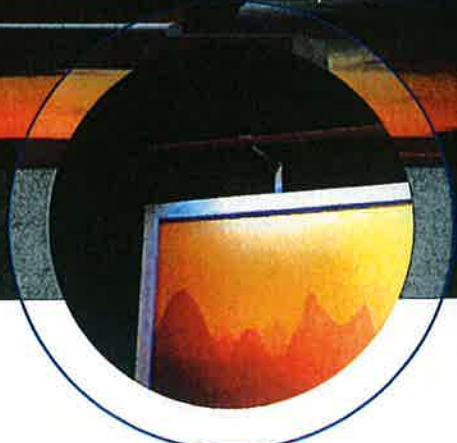
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- LED lights provide long life and minimal maintenance



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green

Assembly Instructions

## LED Billboard Lighting Fixture Mounting Instructions

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# AdTech® ECO Series™ LED Fixtures

## ATTENTION!

**CAUTION:** Safety practices must be followed to ensure that workers are not injured during the handling and installation of the billboard lighting fixtures. Ad-Tech International, Inc. assumes no liability for the handling and installation of the fixture as well as the engineering design of the support system unless provided by Ad-Tech International, Inc.

**Note:** This billboard lighting fixture comes assembled with end caps installed. Do not remove these end caps for installation of the fixture. Wiring has been installed to allow making electrical connections without removing the end caps.

*Note: Drilling holes in any part of the fixture could allow water to enter the electronic area and will void any warranty.*

*Caution: Turn off and lock all power to the electrical distribution panel that the fixtures will be connected to during the installation.*

**Scope:** Outlined procedures are to aid in the installation of the Ad-Tech Billboard Lighting Fixture. Skilled tradespersons familiar with the general construction, electrical hookup and installation of exterior lighting products for billboard lighting should install the product.

The installation and hookup should be accomplished in accordance with the appropriate municipal, state and national codes.

Properly licensed electricians and installers should provide the mounting and installation of the primary input of the fixture(s).

This document is not intended to provide safety instruction for installing this fixture and is not intended to construe warranty or fitness of use of the fixture(s).



# AdTech® ECO Series™ LED Fixtures

AdTech® ECO Series 4' LED Billboard Lighting Fixture  
FIXADTECHECOSERIES4\_\*

AdTech® ECO Series 6' LED Billboard Lighting Fixture  
FIXADTECHECOSERIES6\_\*

AdTech® ECO Series 8' LED Billboard Lighting Fixture  
FIXADTECHECOSERIES8\_\*

*Note: \* use "G" for gray or "C" for brown*



# AdTech® ECO Series™ LED Fixtures

## Fixture Parts

Included with each fixture

### ADTECHECOSERIES4\_\*

1 each 4' Billboard light fixture - pre-wired  
1 each End Plate - with 1/2" conduit hole  
2 each End Plates - without holes  
2 each 5/16" - 18 x 1 1/4" square head mounting bolts with Nyloc stainless steel locking nuts for mounting  
8 each PlasTite stainless steel screws for End Plates  
3 each End cap stainless steel connection bolts 1/4" - 20 x 1" with stainless steel hex head nuts  
1 each Gasket (Black) to be used if connecting fixtures together.

### ADTECHECOSERIES6\_\*

1 each 4' Billboard light fixture - pre-wired  
1 each End Plate - with 1/2" conduit hole  
2 each End Plates - without holes  
3 each 5/16" - 18 x 1 1/4" square head mounting bolts with Nyloc stainless steel locking nuts for mounting  
8 each PlasTite stainless steel screws for End Plates  
3 each End cap stainless steel connection bolts 1/4" - 20 x 1" with stainless steel hex head nuts  
1 each Gasket (Black) to be used if connecting fixtures together.

### ADTECHECOSERIES8\_\*

1 each 4' Billboard light fixture - pre-wired  
1 each End Plate - with 1/2" conduit hole  
2 each End Plates - without holes  
4 each 5/16" - 18 x 1 1/4" square head mounting bolts with Nyloc stainless steel locking nuts for mounting  
8 each PlasTite stainless steel screws for End Plates  
3 each End cap stainless steel connection bolts 1/4" - 20 x 1" with stainless steel hex head nuts  
1 each Gasket (Black) to be used if connecting fixtures together.

# Earth Tone PMS Color samples



**PMS 155**



**PMS 468**



**PMS 4685**



State of Nevada  
Department of Transportation  
Relocation of pre-existing facilities  
Hwy 395 by-pass project

## **Special Use Permit Application Questionnaire**

### **Assessor Parcel Number 002-105-01**

#### **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:

#### **Land Use**

*Goal 1 – "Advocate land use patterns which create vitality, diversity and compatibility."*

*Policy 1.5 – "Promote greater cooperation between the City, State and Federal governments, and Washoe Tribe in order to achieve harmony in public private land use policies."*

Response: The State of Nevada – Department of Transportation – submits this application associated with the Highway 395 by-pass project. This application is a renewal of a permit for a billboard that was relocated by the Department in connection with the relocation/condemnation of a business on the old 395 alignment. This project is completely compatible with the surrounding heavy retail commercial activities.

#### **Population**

*Goal 3 – "Enhance the quality of life for Carson City residents."*

*Policy 3.1 – "Provide well planned and implemented infrastructure to support the population growth with the City's water resources, sewer capacity, schools, roadways, emergency services, and other public facilities and services."*

Response: This project provides a positive example of City, State and private enterprise working together to further its goals. The Hwy 395 by-pass project is of great benefit to the people of Carson City. However, it is anticipated that the 395 by-pass will result in a substantial drop in traffic through the downtown business corridor. This project supports and will provide the needed identification and directional information for cultural, historical and recreational activities and commercial establishments the Carson City trading area.

#### **Economic Development**

*Goal 4 – "Ensure balanced development to maintain a sound local economy."*

*Policy 4.2 – "Maintain and improve the industrial, commercial, and residential diversification of the local economy."*

Response: The Hwy 395 by-pass project will affect the many local businesses and amenities located along the old 395 alignment. This project ensures that information will continue to be available to the motoring public on the location and type businesses and attractions available to

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them in Carson City. This information plays an important role maintaining a healthy local economy.

## **Public Facilities and Services**

*Goal 7 – “Plan for the development of, and implement adequate community facilities and services.”*

*Policy 7.1 – “Coordinate with providers to plan and provide facilities and services to Carson City.”*

Response: This application furthers the considerable work and coordination that the City of Carson City, and the State of Nevada – Department of Transportation has/have completed in connection with the Hwy 395 by-pass project.

*Policy 7.2 – “Provide adequate public safety, sewer, water and roadway facilities to serve the adopted levels of service in Chapter VI – Service Area.”*

Response: This project helps insure that vital information is available to the commuting/traveling public such as the many services, amenities, cultural and recreational activities found through the Carson City area.

## **Streets and Highways**

*Goal 9 – “Adopt plans for and develop adequate streets and highways for proper circulation within Carson City.”*

*Policy 9.1 – “Coordinate the development of transportation facilities and land use planning”.*

Response: As noted above – This application furthers the considerable work and coordination that the City of Carson City and the Department of Transportation has achieved in connection with the Hwy 395 by-pass project. The coordination evident in this project provides a positive example of City, State and private enterprise working together to further its goals.

*Policy 9.4 – “Revise all proposed development within 500’ of the adopted NDOT 395 by-pass to assure compatibility and compliance with the Streets and Highways Element.”*

Response: This project is located on State of Nevada – Department of Transportation property located adjacent to the US 50 East and Highway 395 by-pass. The project meets all Federal and State standards applicable to this type of use and development on State property.

## **Question 2:**

*“Will the effect of the proposed development be detrimental to the immediate vicinity, to the general neighborhood?”*

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Explanation:

*Question A – “Describe the general types of land uses and zoning designations adjoining your property (for example: north: two houses, Single-Family 12,000 zoning; east: restaurant, Retail Commercial zoning; west: underdeveloped lot, Retail Commercial zoning; south: apartment complex, Retail Commercial zoning).”*

Answer – ~~10~~ – The property adjacent to both US 50 East and Hwy 395. Immediately to the north/east is State right-of-way. To the east is State right-of-way across which is heavy retail commercial nearly 700' away. To the south is the Pinon Plaza Hotel Casino. To the west is heavy retail commercial. **See Attachment 2.**

*Question 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.”*

Answer – The project is a simple sign display that is well sited and is consistent with commercial nature of the property and surrounding area. The project has not created any noise, dust, odors, vibration, fumes or glare.

*Question C – “Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.”*

Answer – Once again the project is well sited and consistent with the commercial nature of the property and surrounding area. The project will not be detrimental or inconsistent with the use, enjoyment, or development of surrounding areas and the general neighborhood.

*Question D – “Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.”*

Answer – The impact of this project will be negligible. There is no pedestrian impact to consider. Furthermore, the project will not generate any additional traffic flow in the area. There will be not need to any additional walkways or traffic lights, etc.

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*Question E – “Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.”*

Answer – This project is an excellent example of City, State and the private business sector working together. It is universally recognized that the Hwy 395 by-pass project is a great benefit to the people of Carson City. The maintenance of the display covered by this use permit application is resulting in a tremendous savings of State and local taxpayer dollars. Furthermore, this project provides a positive example of City, State and private enterprise working together to further its goals. Additionally, the Hwy 395 by-pass project will affect the many local businesses and amenities located along the old 395 alignment due to the anticipated drop in traffic through that existing business corridor. This project ensures that information will be available to the motoring public on the many local businesses and attractions available to them in Carson City. This information plays an important role maintaining a healthy local economy.

### **Question 3:**

*“Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?”*

Explanation:

*Question A – “How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff’s Office?”*

Answer – This project will not affect the school district or Sheriff’s office.

*Question B – “If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Development Engineering for the required information.”*

Answer – This project will not result in the covering of land or create any drainage issues.

*Question C – “Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to the Utilities Department for the required information.”*

Answer – This project requires no water resources.

*Question 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? Please contact the Utilities Department for the required information.”*

Answer – This project requires no sewage resources.

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**Question E – “What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Development Engineering or Regional Transportation regarding road improvements?”**

Answer – This project requires no road improvements.

**Question F – “Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Development Engineering, Regional Transportation, title report, other sources).”**

Answer – State of Nevada – Department of Transportation – engineering, planning, and construction services.

**Question G – “If outdoor lighting is to be part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.”**

Answer – Existing lighting features shielded and directional fixtures. See attached plans for additional information. **See Attachment 3.**

**Question H – Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with the City ordinance requirements.”**

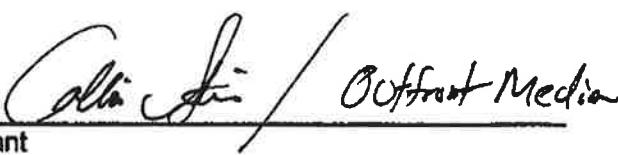
Answer – This project contemplates no landscaping.

**Question I – “Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot; and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.”**

Answer – This project will generate no vehicular traffic. No parking is required.

**Acknowledgment of Applicant**

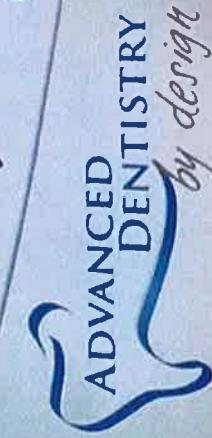
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's/Boar of Supervisor'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  
2/17/16

Collin Smith  
Director of Real Estate  
Western Region

LET US TAKE  
*Great CARE*  
OF YOU!

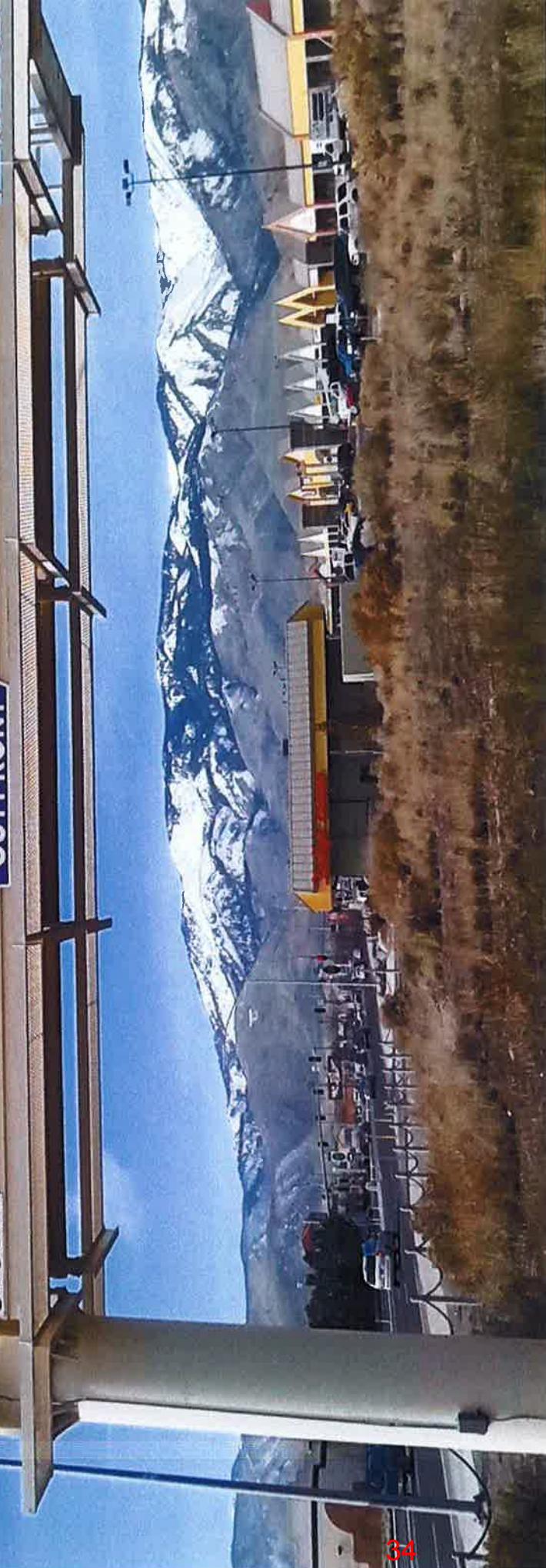


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**DISTRICT II**  
**HIGHWAY BEAUTIFICATION ACT**  
**OUTDOOR BILLBOARDS / SIGNS**



MILEPOST: US-50-CC-12.40W LOCATION INFO: JUST WEST OF US-395  
PERMIT NO.: 4658 LAND USE CODE: 3 POST MATERIAL: WOOD METAL X  
FACE: HEIGHT 10' WIDTH 40' ILLUMINATED? YES X NO         
SINGLE SIDE        DOUBLE SIDE X "V" SIGN        CHANGEABLE? YES X NO         
SIGN OWNER: CBS OUTDOOR, INC. TAX ID #: 86-0736400 PHONE: (510) 527-3350  
MAILING ADDRESS: 1695 EASTSHORE HWY BERKELEY, CALIFORNIA 97410  
PROPERTY OWNER: NEVADA DEPARTMENT OF TRANSPORTATION  
MAILING ADDRESS: 1263 SOUTH STEWART STREET CARSON CITY, NEVADA 89712  
APN # / LOCATION: 002-105-01 ZONING CODE: GC  
REMARKS: BUILT 11/20/12



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

## LICENSE RECEIPT

OUTFRONT MEDIA LLC  
2512 RIVER PLAZA DRIVE 1ST FL

SACRAMENTO CA 95833

License Number: 16-00031508  
Expiration Date: December 31, 2016  
Business Location: 2400 E WILLIAM 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**

OUTFRONT MEDIA LLC  
2512 RIVER PLAZA DRIVE 1ST FL  
SACRAMENTO CA 95833

License Number: 16-00031508  
License Expiration Date: December 31, 2016  
Date Issued: February 16, 2016

Business Location: 2400 E WILLIAM ST  
Nature of Business: BILLBOARD

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