

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 29, 2016

FILE NO: SUP-16-051

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To consider a request from agent Wood Rodgers (property owner Maverik, Inc.) for a Special Use Permit to allow a second freestanding sign that exceeds the permitted height and sign area on property zoned Limited Industrial (LI).

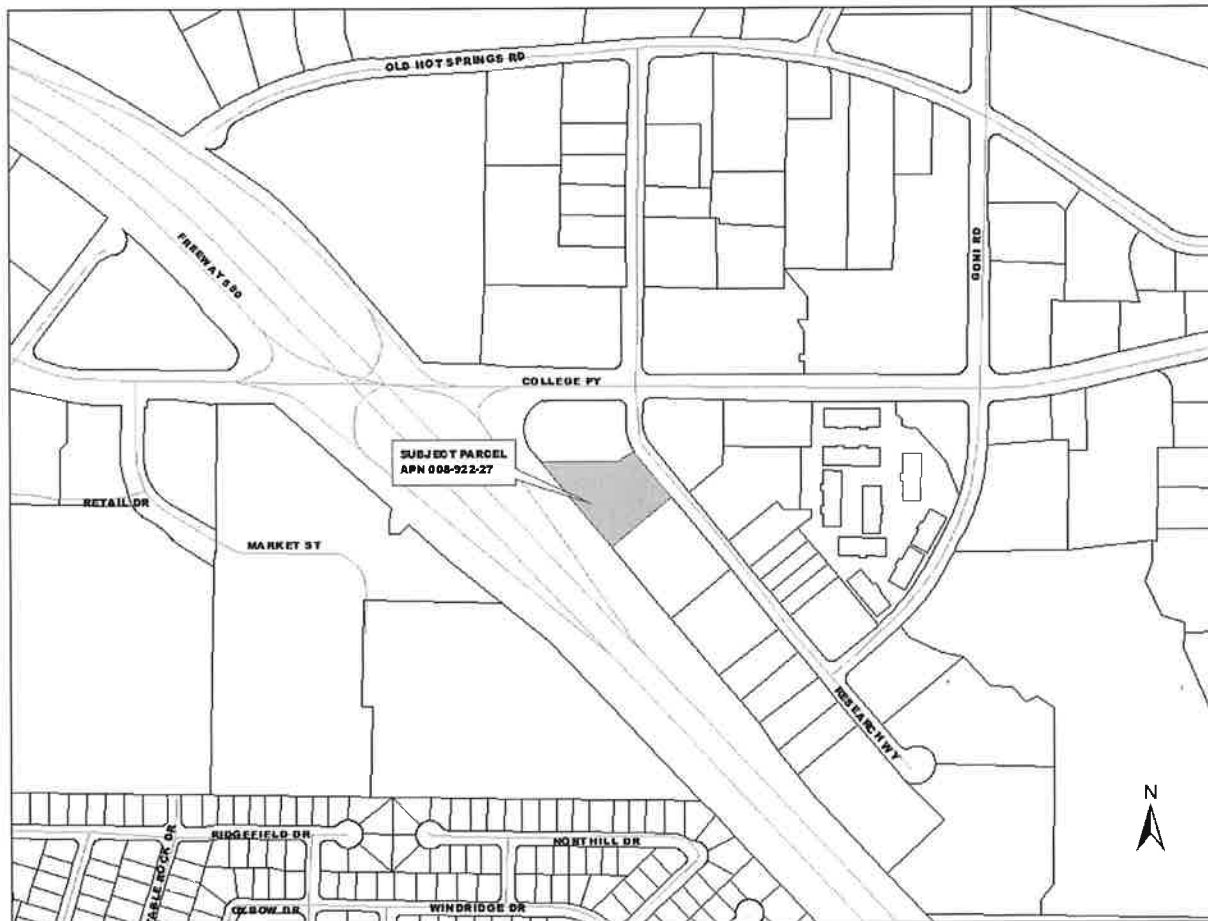
APPLICANT/AGENT: Wood Rodgers

OWNER: Maverik, Inc

LOCATION: 1450 College Parkway (3370 Research Way)

APN: 008-922-27

RECOMMENDED MOTION: “I move to approve SUP-16-051, a request from agent Wood Rodgers (property owner: Maverik, Inc) for a Special Use Permit to allow a second freestanding sign of 21 feet 4 ½ inches and a sign area of 107.5 square feet, which exceeds the permitted height and sign area on property zoned Limited Industrial, located at 1450 College Parkway/3370 Research Way, APN 008-922-27, 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 of 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.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
6. All repairs, replacements and alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Uniform Mechanical Code or Conservation Code, and Northern Nevada Amendments.
7. All contractors are required to carry State and local license.
8. The project must comply with the 2012 International Fire Code and adopted amendments.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.145 Limited Industrial (LI), CCMC Development Standards, Division 4 (Signage)

MASTER PLAN DESIGNATION: Industrial (I)

PRESENT ZONING: Limited Industrial (LI)

KEY ISSUES: Will the proposed additional freestanding sign be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Limited Industrial (LI)/same ownership Maverik Gas Station and Convenience Store

EAST: Limited Industrial (LI)/Bank

WEST: Freeway right-of-way then continuing west, Limited Industrial (LI)/Vacant

SOUTH: Limited Industrial (LI)/Vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (areas of minimal flooding)

EARTHQUAKE FAULT: Zone II, Moderate earthquake potential

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1.47 acres
EXISTING STRUCTURE SIZE: Vacant
EXISTING PARKING: none
SETBACKS: Front 30, Side 10, Rear 30
VARIANCES REQUESTED: None

PREVIOUS REVIEW:

MPR-15-048: May 29, 2015 a Major Project Review was held to discuss the proposed addition to an existing fueling station and convenience store of a weight scale, high flow diesel fueling stations, parking spaces, relocation of trash enclosure and landscaping. This proposed sign was not a part of the discussion or application.

DISCUSSION:

A Special Use Permit is required for the following reasons: per Development Standards Division 4 Signs, variations in size of signs may only be permitted by Special Use Permit.

In compliance with Development Standards Division 4.6.3, the number and size of freestanding signs for a business is limited. A shopping center or commercial use located on an arterial street (as defined by the Carson City Street and Highway Master Plan) such as College Parkway, which has two or more street frontages is allowed one additional freestanding monument type sign which does not exceed a maximum of six feet in height and a maximum of 36 square feet in sign area on the secondary frontage.

A sign is proposed in support of an expansion of the Maverik business to provide a weight scale and high flow diesel fueling station. The sign must be tall enough and large enough to be above the height of the truck load and to be seen by the truck driver as they approach the scale. The design of the sign must include adequate height to accommodate the height of the truck to travel underneath the sign, while the poles on the side of the sign provide guidance for the desired location to aim for the weight scale and to provide an accurate result. The preferred height and size of the sign is determined by an industry standard. The bottom clearance of the sign is proposed at 16 feet with a width pole to pole of 20 feet. The applicant states the design of the sign has been created by CAT Scale Company which has 1,400 scales nationwide.

Maverik has an existing freestanding sign on College Parkway which advertises the business and fuel prices. There is also signage on the existing building. The maximum signage allowed at this site is 329 square feet, based on the length of frontage of the building facing the two streets. The existing freestanding sign and building signage total 132.62 square feet, leaving 196.38 square feet available, but there are restrictions on the way this square footage may be used. Only 50% of the allowed signage may be placed on a single freestanding sign. Some sites are allowed to have a second freestanding sign, based on the location of a business at a major roadway. If a second sign is allowed, the size of the second sign is limited to 32 square feet of display area and a maximum height of six feet. The new sign at this site is proposed at 107.5 square feet. The height of the proposed sign is 21 feet 4 ½ inches (the limitation is six feet), and display area is proposed at 107.5 square feet (the limitation is 32 feet). The width is proposed at 20 feet.

A lot line adjustment was recently completed (LLA-15-173), which moved the property line farther to the south, and increased the size of this parcel to 1.47 acres. Assessor's Parcel Numbers were assigned to these two newly created parcels. An application for a lot line deletion (LLA-16-

017) has also been recorded to delete this newly created line and instead create one parcel 2.88 acres in size. This newest parcel will include the current Maverik gas station and convenience store as well as this currently vacant land to the south. The new Assessor's Parcel Number has not yet been assigned and maps of this area not yet available. Therefore, the old parcel number and map is being used in this review. The proposed use of this new parcel will be an expansion of the existing Maverik gas station and convenience store and add a truck weight scale and high flow diesel fueling station on the portion of the parcel to the south. The addition of parking spaces, relocation of the existing trash enclosure and landscaping will also be included.

The proposed second freestanding sign would be at the southwestern end of the larger newly created parcel, at a point just east of the I-580 Freeway. This sign would advertise the weight scale to large semi-truck traffic. The proposed weight scale will support the maintenance of lawful and legal weight of trucks while traveling on highways and byways. This portion of the business and sign as proposed would be separated from the passenger vehicle services which will continue to be offered at the existing location on the north. The entire site will function as one business, with separate areas providing services to passenger and truck traffic.

The new sign will support the expansion of the existing Maverik business to serve large semi-trucks. The weight scale will be unmanned, but information from the truck weight station will be forwarded to the customer service area inside the existing Maverik station, the same as is currently available while at the passenger vehicle canopy area on the northern portion of the parcel. This new location is not proposed as a truck stop, but rather only as a diesel fueling station and weight scale service.

The applicant states the condition of our highway system is better maintained when truck drivers use scales to obtain and observe the proper legal weight limits. The purpose of the specific design of the sign is to guide drivers of the trucks onto the correct location on the scale to provide an accurate weight. This sign is required for the success of the proposed weight scale business, as maneuvering of large trucks and providing an accurate weight of the truck would not be possible without this guidance signage. Additional attempts at finding the correct location for driving onto the scale would create the need for unnecessary queuing of large trucks waiting for another attempt at the scale. Also stopping at an incorrect location on the scale could provide an inaccurate weight.

The sign must be tall enough and large enough to be above the height of the truck load and to be seen by the truck driver as they approach the scale. The design of the sign includes adequate height to allow the truck and load to travel underneath the sign, while the poles on the side of the sign provide guidance for the desired location to aim for the weight scale and to provide an accurate result. The weighing of trucks for verification of compliance with restrictions on the weight of loads provides a needed service to truck drivers and companies as well as support of maintenance of roadways that would be negatively impacted by trucks which exceed the weight load a particular road is designed to carry.

Staff recommends that the Planning Commission approve SUP-16-051 based on the discussion in this staff report and the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 818.75 feet of the subject site on June 10, 2016. As of the writing of this report, no comments in support or in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on June 29, 2016, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All repairs, replacements and alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All contractors are required to carry State and local license.

Fire Department:

The project must comply with the adopted 2012 International Fire Code (IFC) as amended.

Engineering Division:

No preference or objection to the special use request. All access and traffic movement issues as discussed with Carson City as part of the Major Project Review (MPR-15-048) for the overall project must be addressed.

Health and Human Services:

No concerns.

Environmental Control Authority:

No requirements.

Transportation:

The applicant is responsible for constructing intersection improvements at the College Parkway and Research Way intersection, consistent with an agreement between the Carson City Regional Transportation Commission and the Developer. Intersection improvements are required to be complete prior to the applicant opening the truck service expansion.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the objectives of the Master Plan elements*

Goal 5.2b – Encourage Reuse/Redevelopment of Underused Retail Spaces.

The subject property is currently a vacant, underutilized space. The lot line deletion, recently recorded, will add this space to the Maverik gas station and convenience store to the north. The gas station is adjacent to a major corridor. The proposed expansion would add a weight station and high flow diesel fueling station which would encourage truck traffic from the adjacent freeway located to the west to utilize this site. The sign and weight station will change this portion of the parcel into a viable business. Sales of fuel at this location will provide taxes that support local needs.

Goal 1.1e- Sustainable Construction Techniques

The sign poles will be constructed of metal, and will be sturdy enough to provide guidance to truck drivers as they negotiate onto the weight scale. The sign will be internally lighted. It will be energy efficient. No water or sewer use will be necessary.

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

The area of expansion to allow high flow diesel pumps and weight scale for large trucks is proposed south of the existing passenger vehicle service station business. The additional signage will direct semi-truck drivers to this location and onto the weighing scale. This business is bounded by College Parkway, Research Way and the I-580 Freeway. College Parkway is classified by Carson City as a minor arterial, with corresponding high traffic. The existing freestanding signage on the site is place to direct passenger vehicle traffic on College Parkway to the site. The proposed additional freestanding sign would direct semi-truck traffic to this more southerly location for fuel and weighing. The hours of operation would not be limited in this zoning district and could be 24 hours a day and seven days a week. The proposed sign advertising weighing will be internally illuminated. There is no residential use nearby. The nearest residentially use is more than 800 feet away, on the other side of the I-580 Freeway. The sign will not cause objectionable noise, vibrations, fumes, odors, dust, or glare and will not generate physical activity beyond what is common for commercial properties in the area.

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

The proposed additional signage will generate additional vehicular traffic, as the proposed sign will allow large truck traffic to use this area to purchase high flow diesel fuel as well as the weigh station. Intersection improvements at the College Parkway and Research Way intersection will be addressed by the traffic light proposed at this location. Traffic will not impede any sight distance requirements. This request is not anticipated to have an undue detrimental effect on vehicular or pedestrian traffic.

- 4. 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.***

An increase in signage to advertise a new service as an expansion of an existing gas station and convenience store to add high flow diesel fueling and weighing capabilities is not anticipated to overburden existing public services and facilities

- 5. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.***

With the approval of this Special Use Permit and recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code.

- 6. Will not be detrimental to the public health, safety, convenience and welfare.***

The proposed sign to provide advertisement of an expansion of the business to add high flow diesel fueling and weighing capabilities is not excessive for advertisement based on allowed signage. The business is adjacent to the freeway to the west and College Parkway to the north and is not anticipated to be detrimental to the public health, safety, convenience and welfare.

7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.*

The expansion of the fueling services at this location is appropriate as the site is adjacent to the freeway to the west and an arterial on the north. All surrounding properties in the immediate area are commercial or office uses. The zoning is Limited Industrial and the Master Plan is Industrial. The proposed expansion of the existing business to add a truck weight station and high flow diesel fuel with the addition of signage which is sized to support the proposed new use in this location is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

- Site photos
- Building Division comments
- Fire Department comments
- Engineering Division comments
- Health and Human Services comments
- Environmental Control Division comments
- Transportation Department comments
- Application (SUP-16-051)



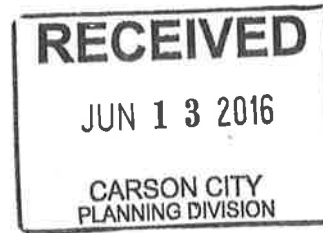




MAVERIK

2.49 UNLEADED
2.57 DIESEL
KICKSTART
BOGO \$0.50





June 13, 2016

SUP-16-051:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry state and local license.

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

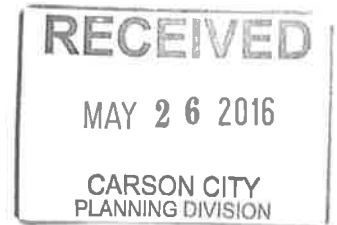
Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623

May 27, 2016

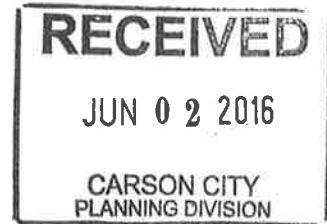
SUP-16-051:



1. Project must comply with the adopted 2012 IFC as amended.

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



**Engineering Division
Planning Commission Report
File Number SUP 16-051**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: June 2, 2016

MEETING DATE: June 29, 2016

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Maverik, Inc for a truck guiding sign for the scale on the south side of the property at 1451 College Pkwy, apn 08-922-27.

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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

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 proposal will not affect traffic or pedestrian facilities. All access and traffic movement issues as discussed with Carson City as part of the major project review for the overall project must be addressed.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

May 24, 2016

SUP-16-051

Health and Human Services

No concerns with the application as submitted.

SUP-16-052

Health and Human Services

No concerns with the application as submitted.

TPUD-16-053

Health and Human Services

No concerns with the application 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



May 20, 2016

Major Project Review Committee

Re: # SUP 16-051

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 16-051 Maverik at 1450 College PKWY request:

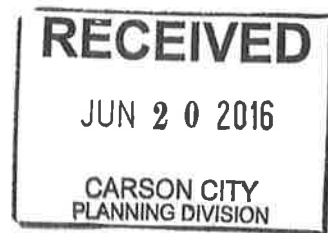
1. ECA has no requirements for this request.

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



June 20, 2016

SUP-16-051 Transportation

The applicant is responsible for constructing intersection improvements at the College Parkway and Research Way intersection, as consistent with an agreement between the Carson City Regional Transportation Commission and the Developer. Intersection improvements are required to be complete prior to the applicant opening the truck service expansion.

Dirk Goering, AICP
Senior Transportation Planner
Carson City Public Works Department/
Carson Area Metropolitan Planning Organization
3505 Butti Way
Carson City, NV 89701
Ph: 775-283-7431
Fx: 775-887-2112

Special Use Permit Application Maverik Expansion CAT Sign

Submitted to Carson City

May 19, 2016

Original

Prepared for

Maverik, Inc.

185 South State Street Suite 800

Salt Lake City, UT 84111

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive

Reno, NV 89511

Tel: 775.823.4068

Fax: 775.823.4066

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

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

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

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.

FILE # SUP – 16 -

APPLICANT **PHONE #**
 Maverik, Inc. (Craig Romrell) (801) 300-0845

MAILING ADDRESS, CITY, STATE, ZIP
 880 W. Center St. N. Salt Lake, UT 84054

EMAIL ADDRESS
 Craig.Romrell@maverik.com

PROPERTY OWNER **PHONE #**
 Same as above

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Wood Rodgers, (Megan Overton) (775) 823-5484

MAILING ADDRESS, CITY STATE, ZIP
 5440 Reno Corporate Dr. Reno, NV 8951

EMAIL ADDRESS
 moverton@woodrodgers.com

Project's Assessor Parcel Number(s): 008-922-27 Street Address ZIP Code
 1451 College Parkway, Carson City, NV 89706

Project's Master Plan Designation Project's Current Zoning Nearest Major Cross Street(s)
 Industrial LI Collage Prkwy & Research Way

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.02.080, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

SUP to allow a freestanding, 21 1/2' tall, 107.5 sqft, CAT scale drive-thru sign at the Maverik site. The sign, which is held up by a post on each side, is required to help guide truck drivers onto the scale.

PROPERTY OWNER'S AFFIDAVIT

I, Lance Dunkley, 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 [Signature] Address 185 S. STATE STREET Date JUN 17 2016

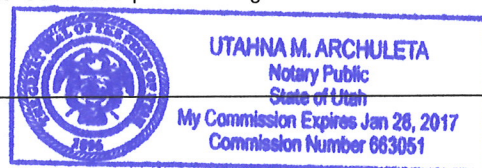
Use additional page(s) if necessary for other names.

STATE OF ~~NEVADA~~ UTAH)
 COUNTY SALT LAKE)

On May 17, 2016, Lance Dunkley, 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]
 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.



PROJECT DESCRIPTION

Request:

The request is for a Special Use Permit (SUP) in order to place a 21½-foot tall, 107.5-square foot CAT truck scale sign at the Maverik Gas Station on 1451 College Parkway. The SUP is required do to the fact that this would be an additional monument sign which in code is only allowed to be 6 feet tall. Additionally, the site is limited to a maximum sign square footage and placement of this sign will exceed the allowed area.

Findings

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

- A. Turn to the Master Plan Policy Checklist. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews address five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org

Response: We reviewed the Master Plan Check List and feel that these questions are not applicable to this request.

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

- 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: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).

Response: The site is bound on the north by East College Parkway, on the east by Research Way, on the south by undeveloped land, and on the west by the Highway 395 northbound off ramp. The subject site is currently zoned Light Industrial (LI) and the properties surrounding the site are also zoned Light Industrial. Consistent with the zoning, the subject site has a master plan designation of Industrial. The surrounding area is developed with a variety of uses including Nevada

**Maverik Carson City #409 Expansion
Special Use Permit
Findings**

State Bank, Sierra Nevada Health Center and other office and light industrial uses.

- 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.

Response: The project site is located in an industrial use and is surrounded by other office and light industrial uses. The requested sign is not anticipated to cause any noise, dust, odors, vibration, fumes, glare, or physical activity that would impact adjacent property owners.

- 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.

Response: The project site is located in an industrial use and is surrounded by other office and light industrial uses. The requested sign is not anticipated to be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

- 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.

Response: Development of the site has already taken into consideration pedestrian and vehicle traffic during the Major Project Review process. The proposed sign will not generate additional traffic.

- E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

Response: N/A

**Maverik Carson City #409 Expansion
Special Use Permit
Findings**

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

- 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?

Response: This is a commercial expansion project and will not add to population impacts.

- 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 Engineering for the required information.

Response: Development of the site has already taken into consideration land area and drainage impacts during the Major Project Review process. The proposed sign will not generate additional drainage impacts.

- 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 Public Works for the required information.

Response: Development of the site has already taken into consideration water requirements during the Major Project Review process. The proposed sign will not generate additional water needs.

- 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 Public Works for the required information.

Response: Development of the site has already taken into consideration sewer requirements during the Major Project Review process. The proposed sign will not generate additional sewer needs.

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

Response: Development of the site has already taken into consideration roadway improvements during the Major Project Review process. The proposed sign will not generate additional roadway improvements.

**Maverik Carson City #409 Expansion
Special Use Permit
Findings**

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

Response: Wood Rodgers has contacted the Engineering department of Carson City and was advised that an impact report would not be necessary do to the fact that this SUP is for signage only.

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

Response: The CAT truck scale sign will be illuminated from within. No shielding will be provided. The back of the sign will face the freeway and the front of the sign will face Research Way and the bank on the other side.

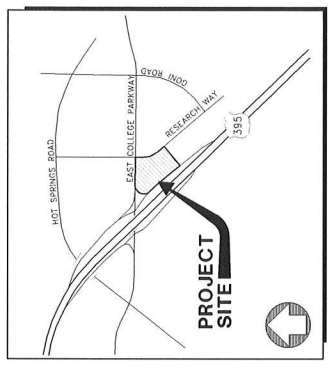
- H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

Response: Development of the site has already taken into consideration landscape requirements during the Major Project Review process. The proposed sign will not generate additional landscaping.

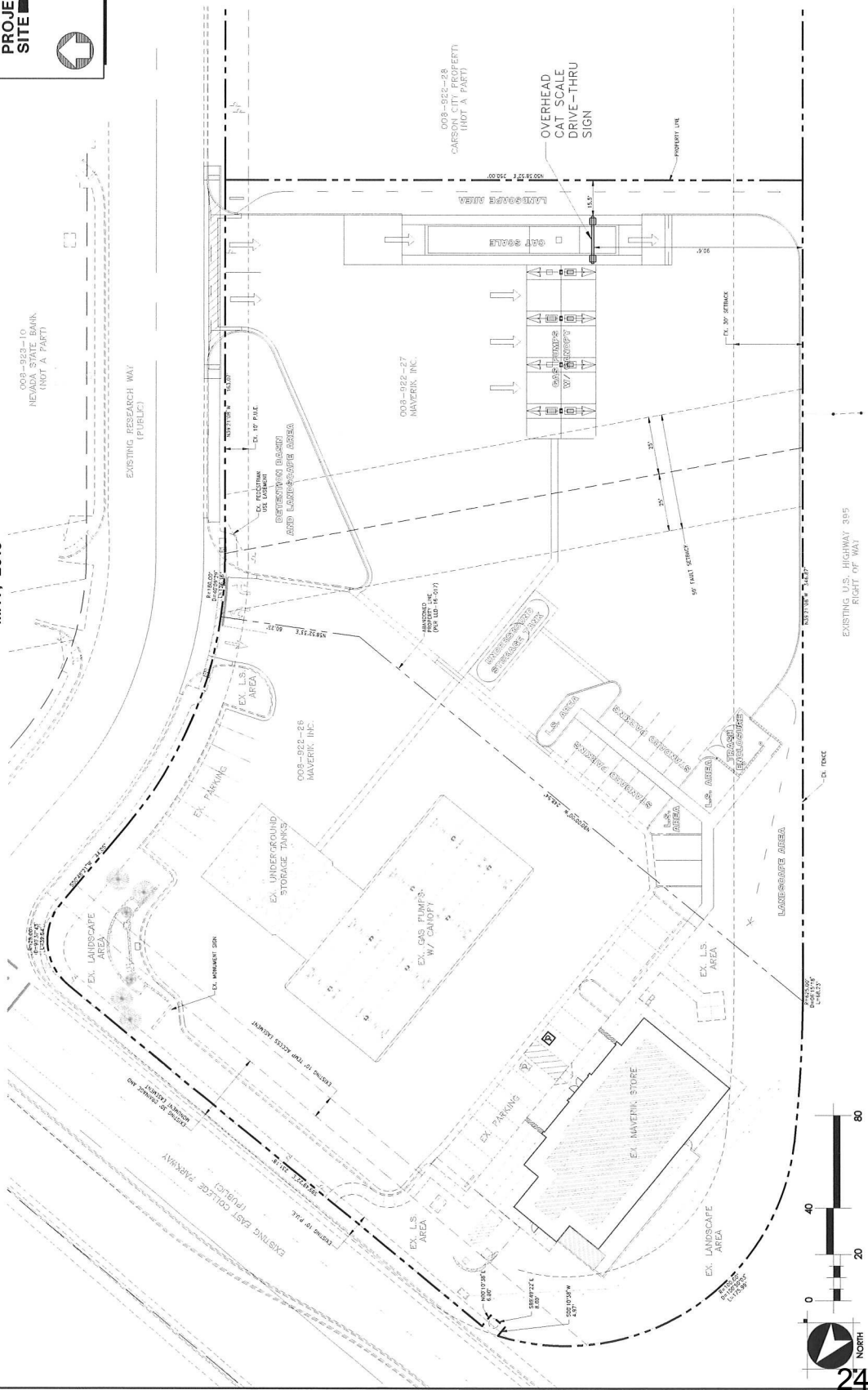
- I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.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

Response: Development of the site has already taken into consideration parking requirements during the Major Project Review process. This project will not require additional parking.

CAT SCALE SIGN SPECIAL USE PERMIT MAVERIK CARSON CARSON CITY, NEVADA MAY, 2016

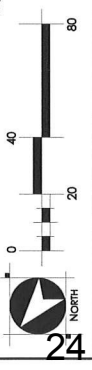


VICINITY MAP
NOT TO SCALE

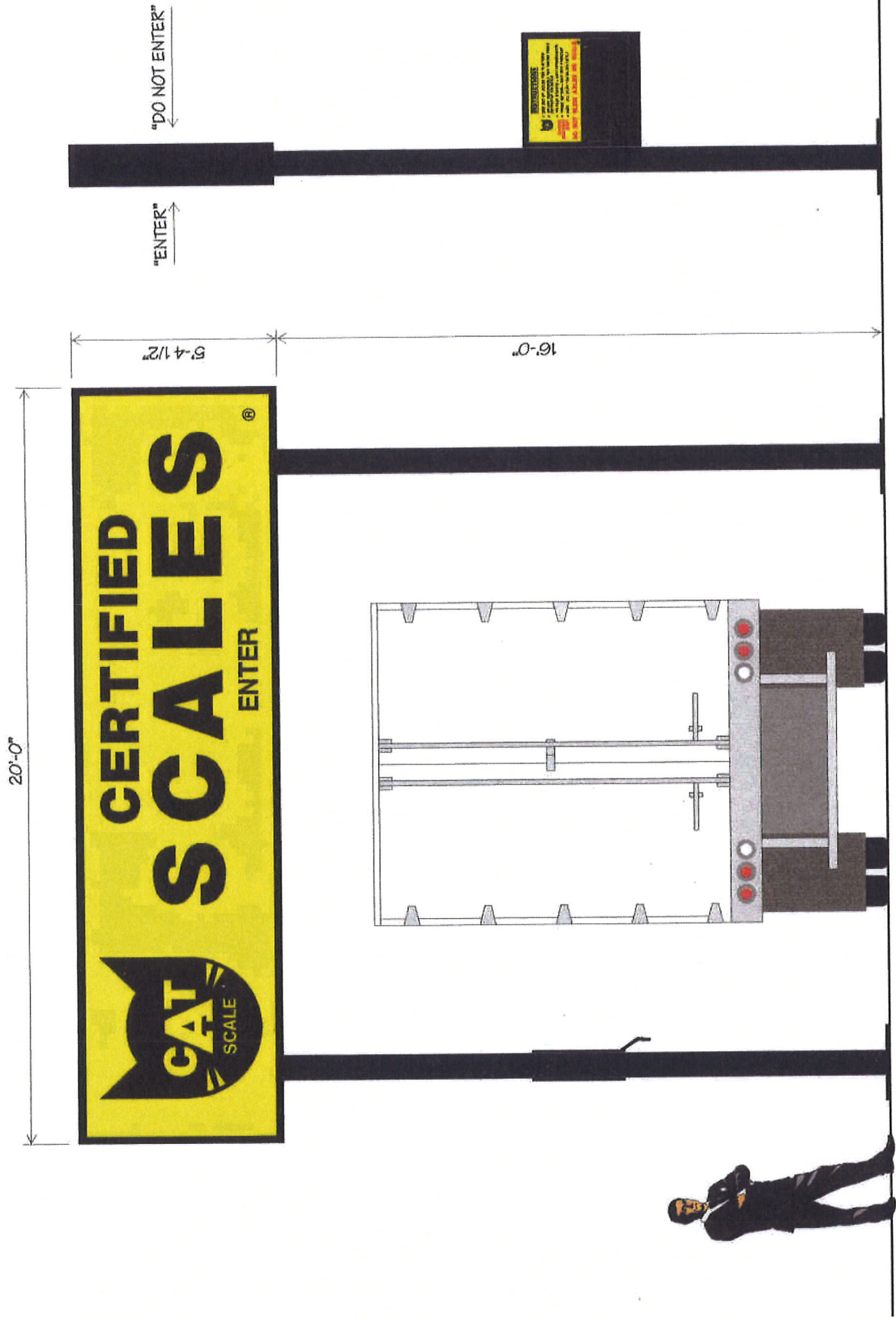


OWNER/DEVELOPER:
MAVERIK, INC.
185 S. STATE STREET, SUITE 800
SALT LAKE CITY, UTAH 84111
(801) 536-3661

WOOD RODDERS
DEVELOPMENT INNOVATIVE DESIGN SOLUTIONS
10000 S. WILSON DRIVE, SUITE 100
RENO, NV 89511
PH. 775.833.4099



EXISTING U.S. HIGHWAY 395
RIGHT OF WAY



END VIEW

FRONT VIEW

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STD CAT SCALE 5 x 20 D.F. SIGN

CAT SCALE, VARIOUS LOCATIONS SCALE 1/4" = 1'-0"

EAGLE SIGN®

In keeping with the industry standard, CAT Scale Company installs a freestanding sign over the truck scale to direct and position the scaling traffic on the scale properly and obtain accurate weighing. The condition of our highway systems is better maintained when truck drivers use these scales to obtain and observe the proper legal limits.

Height: The sign poles are 16'-0" in length. This provides adequate clearance below the sign cabinet for over-height loads that frequent the use of truck scales. In addition, the sign needs to be visible to the driver (above the other truck traffic) when he enters the truckstop so he can negotiate the proper turns to get onto the scale. This helps to maintain the least congestive traffic flow and minimize recycling traffic created when they cannot negotiate the turns to get onto the scale the first pass through.

Double Support Poles: One of the most significant problems in the Certified Weighing business is getting the trucker to position his truck correctly on the scale. A truck not positioned correctly on the scale will result in an inaccurate Certified Weight. From our experience with a network of over 1400 scales nation wide, giving the driver a post on each side of the scale is a valuable aid to the driver in properly aligning the truck on the scale.

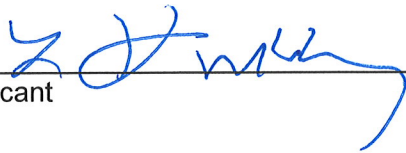
Intercom: The scale is unmanned. When the driver comes to a stop after positioning his vehicle on the scale, the left sign post is directly outside his window. Mounted on that post is an intercom cabinet, by which the driver and the weighmaster (located inside the building at the fuel counter) are able to communicate the details required in the weighing process. The operation instructions are listed on the intercom cabinet.

Camera: It is a State Weight and Measures requirement that the person operating the scale unit be able to see the vehicle being weighed on the scale. This is done by using a closed circuit camera mounted on the sign structure giving full view of the driver and truck on the scale via a TV monitor located at the fuel desk. The overhead sign provides the best placement for the camera.

Sign Copy: The left side of the sign is reserved for the CAT Scale Logo. The remaining portion of the sign is for information and directional purposes. It tells the driver that this scale unit is a State Certified Public Scale Unit which gives Legal for Trade Weights, and helps determine if the vehicle is properly loaded so as not to exceed local and interstate weight limits. The scale may only be entered from one direction, so the sign copy also indicates which way to enter and exit the scale. The sign is easily recognized so the driver can focus his attention on driving instead of trying to locate the scale.

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

MAY. 17. 16

Date



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-922-24 <i>now 27</i>					
Property Location: RESEARCH WY			Tax Year: 2015-16		
Billed to: RESEARCH INVESTMENTS LLC			Roll #: 014305		
3427 GONI RD #109			District: 2.4		
CARSON CITY, NV 89706-0000			Tax Service:		
			Land Use Code: 140		
Code Table					
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
<u>Current Year</u>					No Taxes Owing
08/17/15	676.95		676.95	676.95	.00
10/05/15	674.00		674.00	674.00	.00
01/04/16	674.00		674.00	674.00	.00
03/07/16	674.00		674.00	674.00	.00
Totals:	2,698.95	.00	2,698.95	2,698.95	
History					

Additional Information					
	2015-16	2014-15	2013-14	2012-13	2011-12
Tax Rate	3.5200	3.5400	3.5600	3.5600	3.0872
Tax Cap Percent	3.2	3.0	4.2	6.4	4.8
Abatement Amount	4,877.46	5,004.08	7,038.06	8,508.03	9,573.44



CARSON CITY

Capital of Nevada

[Treasurer Home](#)
 [Assessor Data Inquiry](#)
 [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-922-25 <i>now 28</i>					
Property Location: RESEARCH WY			Tax Year: 2015-16		
Billed to: MAVERIK INC			Roll #: 011036		
880 W CENTER ST			District: 2.4		
NORTH SALT LAKE, UT 84054-0000			Tax Service:		
			Land Use Code: 140		
Code Table					
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
<u>Current Year</u>					No Taxes Owing
08/17/15	184.90		184.90	184.90	.00
10/05/15	181.00		181.00	181.00	.00
01/04/16	181.00		181.00	181.00	.00
03/07/16	181.00		181.00	181.00	.00
Totals:	727.90	.00	727.90	727.90	
History					

Additional Information					
	2015-16	2014-15	2013-14	2012-13	2011-12
Tax Rate	3.5200	3.5400	3.5600	3.5600	3.0872
Tax Cap Percent	3.2	3.0	4.2	6.4	4.8
Abatement Amount	1,320.06	1,354.22	1,903.95	2,301.25	2,589.15



CARSON CITY

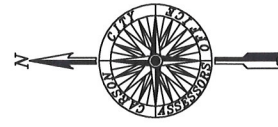
Capital of Nevada

[Treasurer Home](#)
 [Assessor Data Inquiry](#)
 [Back to Last Page](#)

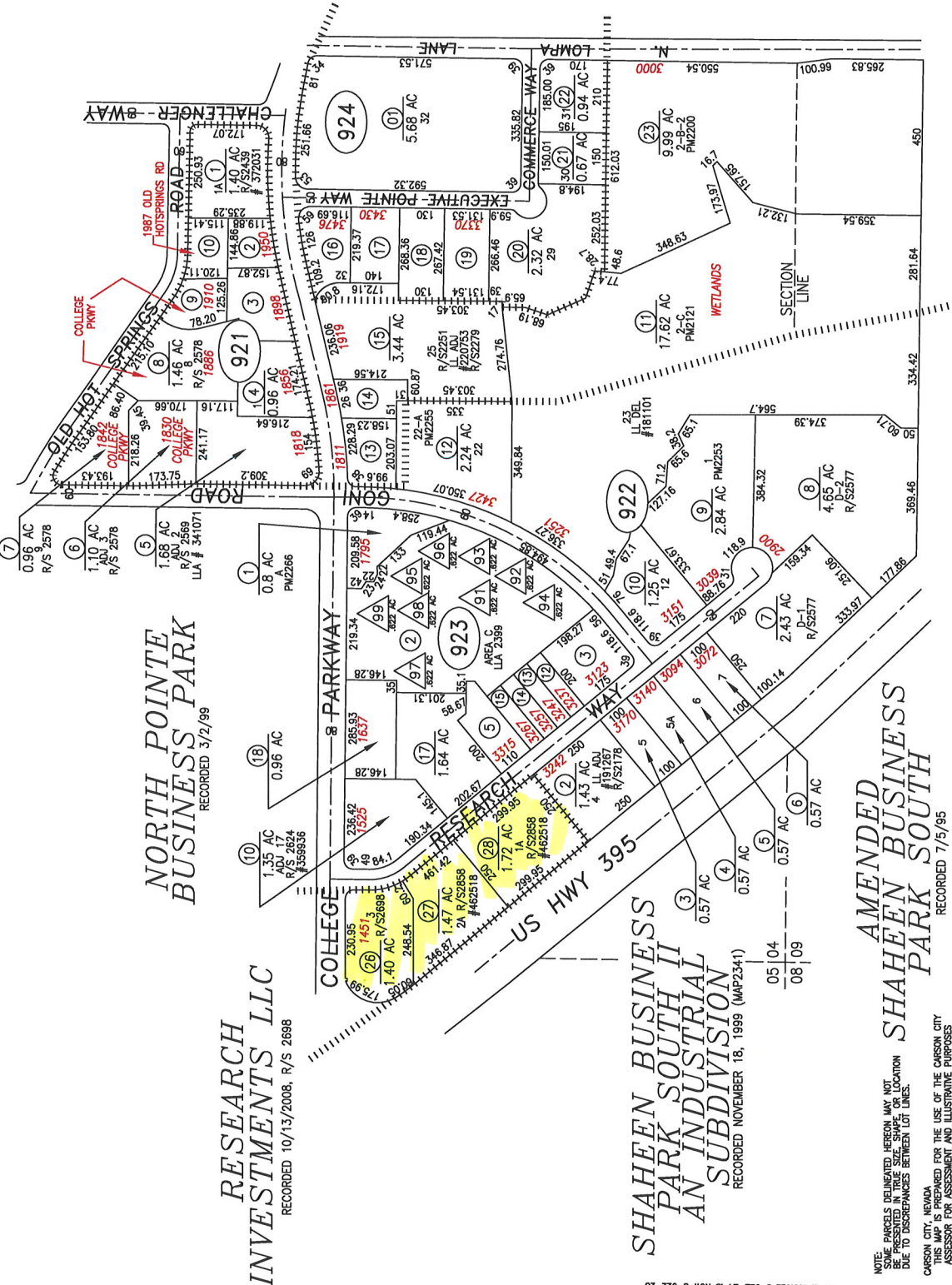
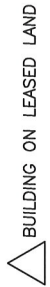
Secured Tax Inquiry Detail for Parcel # 008-922-26					
Property Location: 1451 COLLEGE PKWY			Tax Year: 2015-16		
Billed to: MAVERIK INC			Roll #: 011037		
880 W CENTER ST			District: 2.4		
NORTH SALT LAKE, UT 84054-0000			Tax Service:		
			Land Use Code: 400		
			Code Table		
Current Owner: MAVERIK INC					
185 S STATE ST STE 800					
SALT LAKE CITY, UT 84111-0000					
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
<u>Current Year</u>					No Taxes Owing
08/17/15	4,289.23		4,289.23	4,289.23	.00
10/05/15	4,288.00		4,288.00	4,288.00	.00
01/04/16	4,288.00		4,288.00	4,288.00	.00
03/07/16	4,288.00		4,288.00	4,288.00	.00
Totals:	17,153.23	.00	17,153.23	17,153.23	
					History

Additional Information					
	<u>2015-16</u>	<u>2014-15</u>	<u>2013-14</u>	<u>2012-13</u>	<u>2011-12</u>
Tax Rate	3.5200	3.5400	3.5600	3.5600	3.0872
Tax Cap Percent	3.2	3.0	4.2	6.4	4.8
Abatement Amount		1,897.27	2,779.74	4,471.75	4,958.01

PARCEL NO	LOT & DOC #	AREA
BLOCK 921		
008-921-02	5 R/S2445	0.46 AC
008-921-03	4 R/S2445	0.81 AC
008-921-09	7 R/S2445	0.57 AC
008-921-10	6 R/S2445	0.44 AC
BLOCK 922		
008-922-13	23 PM2255	0.67 AC
008-922-14	24 PM2255	0.48 AC
008-922-16	26 R/S2279	0.72 AC
008-922-17	27 R/S2279	0.70 AC
008-922-18	28A R/S2289	0.80 AC
008-922-19	28B R/S2289	0.81 AC
BLOCK 923		
SPLIT BY DEED #188899		
008-923-03		0.91 AC
008-923-05	15 R/S2468	0.58 AC
008-923-12	BLA 2476	10,050 SQFT
008-923-13	C R/S2658	9,950 SQFT
008-923-14	B R/S2658	9,950 SQFT
008-923-15	A R/S2658	10,050 SQFT
008-923-17	B R/S2755	1.63 AC
008-923-18	A R/S2755	0.96 AC



SCALE: 1"=300'
REVISED: 05/24/2016



NORTH POINTE BUSINESS PARK
RECORDED 3/2/99

RESEARCH INVESTMENTS LLC
RECORDED 10/13/2008, R/S 2698

SHAHEN BUSINESS PARK SOUTH II AN INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 18, 1999 (MAP2341)

AMENDED SHAHEN BUSINESS PARK SOUTH
RECORDED 7/5/95

NOTE: SOME PARCELS DELINEATED HEREON MAY NOT ACCURATELY REPRESENT THE ACTUAL BOUNDARIES DUE TO DISCREPANCIES BETWEEN LOT LINES.
CARSON CITY, NEVADA
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