

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 October 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.
9. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
10. All repairs, replacements, and alterations must have proper building permits and comply with International Building Code, National Electrical Code, and Northern Nevada Amendments.
11. This project must have engineering to comply with International Building Code.
12. All contractors are required to carry state and local license.
13. Must have no impact on the City's adjacent multi-use path.

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: Community/Regional Commercial (CC)

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: Single Family 12,000 (SF12)/Residence

EAST: General Commercial (GC)/Residence

SOUTH: General Commercial (GC)/Hwy 50 East, then Residence

WEST: General Commercial (GC)/Residences and Business

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X, areas of minimal flooding

SLOPE/DRAINAGE: The site is flat

SEISMIC ZONE: Moderate earthquake potential, zone II

PREVIOUS REVIEWS:

1. September 27, 2006, under SUP-06-164 the Planning Commission denied an application for a new billboard
2. November 2, 2006, under MISC-06-208 the Board of Supervisors approved an appeal of the decision by the Planning Commission to deny the request for a billboard.
3. October 26, 2011 under SUP-11-059 the Planning Commission approved a request to review and approve an existing billboard at this location.

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: Two acres

EXISTING PRIMARY USE: Used auto sales, billboard

HEIGHT: Approximately 26.8 feet overall above the existing grade.

AREA: Double faced 10.5 feet by 36 feet, or 378 square feet, slightly less than the allowed maximum square footage of 400 square feet

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. An existing automobile sales business is also located on the parcel. The billboard is located at the front of the parcel on the southwest portion. The original request for placement of a billboard at this location was processed ten years ago. The billboard was originally denied by the Planning Commission and was then approved after an appeal to the Board of Supervisors. A request to review and approve the continuation of the billboard in this location was conducted in October 2011. Another review for continuation is required in October 2016, ten years after the original approval of the billboard. A timely submission of an

application was received by the Planning Division in compliance with this requirement, but no Planning Commission meeting was held in October. The applicant agreed to delay the review of this billboard for one month, and to allow it to be heard at the November meeting. Therefore, this application has been held in the Planning Department office and is now being presented to the Planning Commission one month late. Upon approval of this request for review and continuation, the next review date will remain the same month as the original approval and will be required in October 2021.

The billboard is located perpendicular to Highway 50 East, approximately 14 feet 6 inches north of the southern property line. This is a commercial location, with General Commercial zoning uses surrounding the billboard area, primarily used car sales. It is noted there is an area of residential zoning north of this parcel. The distance from the billboard to this residential zoning is more than 300 feet.

Two concerns have been raised in letters received from neighbors:

The first concern mentioned in a letter is lighting. However, the existing lighting of the billboard meets the requirements of the code regarding that fixtures must be aimed downward, not outward or upward. This lighting was reviewed on the original submission as well as the subsequent review at five years. This is a review after ten years in this location. The type and style of lighting has not become more intrusive or changed since the original installation.

The second concern is related to the concerns of the residents to the northeast of the billboard location. They have submitted a letter detailing the same concerns they raised and that were reviewed during the original review and approval by the Board of Supervisors of the billboard in 2006. The letter included that they feel the view from their property is impaired and they have concerns regarding maintenance of a fence and a review of the original problems related to construction and maintenance of a section of fencing where their property joins the parcel where the billboard is located. Construction of the fence was not included as a condition of approval of the billboard. Instead, staff was directed by the Board of Supervisors to work with the billboard company and the property owner to help them come to a compromise. There are several pages of correspondence related to the proposed fencing in the file. The fence was ultimately placed between the two properties. The correspondence continued from the date of the Board of Supervisors meeting on November 2, 2006 until April 11, 2007 and included meetings in the office and on the site as well as telephone calls, e-mail and letters. The billboard company paid the majority of the cost of the fence. The property owner sent an e-mail on December 5, 2006 to Walter Sullivan, Planning Director, in which the owner authorized access to the site for construction of the fence. A letter from Mr. Sullivan to all parties involved, dated December 7, 2006, detailed and reviewed terms of the compromise, including removal of existing pole lighting on the property to the south, and construction of the fence. An e-mail on January 31, 2007 described that the total cost of the fence was \$3100, with \$500 of the cost to be paid by the property owner. The correspondence does not address the financial responsibility of continued maintenance of the fence. It is noted no concerns were received from any property owner regarding the renewal of the billboard during the first five year review in October 2011.

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 was scheduled to expire on October 31, 2016. The applicant

submitted an application for review with adequate time to be reviewed prior to the expiration date. Upon approval of the required review, the next required review date will be extended to October 31, 2021.

- 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 4440 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 26.8 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.
- f. Spacing Distance: Billboards may not be located within 1,000 feet of each other. This billboard does comply with this standard.
- g. Area of Sign: The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10.5 feet by 36 feet or 378 square feet, and is in compliance.
- h. Setback from Certain Uses and Zoning: A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential zoning district. This proposal does comply with this standard, in that it is over 300 feet to the nearest residential zoning.
- 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
- 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 November 10, 2016 to 76 adjacent property owners, within a minimum 600 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, two letters in opposition to this proposal have been received. One concern is regarding the existing lighting the billboard, and the second is in regarding to blocking of the

view of the resident and concerns regarding fencing. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on November 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

Parks and Recreation: Must have no impact on the City's adjacent multi-use path

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 Special Use Permit for the sign expires automatically five years from the date of issuance. In the case the date will be October 31, 2021.

1. *The project will be consistent with the master plan elements.*

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 Holophane Panel-View Series light fixtures for appropriate lighting. No lighting which is detrimental to the neighborhood or off-site is created by this billboard. One letter of opposition to the lighting on the billboard has been received. It is noted the lighting on the billboard is in compliance with regulations, and the parcel is located 890 feet north of the billboard.

2. *The project 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 continued use of this billboard is located in 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 with no complaints. The continued existence of 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 elsewhere in this Title for such particular use and meet the purpose statement of that district.

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, as a result of proposed mitigation measures.

The existing sign has been at the present location for ten years. It was placed in an area that has been concurrently developed with commercial uses, with no adverse effects noted by or to neighboring properties. The continued use of the billboard sign is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

- Building comments
- Engineering comments
- Fire comments
- Engineering comments
- Health Department comments
- Environmental Control comments
- Parks and Recreation
- Site photos
- Letter from Michael Zacharias
- Letter from Kristoffer Wickstead
- Application SUP-16-103

October 21, 2016

Building

SUP-16-103:

No concerns regarding continuation of an existing billboard

Shawn Keating CBO

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

Building Official

Carson City Community Development Department

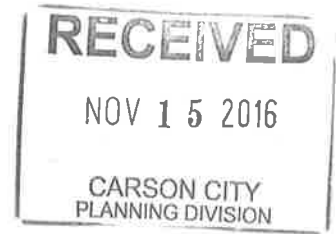
Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623



**Engineering Division
Planning Commission Report
File Number SUP 16-103**

TO: Planning Commission
FROM: Stephen Pottéy – Development Engineering Department
DATE: November 15, 2016 **MEETING DATE:** November 30, 2016

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Yesco Outdoor Media to renew a permit for a billboard at 4440 Hwy 50 E, apn 008-281-11.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the application 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 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.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

October 26, 2016



SUP-16-103

Fire

Fire has no comment for 16-103

Dave Ruben

Fire Marshal

Carson City Fire Department

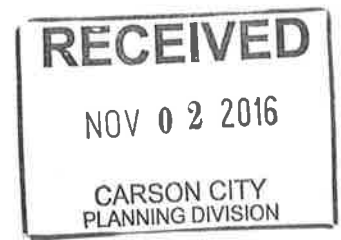
777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209



November 2, 2016

SUP-16-103

Health Department

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

10/26/2016

Major Project Review Committee

Re: # SUP – 16-103

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 – 16-103@4440 Highway 50 East project:

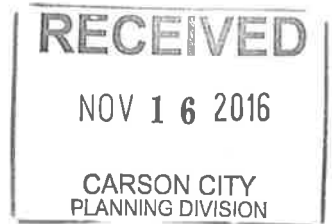
1. ECA has no comments concerning this project.

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

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor



November 16, 2016

SUP-16-103

Parks & Recreation

After a review of the above referenced project, our department takes no exception to the continuation of the special use permit for the existing billboard, provided that it has no impact on the City's adjacent multi use path.

Thank you,
Vern & Patti

Patti Liebespeck
Office Specialist
Carson City Parks, Recreation & Open Space
3303 Butti Way, Bldg 9
Carson City, NV 89701
Phn: (775) 887-2262 x 7342
Fax: (775) 887-2145
pliebespeck@carson.org
www.carson.org



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the commute.

Corolla



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YESCO

53043E

Cancer-Causing Foods
Don't Belong in Schools.



DropTheHotDog.org

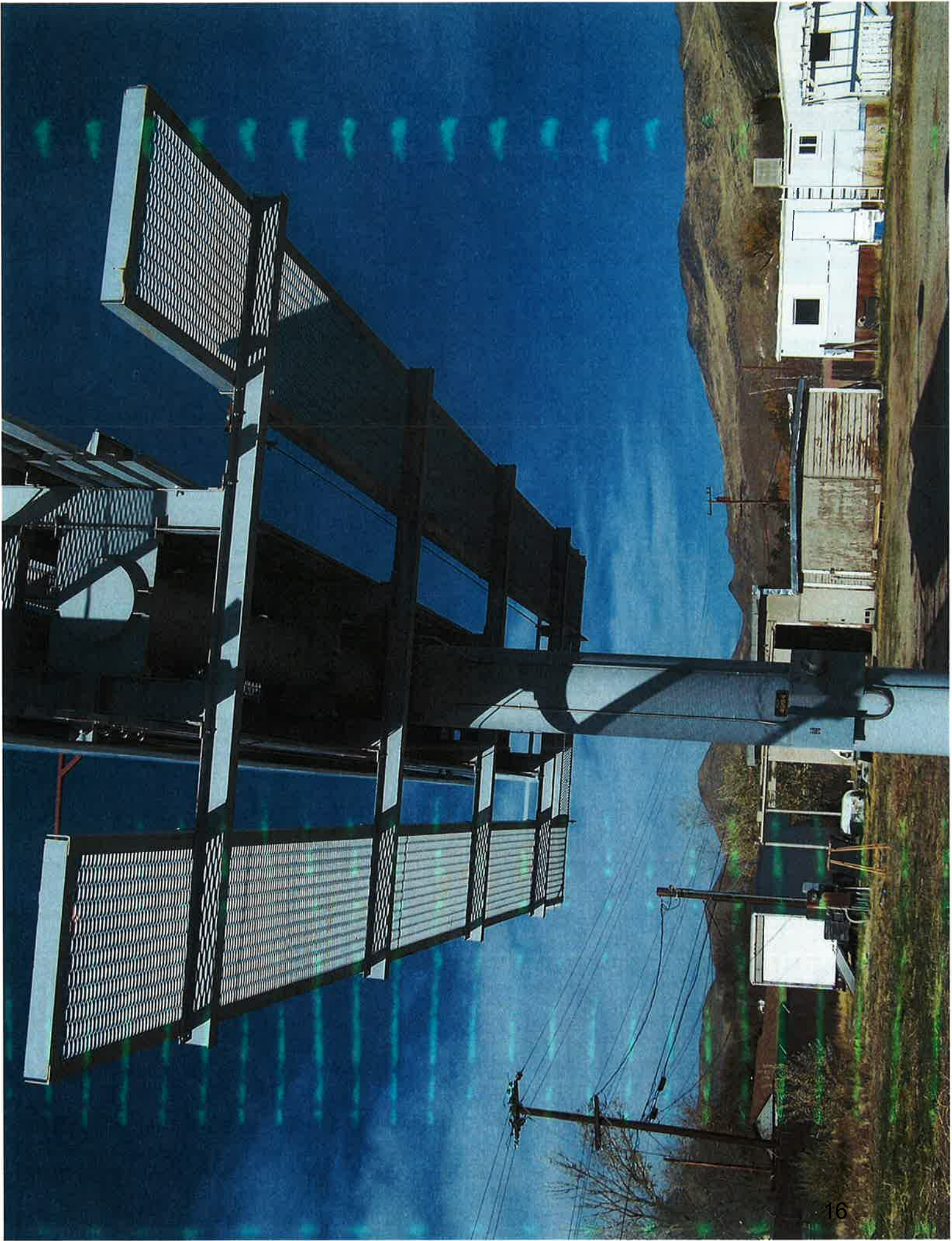
Paid for by the Physicians Committee for Responsible Medicine

YESCO.

53043W

ROB
MO
COM
885

IT'S
DR
LAK
278



FROM MIKE ZACHARIAS
2725 MERRIMAC WAY
CARSON CITY NV ~~893~~ 89706
APN-00828138

11-14-16

RECEIVED

NOV 16 2016

CARSON CITY
PLANNING DIVISION

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on WEDNESDAY, November 30, 2016, regarding the item noted below. The meeting will commence at 5:00 p.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada. For information on the approximate time this item will be heard by the Planning Commission or for a staff report, please contact the Planning Division after 9 am, November 22, 2016 at 887-2180.

SUBJECT: Special Use Permit

FILE NO.

SUP-16-103*

SUP-16-103* For Possible Action: To consider a request for a Special Use Permit from YESCO Outdoor Media (property owner: Herman C. Bauer & H & E Trust) for an existing billboard, on property zoned General Commercial (GC), located at 4440 Highway 50 East, APN 008-281-11.

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

The application materials are available for public review at the Planning Division, 108 E. Proctor St., Carson City, Nevada, 89701. If you have questions related to this application, you may contact Hope Sullivan, Planning Manager, at 775-283-7922 (hsullivan@carson.org). Staff reports are available approximately six days prior to the Planning Commission meeting or online at www.carson.org/pc under Agendas with Supporting Materials.

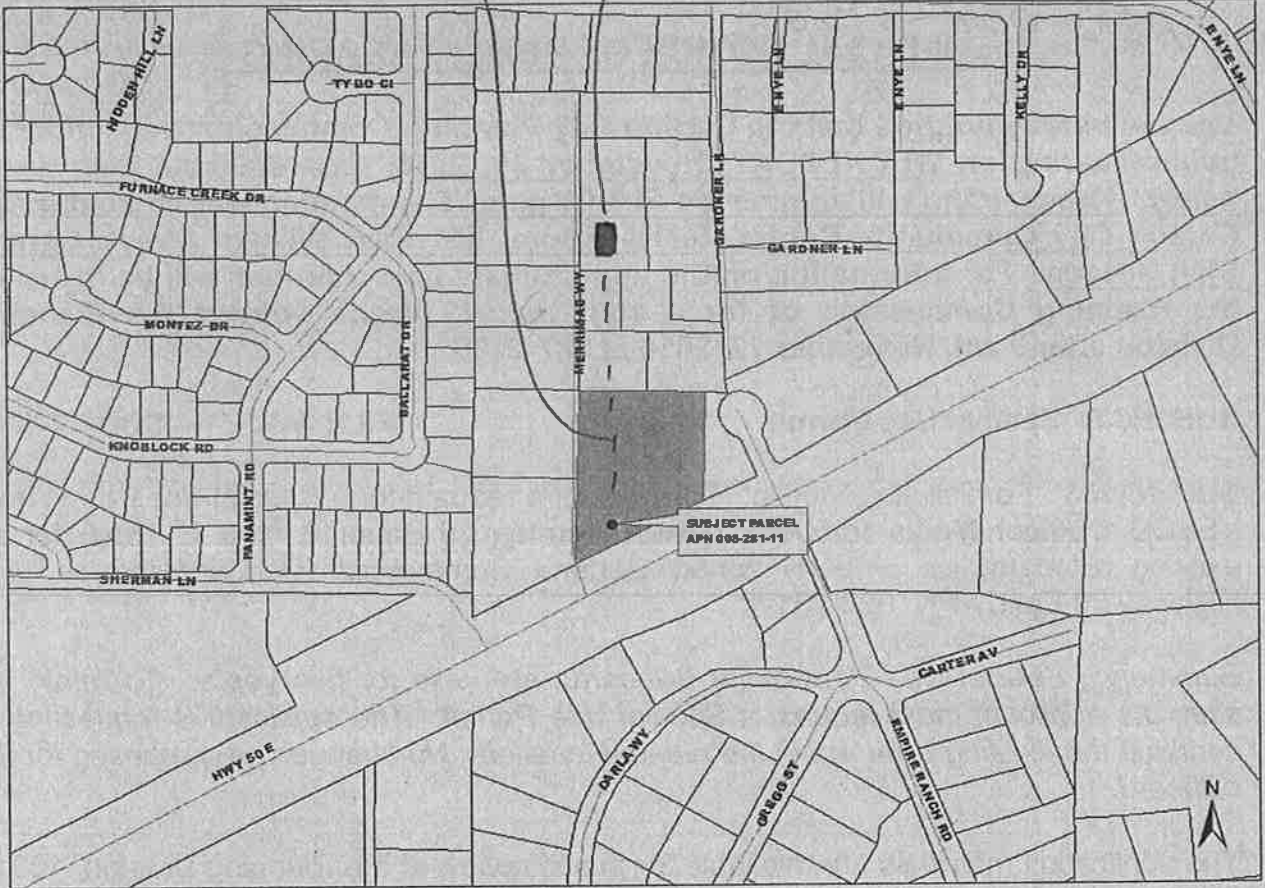
As an owner of property in the vicinity, you are invited to submit comments relative to this matter to the Planning Commission, either in writing or at the Planning Commission meeting. Written comments should be sent to the Carson City Planning Division at the above-noted address, via fax at 775-887-2278, or via e-mail at planning@carson.org. Written comments received at least seven days prior to the Planning Commission meeting will be forwarded to the Commissioners for their review prior to the meeting; written comments received after that but by noon on the day of the meeting will be given to the Commissioners at the meeting.

TO WHOM IT MAY CONCERN, MY NAME IS MIKE ZACHARIAS, I LIVE AT 2725 MERRIMAC WAY (SEE MAP ON OPPOSITE PAGE). 2 LIGHTS ON THIS SIGN ARE VERY BRIGHT AND SHINE IN MY LIVING ROOM WINDOW. IT NEEDS TO BE BLOCKED IN MY DIRECTION, THANK YOU

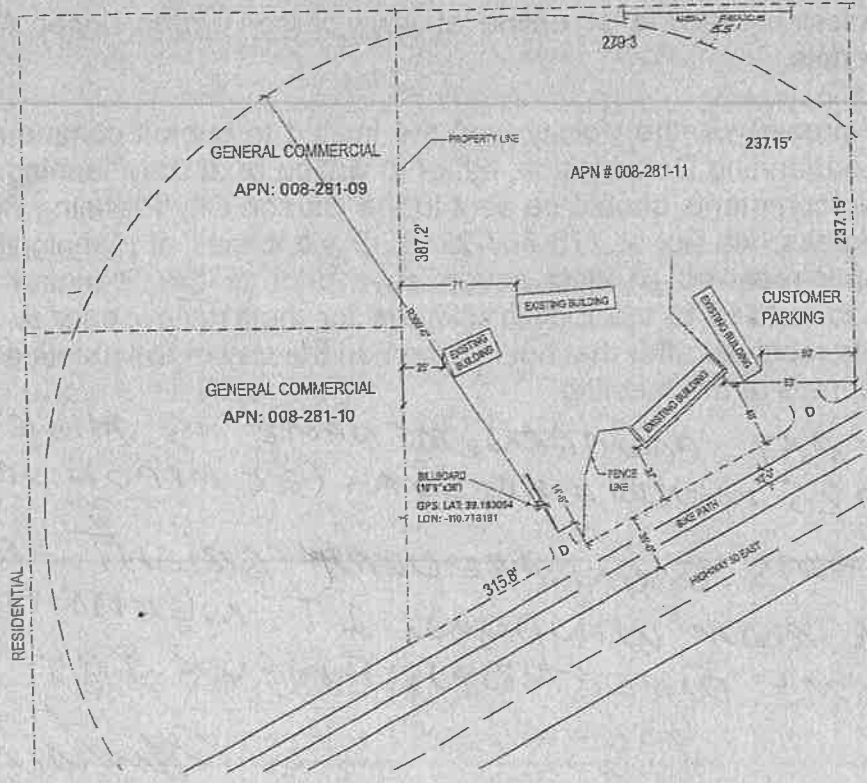
Michael Zacharias

LIGHT BEAM

2725 MERRIMACK



VICINITY MAP SUP16-103



THE WICKSTEAD FAMILY
CARSON CITY, NEVADA

2708 Gardner Lane
Carson City, NV 89706

Tuesday, November 15, 2016

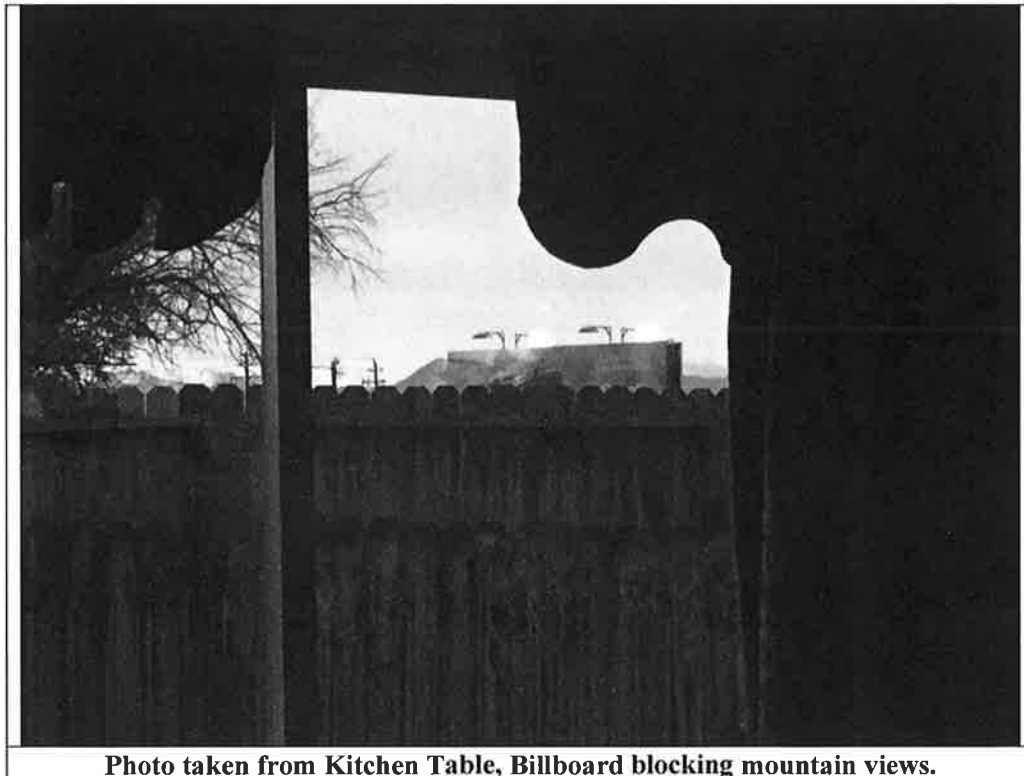
To: Carson City Planning Division
Attn: Lee Plemel and Hope Sullivan
108 E. Proctor
Carson City, NV 89701

Re: Permit request SUP-16-103, APN 008-281-11

Dear Lee and Hope,

It is with significant dismay that I have to continue to live with the billboard at 4440 Highway 50 East in Carson City, Located on Parcel 008-281-11. My parcel is adjacent to this parcel, 008-281-71. I hereby object to the billboard.

Ever since the billboard was installed, I have had my view of the beautiful Sierra Nevada Mountains blocked through the back windows of my home's main room. My home is my primary residence, and is my only owned piece of real estate. I live at this location full time, with my two daughters. It is registered to us as a homestead.



The billboard causes a visual detriment/blight to enjoying and living in my home, and immediately reduced my property value once it was installed.

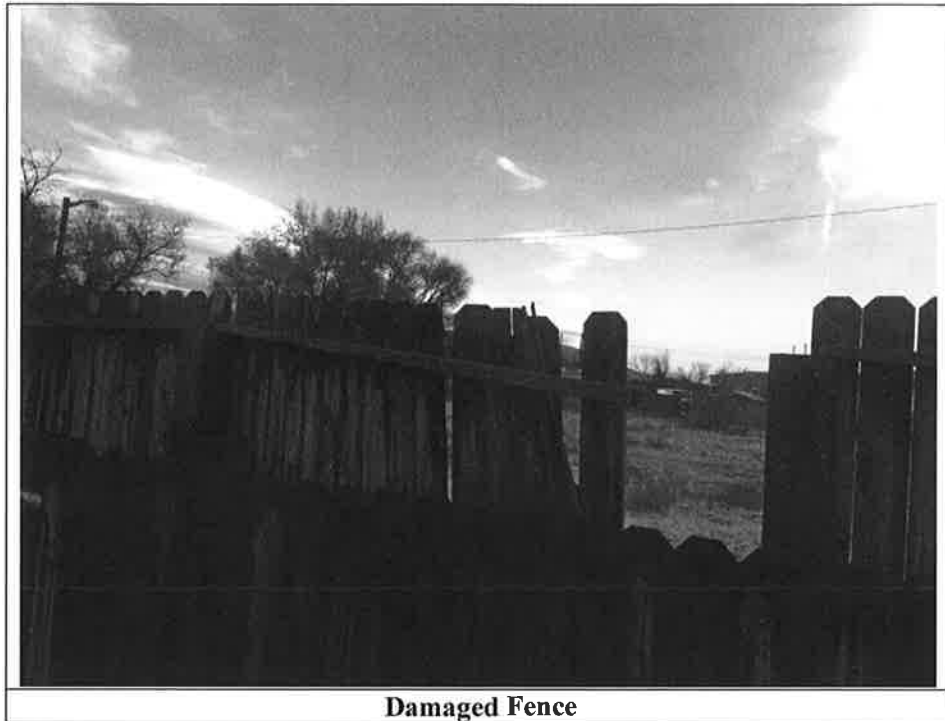
Although I worked in good faith with the city and with Yesco sign, it took many months and extra effort on my part to get Yesco to fulfill their requirements as set forth by Walt Sullivan when the billboard was installed. Yesco fought completing the fence. They trespassed on my property without permission and their representative even walked out of a meeting called by Walt Sullivan. Furthermore they only initially completed a partial section of fence, later having to complete the remainder after multiple letters had to be sent to the CEO of Yesco.



Photo taken from inside home at back slider door; Billboard blocking mountain views.

Furthermore, at the last permit approval meeting a few years ago, I was verbally reprimanded by the Yesco representative, telling me I should just “go home” instead of exercising my right to protest the billboard. He also questioned why I was even there.

A note about the 8 foot fence – it has not been proactively maintained by the property owner. When Mr. Borst took his vehicles and equipment from the property rented from Mr. Bauer, he left the fence in a state of disrepair. I have since had to contact Mr. John Uhart, who represents Mr. Herman Bauer, to get the fence repaired. Mr. Uhart was nice and committed to fixing the fence, but I should not even have to make a phone call. The fence, and maintenance thereof was a condition of approval for the billboard and should have been proactively maintained by the property owner.



I recommend to deny the request for continuance of the permit, based on continued blocked views, poor treatment by Yesco local representatives throughout the process, all the extra work I have to do because of it, and also the drop in property value for me created by the presence of a billboard due to the visual blight whenever I try to admire views south of my property.

Sincerely,

Kristoffer W. Wickstead
2708 Gardner Lane
Carson City, NV 89706
(775) 790-1341 Mobile phone
kww@engineer.com

SEP 09 2016

CARSON CITY PLANNING DIVISION

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

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FILE # SUP - 16 -

SUP - 16 - 103

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

APPLICANT YESCO Outdoor Media
PHONE # 801.464.6400

MAILING ADDRESS, CITY, STATE, ZIP
1605 So. Gramercy Rd. Salt City, UT 84104

EMAIL ADDRESS
mhelm@yesco.com

PROPERTY OWNER HERMAN Bauer & H&E Trust
PHONE # 707.939.0533

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 301, Vineburg, CA 95487-0301

EMAIL ADDRESS
metric1@comcast.net

APPLICANT AGENT/REPRESENTATIVE MIKE Helm - YESCO
PHONE # 801.464.6400

MAILING ADDRESS, CITY STATE, ZIP
1605 So. Gramercy Rd., Salt Lake City, UT 84104

EMAIL ADDRESS
mhelm@yesco.com

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's Assessor Parcel Number(s): 008-281-11	Street Address 4440 Highway 50 East 89701	ZIP Code 89701
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Project's Master Plan Designation Community / Regional Commercial	Project's Current Zoning General Commercial	Nearest Major Cross Street(s) Merrimac Way
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Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division 4 _____, Section 8 _____, a request to allow as a conditional use is as follows:

Continued use of a Special Use Permit for an existing 10'6"x36" billboard

PROPERTY OWNER'S AFFIDAVIT

I, Herman Bauer, 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: PO Box 301 Vineburg, CA 95487 Date: 8/10/14

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

STATE OF NEVADA
COUNTY

On August 10, 2016, HERMAN BAUER 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.

Karen E. Allen
Notary Public

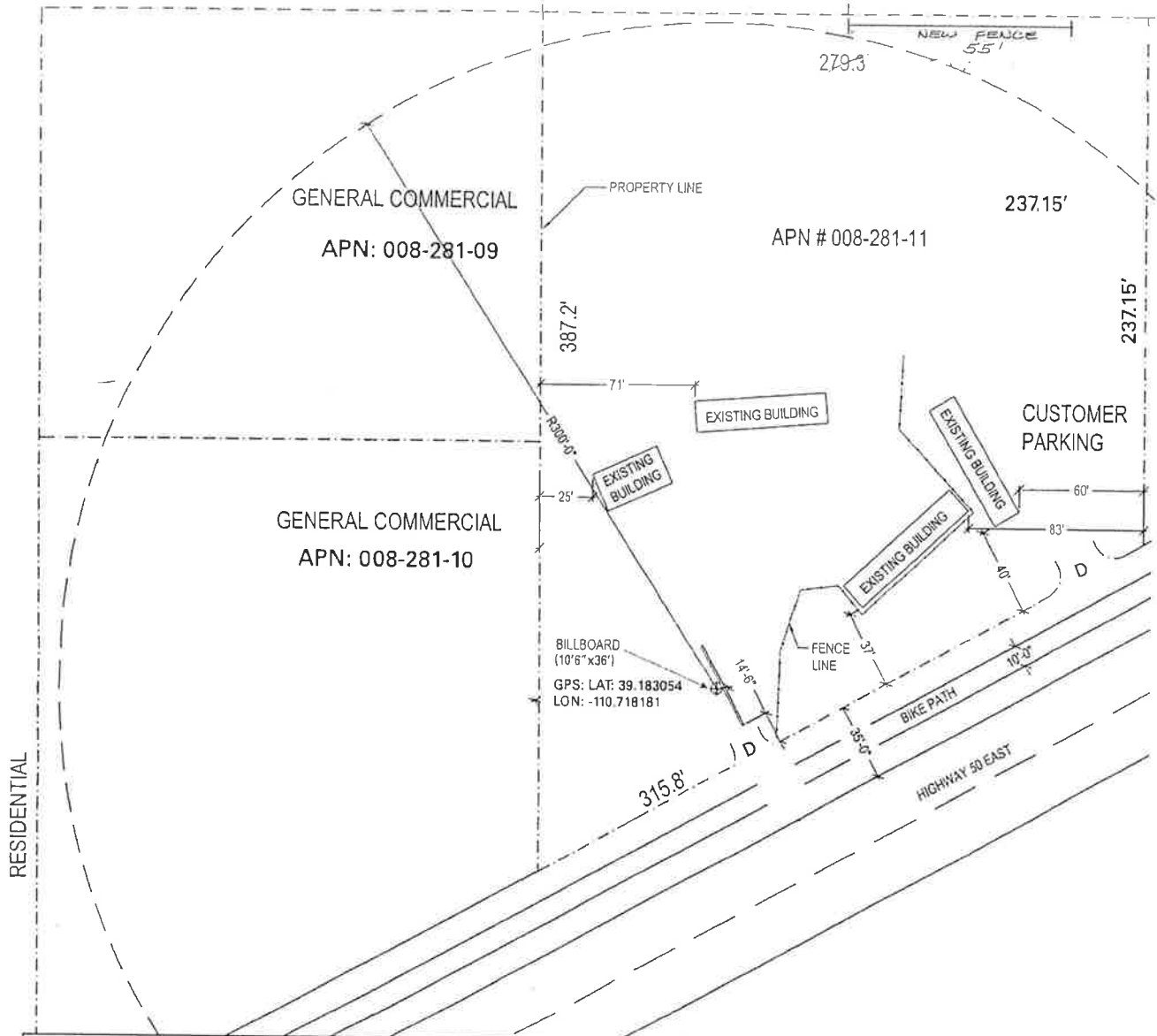
KAREN E. ALLEN
Notary Public, State of Nevada
Appointment No. 02-72949-5
My Appt. Expires Nov 25, 2017

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.

RESIDENTIAL
APN: 008-281-65

RESIDENTIAL
APN: 008-281-70

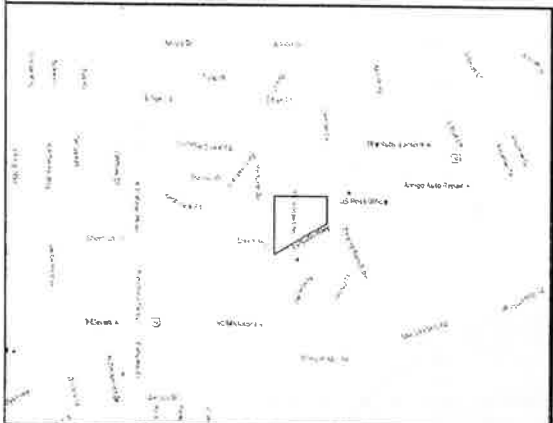
RESIDENTIAL
APN: 008-281-71



YESCO Outdoor Media

1605 S Gramercy Road
Salt Lake City, UT 84014

Mike Helm
Director of Real Estate
Phone: 801.464.6400
Cell: 801.694.3086
Fax: 801.467.3447



- A. YESCO Outdoor Media
- B. Prepared By: Blake Wilks
1605 So. Gramercy Rd.
Salt Lake City, UT 84104
- C. Herman Bauer
PO Box 301
Vineburg, CA 95487
- D. APN : 008-281-11
4440E. Hwy 50
- E. Special Use Permit (SUP)

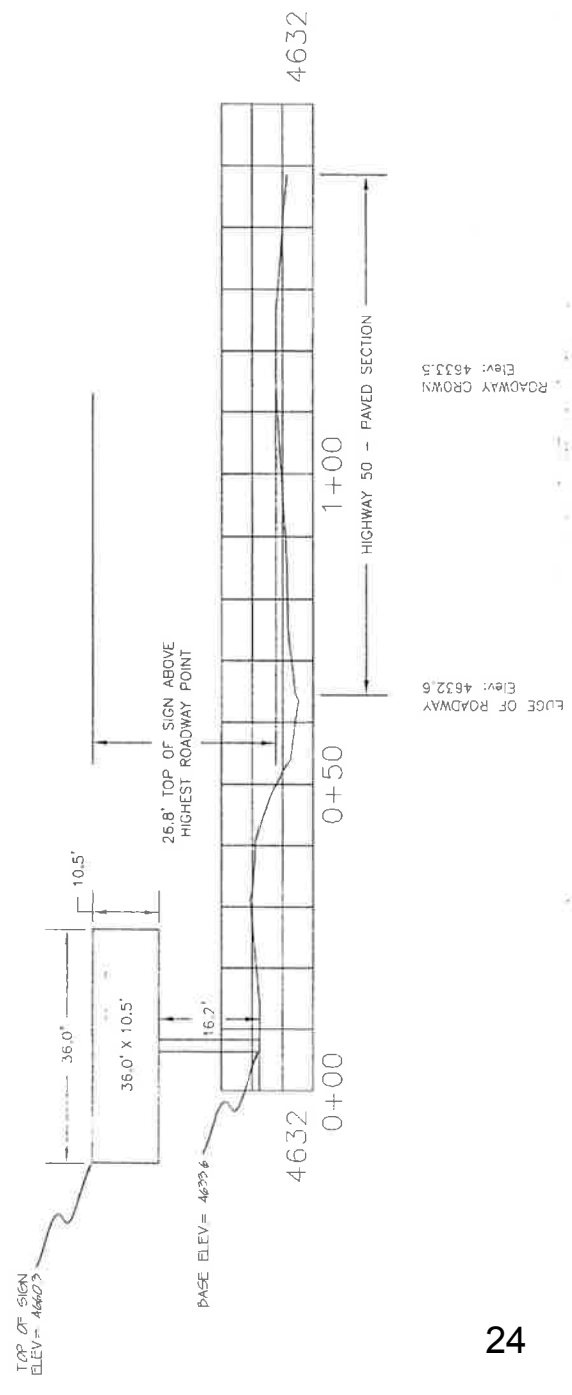
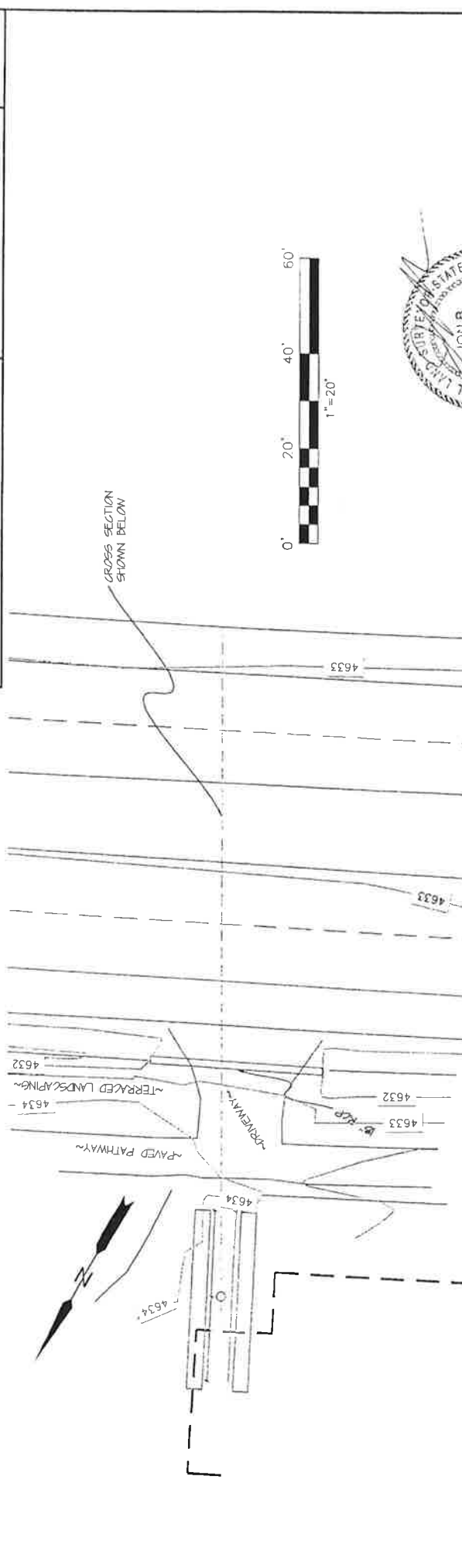


SITE PLAN

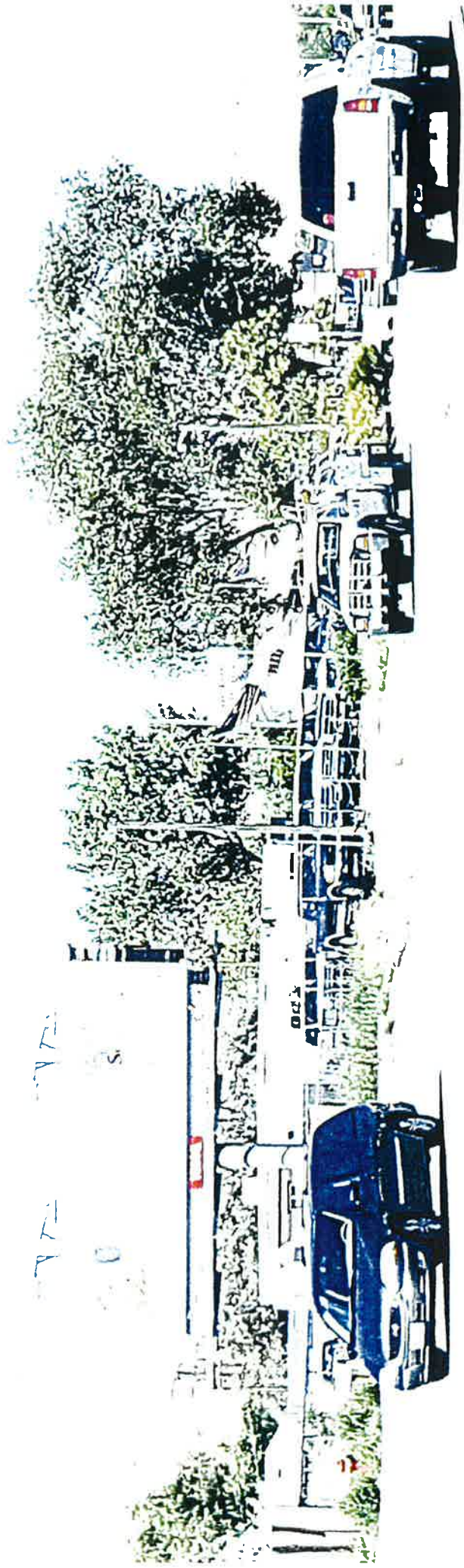
SCALE : 1:50

YOUNG ELECTRIC SIGN COMPANY
 BD# 53043
 4440 HWY 50 EAST, CARSON CITY, NV

DATE SURVEYED: 08/18/2011
 SHEET 1 OF 1



399 GREG STREET
 SPARKS, NV 89431
 (775) 786-1141
 FAX: (775) 331-1776




Cancer-Causing Foods
Don't Belong in Schools.
DropTheHotDog.org

Food Not Be. Be. Pop. Science Committee for Drop the Hot Dog

VESCO

VECO

ROBERT'S
COMPANY





Let's elevate the commute.

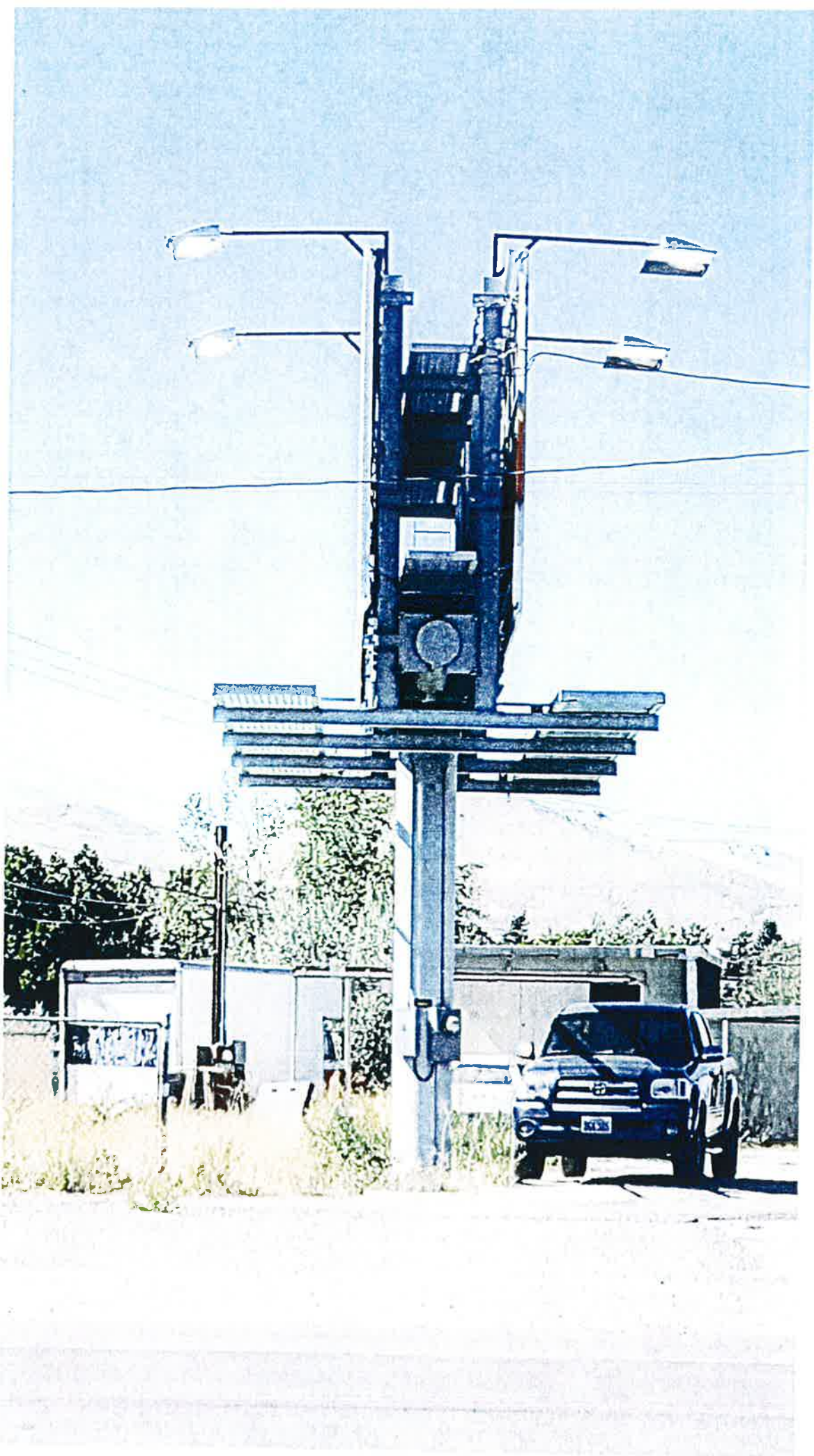
Corolla

Visit Your Northern Nevada Toyota Dealers

163049E

YESCO.







Overhead electrical connection

2 horizontal conduits

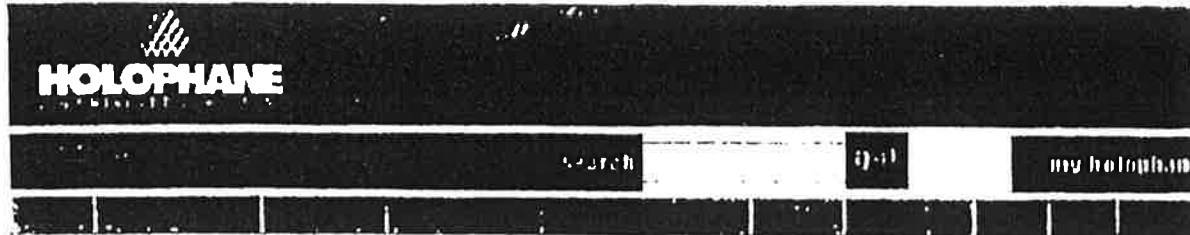
Electrical panel





Overhead electrical feed

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 pr...

SPECIFICATION SHEETS

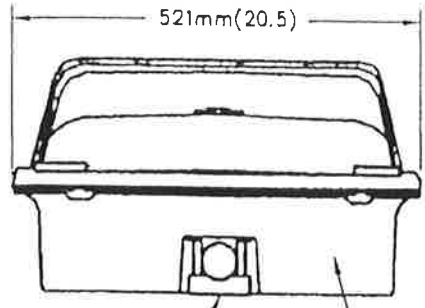
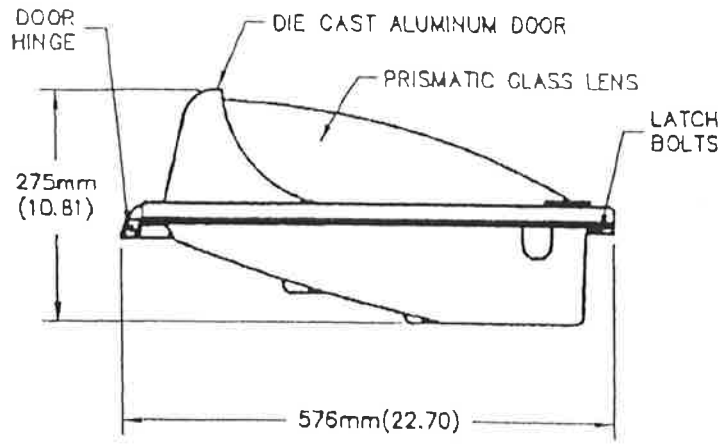
PDF	DWG	File Name	Description
		PANLD	Panel-Vue - Standard Mounting
		PANLS	Panel-Vue - Side Mounting
		PANLT	Panel-Vue - Top Mounting

PHOTOMETRIC DATA FILES

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

http://www.holophane.com/products/Family.asp?Brand=HLP&Family=Panel-Vue&Product... 2/6/2008

PANEL-VUE® SERIES LUMINAIRE



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

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

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

- 12=120V
- 20=208V
- 24=240V
- 27=277V
- 34=347V
- 48=480V
- MT=MULTITAP
- DT=DUAL TAP
- NB=NON-BALLASTED
- 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)
- OD=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



ORDER NO: _____
TYPE: _____

DRAWING NO. FM-1805
CAD MODEL: PANLD.DWG
DATE: 3/19/07
Sheet 1 of 1

©2002 ACUITY LIGHTING GROUP INC., 274 DAKWOOD AVE., NEWARK, OH 43005



10'6"X36' 400 watt Panel Vue
Spill Zone calculations

Designer
T. Grunwald
Date
Feb 7 2008
Scale
Drawing No.
1 Of 1

42 44 42 43 48 52 54 54 50 53 55 53 49 44 42 44 43 39 35 31 30
52 56 54 55 60 66 69 69 65 64 60 69 68 61 55 54 55 53 47 42 38 36
63 70 69 71 78 83 87 80 86 85 90 88 84 79 72 69 70 64 57 51 46 45
79 87 90 83 102 109 112 115 114 115 113 110 103 94 90 88 80 72 64 60 56
103 109 115 124 136 144 148 151 154 155 151 149 145 137 125 116 110 103 91 81 77 67
62 64 53 45 37 29
07 77 05 53 40 28
118 98 77 55 39 28
154 119 79 53 37 28
187 117 73 50 38 30
175 104 69 50 38 30
148 98 69 52 41 34
147 104 79 62 47 37
190 131 87 59 42 26
00 00 00 00 00 00
00 00 00 00 00 00
00 00 00 00 00 00
00 00 00 00 00 00

20.3	24.4	27.8	28.3	33.0	35.9	36.2	39.3	39.8	37.8	39.9	39.3	35.2	35.9	33.0	28.3	27.8	24.4	20.3
27.7	30.7	38.5	39.8	46.0	48.2	50.3	51.2	53.3	52.7	53.3	51.2	50.3	48.2	46.0	39.8	38.5	30.7	27.7
38.0	39.7	45.5	50.3	61.6	69.0	70.8	67.5	67.8	63.2	67.8	67.5	70.8	69.0	61.6	50.3	45.5	39.7	38.0
47.8	53.1	56.3	59.9	71.9	86.1	88.3	88.2	78.9	70.1	78.9	88.2	88.3	86.1	71.9	59.9	56.3	53.1	47.8
51.1	59.7	73.3	81.1	84.2	87.3	86.3	80.2	68.8	80.8	88.8	89.2	96.3	87.3	84.2	81.1	73.3	59.7	51.1
43.0	58.1	72.7	78.5	81.4	78.1	79.3	81.5	88.4	89.4	86.4	81.5	79.3	78.1	81.4	76.5	72.7	58.1	43.0

North Elevation
Scale 1" = 8'

NOTES

- Spill zones are approx 5 ft above and to the side, Light levels drop off fast and are minimal at 15 ft above the board
- Side zone is almost nothing past 10ft to the side of the board

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
above the board		7.8 fc	15.5 fc	3.0 fc	5.2:1	2.6:1
Calc Zone #1		59.3 fc	88.3 fc	20.3 fc	4.7:1	2.8:1
Side zone		5.5 fc	19.3 fc	0.0 fc	N/A	N/A

SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS. ATTACH TO YOUR APPLICATION.

State law requires that the Planning Commission, and possibly the Board of Supervisors, consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)

Answer the questions as completely as possible so that you provide the Commission and possibly the Board with details that they will need to consider your project. If the question does not apply to your situation, explain why. **BEFORE A SPECIAL USE PERMIT CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.**

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

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 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

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

Explanation 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).

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.

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.

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

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

- Explanation
- 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?
 - 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.
 - 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.
 - 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.
 - 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?
 - 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).
 - 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.
 - 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.
 - 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.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information.

Please type the following signed statement at the end of your application questionnaire.

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

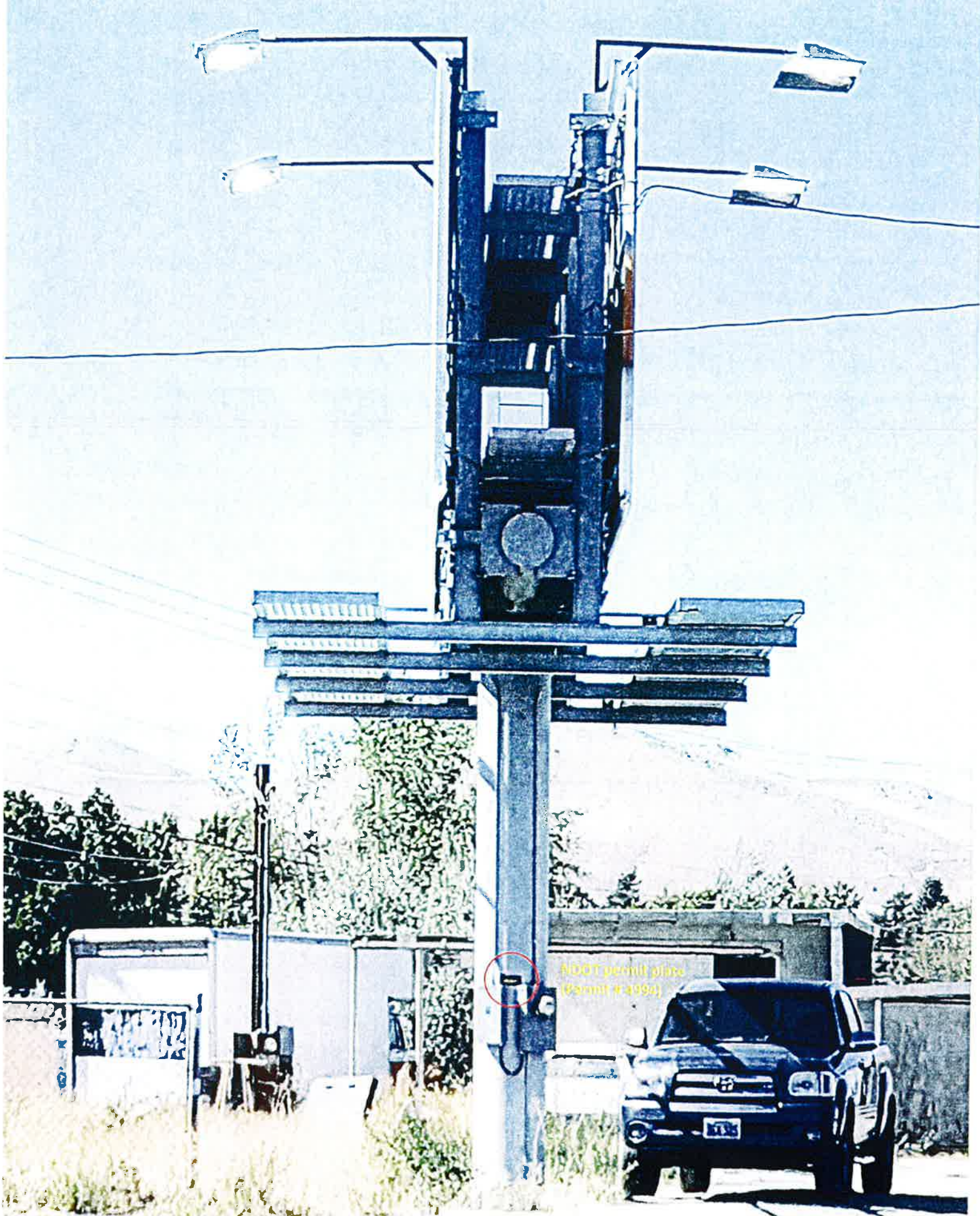
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning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



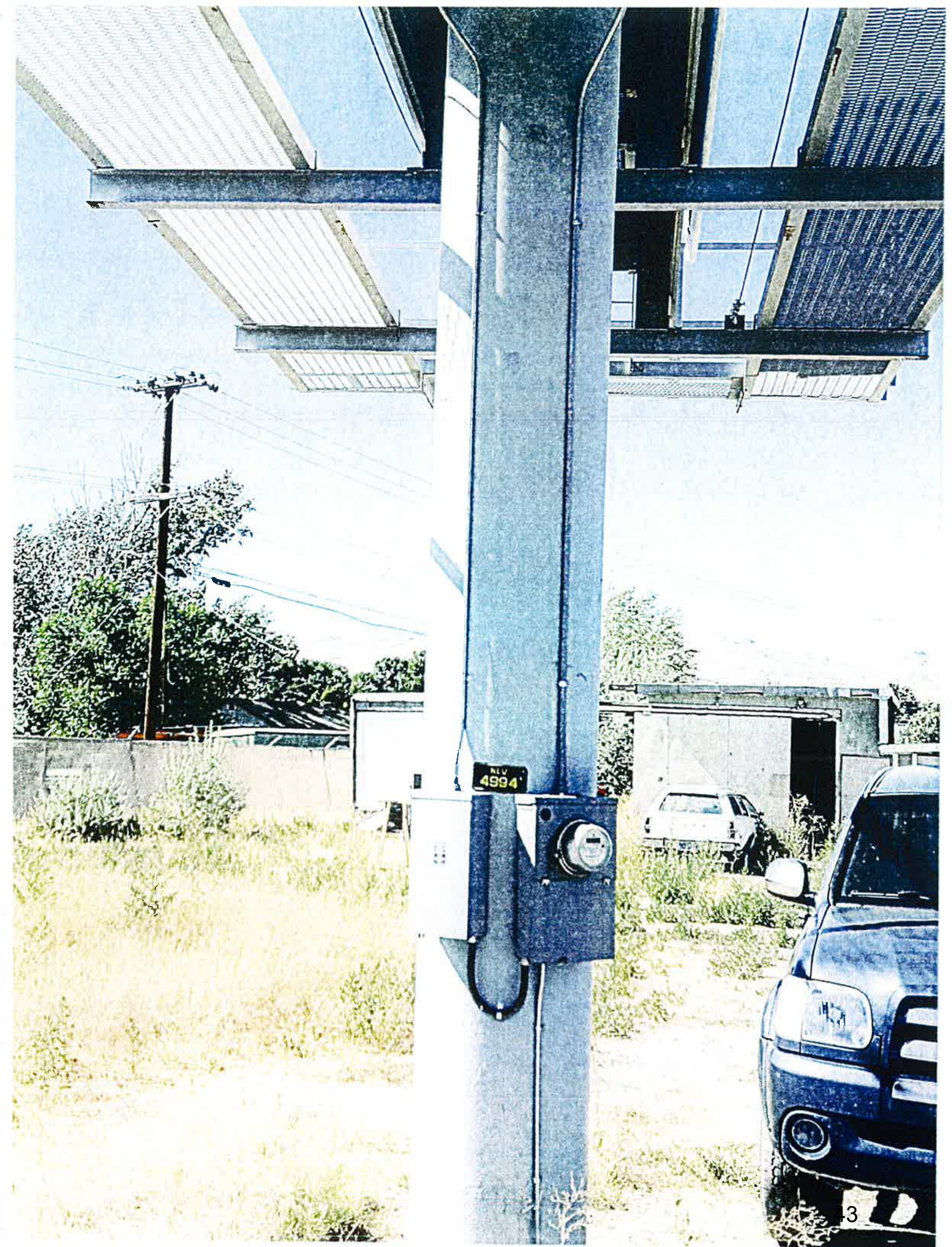
Applicant

9.6.16

Date



NDOT permit plate
(Permit # 4994)



NLV
4994

HLV
4984



Cancer-Causing Foods
Don't Belong in Schools.

DropTheHotDog.org

YESCO COMPANY PLAQUE

Paid for by the Physicians Committee for Responsible Medicine

YESCO,

6394-3W

ROBERT'S
MOTOR
COMPANY
SEE BEVA



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: Herman Bauer & H & E Trust

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 (5.1j)
- 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 to 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)?



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

Secured Tax Inquiry Detail for Parcel # 008-281-11					
Property Location: 4390 HWY 50 EAST			Tax Year: 2016-17		
Billed to: BAUER, HERMAN C & H & E TRUST			Roll # 001201		
%HERMAN K & EMMY A BAUER TTEES			District 2 4		
P O BOX 301			Tax Service		
VINEBURG, CA 89703-0000			Land Use Code: 490 Code Table		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					No Taxes Owning
08/15/16	804.14		804.14	804.14	.00
10/03/16	804.00		804.00	804.00	.00
01/02/17	804.00		804.00	804.00	.00
03/06/17	804.00		804.00	804.00	.00
Totals:	3,216.14	.00	3,216.14	3,216.14	
				Payment Cart	History

Additional Information					
	2016-17	2015-16	2014-15	2013-14	2012-13
Tax Rate	3.5200	3.5200	3.5400	3.5600	3.5800
Tax Cap Percent	.2	.2	.3	.4	.6
Abatement Amount	1,798.17	1,788.85	1,527.58	2,683.03	3,742.50

53013



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 25246
SALT LAKE CITY UT 84125

License Number: 16-00024911
Expiration Date: December 31, 2016
Business Location: 4440 HWY 50 E

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 25246
SALT LAKE CITY UT 84125

License Number: 16-00024911
License Expiration Date: December 31, 2016
Date Issued: December 28, 2015

Business Location: 4440 HWY 50 E
Nature of Business: BILLBOARD @ 4440 HWY 50 E

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

53043



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 25246
SALT LAKE CITY UT 84125

License Number: 16-00024912
Expiration Date: December 31, 2016
Business Location: 4440 HWY 50 E

IMPORTANT INFORMATION

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YOUNG ELECTRIC SIGN CO (YESCO)
YESCO OUTDOOR MEDIA
PO BOX 25246
SALT LAKE CITY UT 84125

License Number: 16-00024912
License Expiration Date: December 31, 2016
Date Issued: December 28, 2015

Business Location: 4440 HWY 50 E
Nature of Business: BILL BOARD @ 4440 HWY 50 E

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