

STAFF REPORT FOR PLANNING COMMISSION MEETING OF AUGUST 30, 2017

FILE NO: SUP-17-093

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow the continuation of an existing billboard sign on property zoned General Commercial (GC).

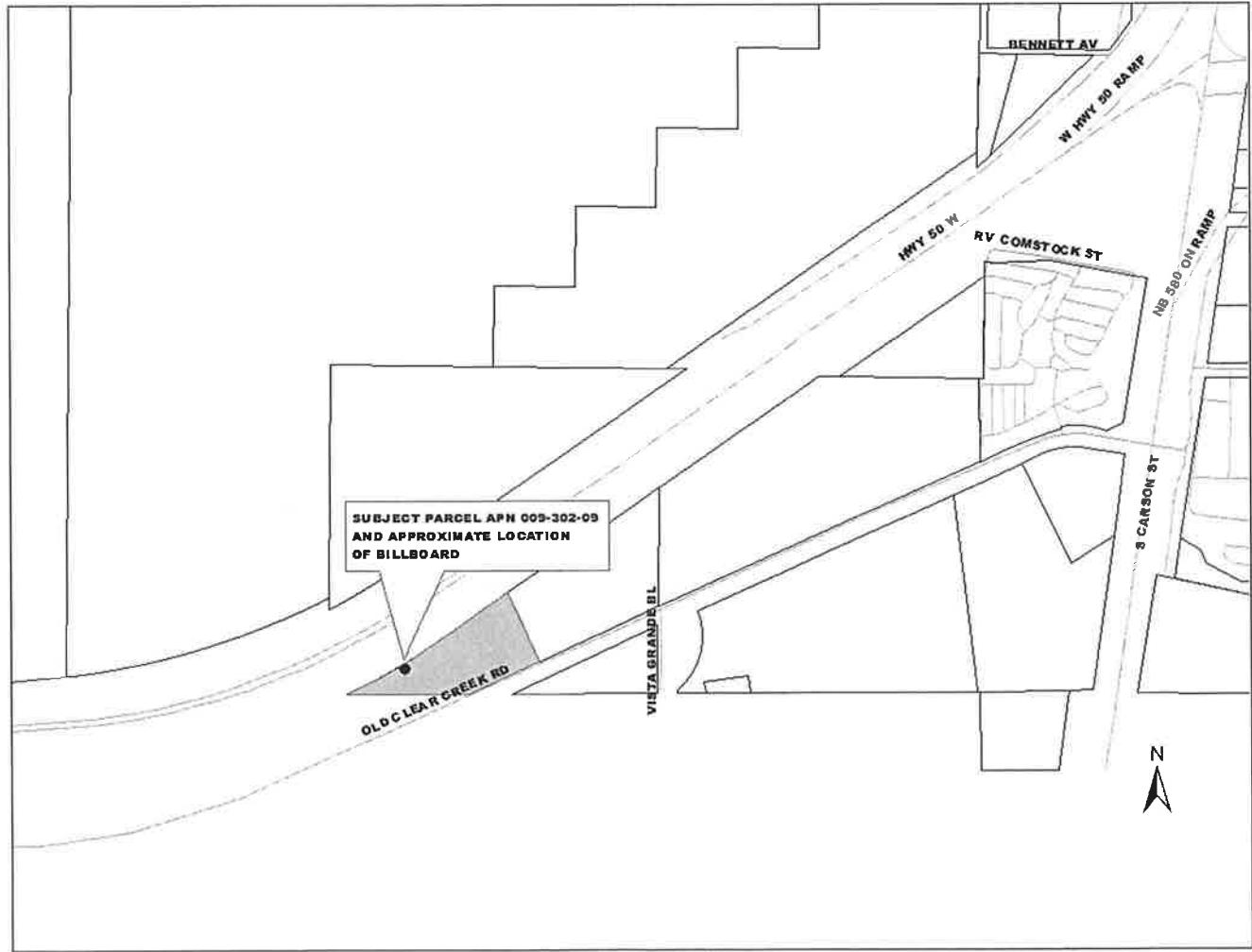
OWNER: William Kugler and C. S. Coffey

APPLICANT: Rogers Media Company

ADDRESS: 800 Old Clear Creek Road

APN: 009-302-09

**RECOMMENDED MOTION: "I move to approve SUP-17-093, a Special Use Permit request from Rogers Media Company (Owner: William Kugler and C. S. Coffey) to allow the continuation of an existing billboard sign, on property zoned General Commercial, located at 800 Old Clear Creek Road, Assessor's Parcel Number 009-302-09 based on the findings and subject to the conditions of approval contained in the staff report."**



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

**The following conditions are applicable throughout the life of the billboard:**

2. The maximum permitted sign height is 28 feet from the adjacent street elevation if the sign height is proposed to be changed.
3. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details (cut sheets) must be provided with the building permit application if a light fixture change is proposed.
4. The sign support structure must remain a monopole design, and structure must remain painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the structure for review and approval by the Planning Division. Any Building Permit submission will 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 August 2022, unless a new Special Use Permit to continue the use of the off-premises sign is acquired by that date. It is the applicant's responsibility to submit a complete Special Use Permit application in sufficient time to be scheduled for review prior to the expiration date.
7. Carson City Business License fees shall be paid for the billboard and kept current at all times.
8. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of the Business License and Special Use Permit.

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

**MASTER PLAN DESIGNATION:** 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 billboard still compatible with surrounding properties? Has the billboard caused any material damage to surrounding properties?

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

NORTH: Public Community (PC) and right-of-way/ NDOT sand pit (across Hwy 50 west)  
EAST: General Commercial (GC)/ personal storage facility  
SOUTH: Douglas County (Washoe Tribe property)  
WEST: Douglas County (Washoe Tribe property)

## **ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Engineering department states the flood zone is unknown  
SLOPE/DRAINAGE: slopes to the south and east, located below Hwy 50 west  
SEISMIC ZONE: Engineering department states the seismic zone is unknown

## **PREVIOUS REVIEWS:**

08/29/12 SUP-12-039 billboard request for review after five years was approved  
08/16/07 MISC-07-103 appeal denial of billboard. Approved by the Board of Supervisors  
06/27/07 SUP-07-075 billboard (denied) by the Planning Commission  
01/03/96 U-93/94-1 watchman's quarters

## **SITE DEVELOPMENT INFORMATION:**

PARCEL AREA: 3.32 acres

EXISTING PRIMARY USE: Office, personal storage, warehouse, watchman's quarters

HEIGHT: Approximately 28 feet to the top of the billboard above the adjacent Hwy 50 West street grade. The distance from the bottom of the panel to the ground is shown as 72 feet, with the top of the billboard being approximately 82 feet above the ground. The maximum allowed height for signs is 28 feet from street elevation.

AREA: Double faced 10 feet by 40 feet, or 400 square feet, the maximum allowed square footage for a billboard.

NUMBER OF FACES: Two

LIGHTING: The billboard has existing acceptable lighting.

PARKING: None

LANDSCAPING: None

## **DISCUSSION:**

The subject parcel is located on the south side of Highway 50 West, several hundred feet east of the existing three billboards located on the south side of Highway 50 West, perpendicular to the highway. The other billboards in this vicinity are located in Douglas County, on Washoe Tribe land. There are also billboards located northeast of the subject location. These billboards are in the vicinity of the South Carson Street and Highway 50 West intersection near the area where the I-580 freeway has just been completed.

The subject parcel also has an existing office, personal storage warehouse and watchman's quarters uses on it. The billboard is located at an elevation approximately 60 feet below the highway, which is on the western half of the subject property. The billboard has been at this location for a total of ten years, after approval of the placement in 2007, and review and approval of the continuation of the billboard in this location in 2012. No known complaints or concerns have been registered regarding the location or existence of the billboard. Upon approval of this request for review, the next review date would be in another five years. A recommended condition of approval is that the billboard be again reviewed in August 2022.

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

#### DEVELOPMENT STANDARDS DIVISION 4.8.3 BILLBOARD REQUIREMENTS:

- a. Special Use Permit Required: Approval of a Special Use Permit is required for a billboard. The current Special Use Permit is scheduled to expire on August 30, 2017. 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 August 31, 2022.
- 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 800 Old Clear Creek Road, and is located adjacent to Highway 50 West. The location is compliant.
- c. Height: The maximum permitted sign height is 28 feet from the adjacent "permitted street" elevation. The sign is in compliance with the permitted sign height, as it is 28 feet above the adjacent Hwy 50 West existing street. 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 feet by 40 feet or 400 square feet, and is in compliance.
- h. Setback from Certain Uses and Zoning: A billboard sign may not be within 300 feet of a property zoned Agriculture (A), Conservation Reserve (CR), or any residential district. The property is more than 400 feet from the CR zoning district located to the north across the highway and more than half a mile from any residentially zoned district. This property is in compliance.
- i. Setback from Redevelopment Areas: A billboard sign may not be within 1,000 feet of a redevelopment area. The eastern half of this parcel is within 1,000 feet of the Costco parcel, which is in the Redevelopment District. The billboard is located on the western half of the property and meets the required setback from the Redevelopment District. This billboard does comply with this restriction.
- 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 have 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 August 11, 2017 to 32 adjacent property owners, and 73 mobile home park residents, for a total of 105 notices, within 3,650 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report no comments in support or opposition of the billboard have been received. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on August 30, 2017, depending on their submittal date to the Planning Division.

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

**Engineering Division:** No concerns

**Fire Department:** No concerns

**Health Department:** No concerns

**Parks and Recreation:** No concerns

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project. The 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.

It is noted the billboard uses upward lighting, which was reviewed and approved by the Planning Director, Lee Plemel, in November 2012 and continues. The fixtures currently used on the billboard are Holophane Panel-Vue Series. No lighting which is detrimental to the neighborhood or off-site is created by this 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 north of the site while traveling east and west on Highway 50 East/West. This is an area that has been previously developed with commercial enterprises and the billboard has had no complaints. 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.

**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:

- Engineering comments
- Fire comments
- Health Department comments
- Parks and Recreation
- Site photos
- Application SUP-17-093

RECEIVED

AUG 14 2017

CARSON CITY  
PLANNING DIVISION

**Engineering Division  
Planning Commission Report  
File Number SUP 17-093**

**TO:** Hope Sullivan - Planning Department  
**FROM:** Stephen Pottéy – Development Engineering Department  
**DATE:** August 14, 2017                    **MEETING DATE:** August 30, 2017

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit, from Matt Rogers to allow an existing billboard sign, apn 009-302-09.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request and suggests no conditions of approval.

**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. The Engineering Division offers the following discussion:

**C.C.M.C. 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans.

**C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians**

Impacts to traffic will not change.

**C.C.M.C. 18.02.080 (5d) - Public Services**

There is no impact to sewer, water, or storm drain infrastructure.

**C.C.M.C. 18.02.080 (5e) – Title 18 Standards**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare**

The project meets engineering standards for health and safety.

Engineering Division  
Planning Commission Report  
Page 2

**C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property**  
Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5h) – Adequate Information**  
The plans and reports provided were adequate for this analysis.

**RECEIVED**

AUG 08 2017

CARSON CITY  
PLANNING DIVISION

August 8, 2017

SUP-17-093  
Fire

No comments from Fire on SUP 17-093

Dave Ruben

**From:** Dustin Boothe  
**Sent:** Monday, August 14, 2017 5:29 PM  
**To:** Kathe Green  
**Subject:** RE: Planning Commission 8-30-17

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AUG 15 2017  
CARSON CITY  
PLANNING DIVISION

SUP-17-093

Health and Human Services has no concerns with this application as submitted.

Dustin

August 11, 2017

SUP-17- 093

Parks

The Parks, Recreation & Open Space Department has no comments on the above referenced SUP.

Thank you,

Vern & Patti



*Patti Liebespeck*

Office Specialist

Carson City Parks, Recreation & Open Space

3303 Butti Way, Bldg 9

Carson City, NV 89701

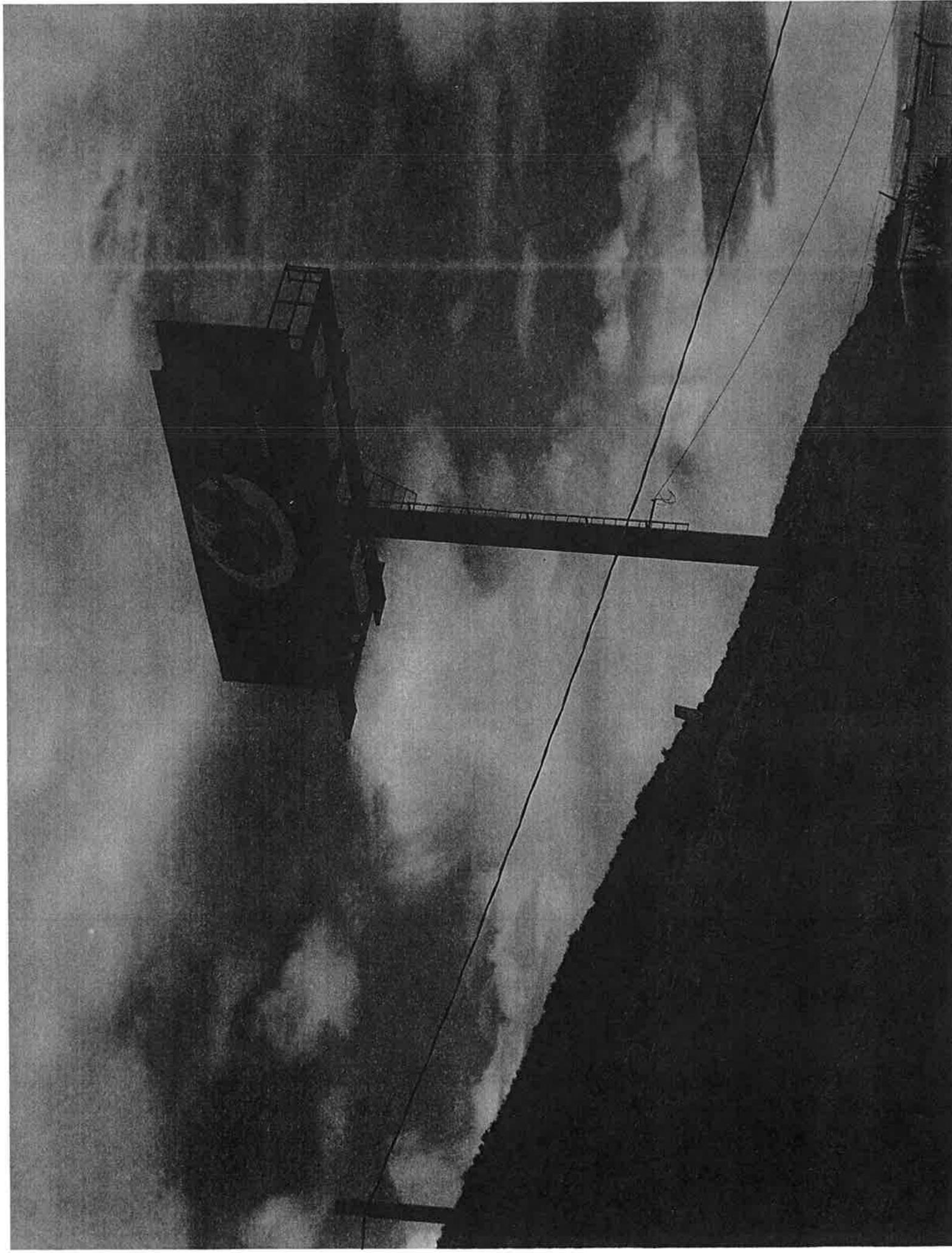
Phn: (775) 887-2262 x 7342

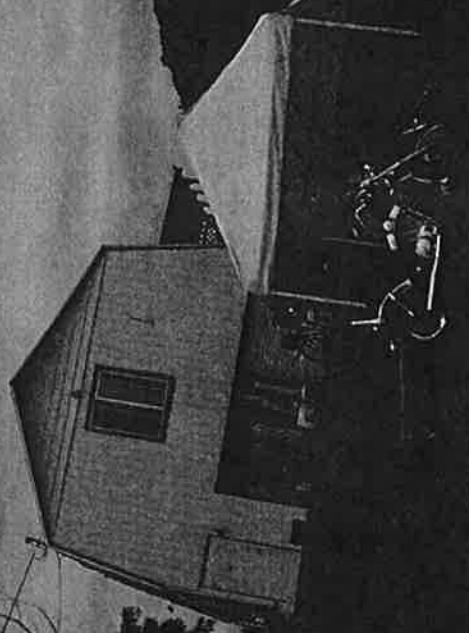
Fax: (775) 887-2145

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

[www.carson.org](http://www.carson.org)







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

FILE # SUP - 17 - 093

APPLICANT

ROBERTS MOTIA CO. 530-304-5770

MAILING ADDRESS, CITY, STATE, ZIP

P.O. Box 19681, SAE, CA 95816

EMAIL ADDRESS

MATT@REGENSMEDIA.COM

PROPERTY OWNER

WILLIAM R KUGLER

MAILING ADDRESS, CITY, STATE, ZIP

3700 Hwy 50 East, NV, NV 89701

EMAIL ADDRESS

89701

APPLICANT AGENT/REPRESENTATIVE

MATT ROGERS 530-304-5770

MAILING ADDRESS, CITY STATE, ZIP

P.O. Box 19681, SAE, CA 95816

EMAIL ADDRESS

MATT@REGENSMEDIA.COM

Project's Assessor Parcel Number(s):

9-362-09

Street Address

800 OLD CLEM CREEK RD, C9703

Project's Master Plan Designation

COMMERCIAL

Project's Current Zoning

GEN COMM.

Nearest Major Cross Street(s)

US 50 WEST, Carson St.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

CONTINUOUS USE OF 2 SIDED OUTDOOR ADVERTISEMENTS SIGN LOCATED ON SUBJECT PROPERTY.

PROPERTY OWNER'S AFFIDAVIT

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

WILLIAM R. KUGLER  
Signature

3700 HWY 50 EAST  
CARSON CITY, NV 89701

Address

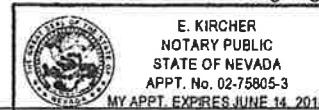
6-23-17  
Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA  
COUNTY

On JUNE 23, 2017, WILLIAM R. KUGLER, 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.

E. Kircher  
Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

FOR OFFICE USE ONLY:

CCMC 18.02.080

**SPECIAL USE PERMIT**

RECEIVED  
JUN 23 2017  
CARSON CITY  
PLANNING DIVISION

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

\*Due after application is deemed complete by  
staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound  
Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission  
application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for  
all departments to adequately review the request. Additional  
information may be required.

If there is any additional 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 it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**ACKNOWLEDGMENT OF APPLICANT**

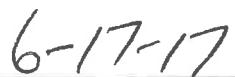
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning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



Print Name



Date

## Renewal of Special Use Permit for 800 Old Clear Creek Road, Carson City, NV

June 16, 2017

### 1) How will the proposed Development be in substantial compliance with and support the goals and policies of the Master Plan?

This project continues to be in substantial compliance with and support the goals and policies of the Master Plan for improving the health and welfare of the citizens of Carson City. The Master Plan is codified to charter a course so that every project and continuing project furthers that goal. This project continues to meet and exceed all of those requirements and truly furthers the standard of living in the community. For all the reasons outlined below this project continues to meet or exceed those demands,

**Chapter 3:** Seek to Establish a balance of land uses within the community by proving employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

This project continues to provide all service mentioned in Chapter 3. It alerts motorists on US 50 of recreational opportunities in the area such as restaurants, attractions, and services. It provides continued stimulus to local economy based on the service needed for the sign in terms of maintenance, electric, and general service. It continues to provide a way for local merchants in the area to communicate with the traveling public about the goods and services available in the community. It provides a large endowment of over \$7,000 per year to the Carson City Chamber of Commerce which has a direct effect on Carson City business.

This project continues to meet this section based on environmental facts, such as it uses no water, has no effect on vegetation, it is outside of any primary floodplain and it away from any geological hazard areas.

It continues to meet all the proper setbacks from other signs, public roadways, residential dwellings, and redevelopment areas.

**Chapter 4:** This Chapter is not applicable to this project.

**Chapter 5: Economic Vitality.** This project continues to promote Carson City business as it has for the past 5 years and with the partnership with the Chamber be the single largest sponsor donor to the Chamber. This directly affects programs, local business, and promotion of local business. This has been a key driver for the public to recognize all the Carson City has to offer.

**Chapter 6:** Promote safe, attractive and diverse neighborhoods, compact mixed use activity centers, and a vibrant, pedestrian friendly Downtown. The building materials used are built for a ninety one year index and incorporate the natural colors of the Nevada landscape in chocolate and light browns. It will provide visual interest at a key Gateway to the City.

By allowing the continued use of this project the various merchants in the Carson City market can promote the products and services to motorists using the US 50 corridor. This will enhance the region with greater sales tax generated, enhanced city and merchant image, downtown core vitality, and long and short term overall business benefits to the community. The last 5 years the sign has advertised local Carson City events along with various local merchants. The sign has only ever advertised local merchants in the region, never national advertisers.

**Chapter 7:** Promote a sense of community by linking its many neighborhoods, employment areas, parks, recreational centers, and schools with extensive system of interconnected roadways, multi-use pathways, bike facilities, and sidewalks.

It continues to promote motorists to use services in the Carson City market and the Downtown core. The project is a key for the transportation pattern and flow into the future of the City. By promoting Carson City's key assets to the motorist it furthers the goal for an efficient well planned transportation model.

**Question 2: Will the effect of the proposed development by detrimental to the immediate vicinity? To the general neighborhood?**

The uses of the neighboring properties are:

West: Open space with outdoor advertising signs located outside city limits, East: Commercial property, mini storage, Costco  
North: Open space owned by BLM, South: Commercial buildings, zoned commercial.

This sign has produced no dust, odor, vibration, fume, glare ( sign lights glare will not exceed subject property ), or physical activity, will and has not created additional hardships for neighbors or more traffic. No new traffic lights or walkways are needed. The sign continues to be consistent with current uses in the general area where located.

Has Sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

The project has not required and affect on School districts, student population, law enforcement resources, Fire Department, Sewer, water, or Drainage systems. There are no improvements needed to further accommodate sign renewal from a highways and roads perspective. A parking plan is not required as there are no existing vehicles visiting the sign. There are no landscaping requirements needed, no property covered by asphalt. The lighting for this project will have three (3) 400 watt lights per side. The lights will not affect and neighboring property as they are top down lights shining downward. Our architect Palmer Engineering Group, along with Carson City Planning has assisted us with this information.

## **Findings to Support the Renewal of Outdoor Advertising Permit Located at 800 Old Clear Creek Road, Carson City, Nevada**

- 1) Section 4.8.3 Billboards are still allowed subject to the following requirements.

The site still meets all criteria that it met when it was approved on August 17, 2006.

- A) It is allowed on this street as it is on Highway 50 East, and as it sits between Lyon County and the intersection of US 50 & 395. It has displayed tasteful advertising, we have had only three customers during that period which have been all local advertisers. It meets the height requirement of 28 feet overall above road grade on US 50.
- B) Zoning of the Site is General Commercial.
- C) It does not exceed two (2) faces, it is painted an earth tone to match surroundings.
- D) The sign meets size requirements of 10' x 40', no more than 400 square feet per side.
- E) We are spaced 1000' feet from any other off premise sign.
- F) We are set back a minimum of 300' feet from any Residential, Agricultural and Conservation Reserve
- G) We are set back more than 1000' feet from any area under a Redevelopment designation.
- H) We are not attached to a roof or wall, but rather the sign is a free standing pole as built as permitted.
- I) We have never displayed any three dimensional objects, movable or reflective materials, nor have we any flashing, or intermittent illumination. It has never had any rotating parts, beams of light, changing numbers, or simulated motion.
- J) Our source of light, which is very minimal having been reduced to 320 total watts, lights up no area outside the sign itself.
- K) The sign has been maintained in good structural order and condition at all times.
- L) The sign is not located in any drainage or utility easement nor does it interfere with either.
- M) Sign coordinates are as follows: 39 06 51 81 N, 119 46 59 84 W

In short, this sign still meets all requirements it did at the time of approval in 2006.

**Sign Permit Application**  
**State of Nevada, Department of Transportation**  
 Any False information will void permit

Sign Owner ROGERS MONT CO.  
 Address 4116 B MACKEN DR  
 City DAVIS State CA Zip 95618

Property Owner MR. BILL LUGLER  
 (Attach property owners signed consent)

Address 3700 Hwy 50 EAST  
 City CARSON CITY State NV Zip 89701

**SIGN LOCATION**

City or County CARSON CITY Highway Route 50 Side of Highway SOUTH  
 Name or Number N.E. W.

Tax Parcel Number 9-302-09 Section 31 Township 15 Range 20E

Approximate Location Sign will be located 240' East of West Boundary  
 From Identifiable Landmark, Intersection, Milepost, or Existing Sign

**SIGN DESCRIPTION** (Sign dimensions, do not include supports) 10' (10' 2nd side) Width 40' (40' 2nd side) Distance of panel bottom to ground 65' Number of posts 1

Post Material:  Wood  Metal  Other (Describe)  Illuminated  Yes  No

Will this sign have a changeable message?  No  Yes - Attach plans showing how message will be displayed and changed.

Amount accompanying application \$ 200.00 Check Number 2916

I certify all information on this application is true and that the sign will not be built or maintained from NDOT right-of-way.

Signature of Sign Owner or Agent Matt Rogers Title PRESIDENT

Printed Name MATT ROGERS Telephone 530-304-5770 Tax Id No. 20-0278819

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

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

SW 1/4 T15N R20E S31

and the zoning is for  Commercial or  Industrial activity. Zoning Designation GENERAL COM'L

Is this a resolution of intent?  Yes  No

If yes give effective date N.A. and expiration date N.A. RECEIVED

Does this sign comply with all local requirements including all variances and use permits?  Yes  No

Has the zoning been changed within past 3 years?  No  Yes SUP. O 7-075

If yes give date of change N.A. and Zone Change Number N.A.

Reason for Change N.A. CARSON CITY PLANNING DIVISION

Signature Sean M. Foley Title ASSOCIATE PLANNER

Printed Name SEAN M. FOLEY Telephone 775-887-2180 Date 29AUG2007

**TRANSPORTATION DEPARTMENT USE ONLY**

Application Received by M. Gill on 8/31/07 at 3:00  am  pm Permit # 4631

Milepost US-50-CC-6.61 E





## Carson City Business License Division

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2105 – Hearing Impaired: 711  
[buslic@carson.org](mailto:buslic@carson.org)

ROGERS MEDIA COMPANY  
PO BOX 19681

SACRAMENTO CA 95819

RE: Business License

Thank you for choosing to operate your business in Carson City. Below is your Business License.

Please post this license in a conspicuous place or have available for inspection. Please provide any changes to the business information to the Business License Division. Licenses are not transferable.

If you have any questions concerning your business license, contact the Business License Division at [buslic@carson.org](mailto:buslic@carson.org) or at (775) 887-2150.



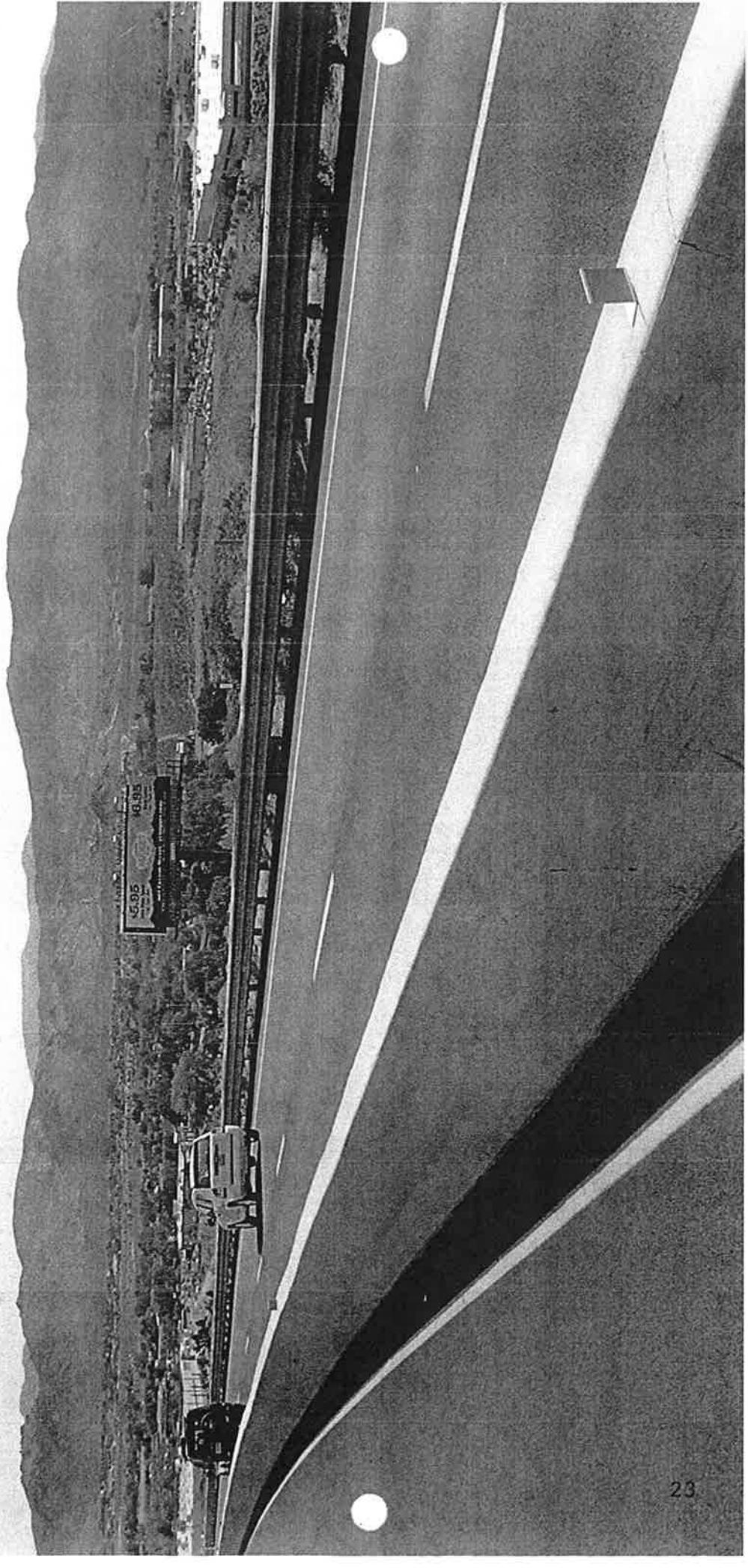
## Carson City Business License Division

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2105 – Hearing Impaired: 711  
[buslic@carson.org](mailto:buslic@carson.org)

ROGERS MEDIA COMPANY  
PO BOX 19681  
  
SACRAMENTO CA 95819

License Number: 17-00026343  
License Expiration Date: December 31, 2017  
Date Issued: December 01, 2016

Business Location: 800 OLD CLEAR CREEK RD  
Nature of Business: BILLBOARDS, OUTDOOR ADVERTISING





November 29, 2016

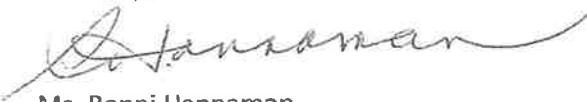
Mr. Lee Plemel  
Carson City Planning Division  
108 East Proctor Street  
Carson City, NV 89701

Dear Lee,

Just a quick note, we fully support the renewal of the Conditional Use Permit for 800 Old Clear Creek Road for a billboard at that location, for Rogers Media Company or their predecessors. They have been wonderful partners.

Please call or email with any questions or concerns.

Sincerely,



Ms. Ronni Hannaman

Executive Director

Carson City Chamber of Commerce



# Carson City Planning Division

108 E. Proctor St.  
Carson City, Nevada 89701  
(775) 887-2180  
Planning@carson.org  
www.carson.org

ICKIE  
8/17

**PLANNING COMMISSION**  
**AUGUST 29, 2012**

## **NOTICE OF DECISION**

CLERK  
FILED  
Time 12:05p  
SEP 19 2012  
By V. King  
Deputy  
Carson City, Nevada

A Special Use Permit application, SUP-12-039, was received from Matt Rogers (property owner: William Kugler) for a 5-year review of a previously approved Special Use Permit to allow the continued use of an existing billboard on property zoned General Commercial (GC), located at 800 Old Clear Creek Road, APN 009-302-09, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on August 29, 2012, in conformance with City and State legal requirements, and approved SUP-12-039 based on the findings contained in the staff report and subject to the following conditions of approval:

### **CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

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 will be rescheduled for the next Planning Commission meeting for further considerations.

**The following conditions are applicable throughout the life of the billboard:**

2. The maximum permitted sign height is 28 feet in height from adjacent street elevation if sign is proposed to be changed.
3. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details ("cut sheets") must be provided with the building permit application if a light fixture change is proposed.

4. The sign support structure must be mono-pole in design, as shown on the plans previously approved with this application, and must be painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the pole with any building permit application for review and approval by the Planning Division.
5. This approval is for the continued use of the existing off-premise 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-premise signs, with the approval of a new Special Use Permit.
6. Without further notice, the subject special use permit shall expire the last day of August 2017, unless a new special use permit to continue the use of the off-premise 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 a business license and Special Use Permit.

This decision was made on a vote of 7 ayes, and 0 nays.



Lee Plemel, AICP  
Planning Division Director

LP:jmb

Mailed by: 9/20/12 By: RmT

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN  
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

  
OWNER/APPLICANT SIGNATURE

6-23-17  
DATE

Wm R Kugler  
PLEASE PRINT YOUR NAME HERE

**RETURN TO:**

Carson City Planning Division  
108 E. Proctor St., Carson City, NV 89701

Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.  
2. Self-addressed stamped envelope