

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 28, 2018

FILE NO: SUP-18-018

AGENDA ITEM: E.1

STAFF CONTACT: Kathe Green, Assistant Planner

**AGENDA TITLE:** For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned Retail Commercial (RC), located at 3590 North Carson Street, APN 007-462-03.

**STAFF 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.

**PROPOSED MOTION:** "I move to approve SUP-18-018, a Special Use Permit request to allow the continuation of an existing billboard sign, on property zoned Retail Commercial, located at 3590 North Carson Street, Assessor's Parcel Number 007-462-03 based on the findings and subject to the conditions of approval contained in the staff report."

### VICINITY MAP:



## **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 March 2023, 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); 18.04.130 (Retail Commercial zoning); and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

**MASTER PLAN DESIGNATION:** Mixed Use Commercial (MUC)

**ZONING:** Retail Commercial (RC)

**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: Retail Commercial (RC)/W. College Pkwy then grocery

EAST: Retail Commercial (RC/N. Carson Street then fast food restaurant

SOUTH: Retail Commercial Planned Unit Development (RC-P)/drainage area

WEST: Retail Commercial Planned Unit Development (RC-P)/bar and shopping center parking

#### **ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: X Shaded (between 100-year and 500-year flood plain)

SLOPE/DRAINAGE: flat-located in drainage area

SEISMIC ZONE: Zone II, moderate potential, fault zone beyond 500 feet

#### **PREVIOUS REVIEWS:**

SUP-13-011 March 27, 2013 five year review by the Planning Commission

SUP-08-015 March 26, 2008 five year review by the Planning Commission

U-02/03-26 February 26, 2003 five year review by the Planning Commission

U-93-44 five year review by the Planning Commission

U-87-24 review by the Commission

1982 (no number shown) review by the Planning Commission

The original placement date of this billboard is not known, but the earliest date shown is from 1975

#### **SITE DEVELOPMENT INFORMATION:**

PARCEL AREA: .3 acre/13,017 square feet

EXISTING PRIMARY USE: billboard

HEIGHT: Approximately 26 feet to the top of the billboard above the existing grade. The distance from the bottom of the panel to the ground is approximately 16 feet. The maximum allowed height for signs is 28 feet from street elevation. This billboard height is in compliance.

AREA: Double faced 12 feet by 24.5 feet, or 294 square feet for each of the two sides.

NUMBER OF FACES: Two

LIGHTING: The billboard has no lighting.

PARKING: None

LANDSCAPING: None

#### **DISCUSSION:**

The subject parcel is located on the west side of North Carson Street. The billboard is the only structure currently on the site. The billboard has been at this location for at least 43 years. 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 March 2023.

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

#### **DEVELOPMENT STANDARDS DIVISION 4.8.3 BILLBOARD REQUIREMENTS:**

- a. Special Use Permit Required: Approval of a Special Use Permit is required for a billboard. The current Special Use Permit is scheduled to expire on March 31, 2018. 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 March 31, 2023.

- 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 3590 North Carson Street and is located adjacent to North 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 feet above the ground and is three feet below adjacent highway grade of North Carson 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 Retail Commercial (RC). This site is not in compliance for zoning. Existing billboards that are being reviewed are not required to meet this requirement as they were lawfully established.
- 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 12 feet by 24.5 feet or 294 square feet. This billboard 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. This billboard is in compliance.
- i. Setback from Redevelopment Areas: A billboard sign may not be within 1,000 feet of a redevelopment area. The existing billboard location is adjacent on the west to the former K-Mart parcel which is in Redevelopment Area #2 and the billboard is within 1,000 feet of the nearest redevelopment area boundary. This billboard does not comply with this restriction, but billboards that are being reviewed are not required to meet this requirement as they were lawfully established.
- 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 March 12, 2018 to 35 adjacent property owners, within 850 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 March 28, 2018, depending on their submittal date to the Planning Division.

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

**Fire Department:** No concerns

**Environmental Control:** No concerns

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project. The Special Use Permit for the sign expires automatically five years from the date of issuance. In the case the date will be March 31, 2023.

**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. There is no lighting installed on 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 in all four directions adjacent to this site while traveling on West College Parkway and North Carson Street. 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.***

A billboard sign has been at the present location for at least 43 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:

Site photos  
Fire comments  
Environmental Control comments  
Application SUP-18-018

# Donate Your Boat

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BOATANGEL.COM



026021

LAMAR

FOR LEASE  
310-595-5943

Checkers

NOW OPEN  
ENTERTAINMENT  
AVAILA  
BINGO



**Fire Department Comments**

02/23/2018

Fire has no comment on SUP 18-018

***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



**CARSON CITY NEVADA**  
**Consolidated Municipality and State Capital**  
**PUBLIC WORKS**

**MEMORANDUM**

**TO:** Planning Department  
**FROM:** Mark Irwin  
**SUBJECT:** SUP 18 - 018  
**DATE:** 2/22/2018

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 SUP 18 - 018.

1. ECA has no comments.

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

**RECEIVED**

<b>Carson City Planning Division</b> <b>108 E. Proctor Street • Carson City NV 89701</b> <b>Phone: (775) 887-2180 • E-mail: planning@carson.org</b>		<b>FOR OFFICE USE ONLY:</b> <b>CCMC 18.02.080</b> <b>CARSON CITY</b> <b>PLANNING DIVISION</b> <b>SPECIAL USE PERMIT</b>	<b>FEB 06 2018</b>
<b>FILE # SUP - 17- 18-018</b>		<b>FEE*:</b> <b>\$2,450.00 MAJOR</b> <b>\$2,200.00 MINOR (Residential</b> <b>zoning districts)</b> <b>+ noticing fee</b> <small>*Due after application is deemed complete by staff</small>	
<b>APPLICANT</b> <b>Lamar Advertising</b> <b>MAILING ADDRESS, CITY, STATE, ZIP</b> <b>4945 Joule Street Reno, NV 89502</b>		<b>PHONE #</b> <b>(775)353-5250</b>	
<b>EMAIL ADDRESS</b> <b>irecinos@Lamar.com</b>			
<b>PROPERTY OWNER</b> <b>Jim Holmes</b> <b>MAILING ADDRESS, CITY, STATE, ZIP</b> <b>P.O. Box 3124 Danville, CA 94526</b>		<b>PHONE #</b> <b>(925)549-1111</b>	
<b>EMAIL ADDRESS</b>			
<b>APPLICANT AGENT/REPRESENTATIVE</b> <b>Isabel Recinos</b> <b>MAILING ADDRESS, CITY STATE, ZIP</b> <b>4945 Joule Street Reno, NV 89502</b>		<b>PHONE #</b> <b>(775)353-5250</b>	
<b>EMAIL ADDRESS</b> <b>irecinos@Lamar.com</b>			
<p><input checked="" type="checkbox"/> <b>SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Application Form</li> <li><input type="checkbox"/> - Detailed Written Project Description</li> <li><input type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Building Elevation Drawings and Floor Plans</li> <li><input type="checkbox"/> Special Use Permit Findings</li> <li><input type="checkbox"/> - Master Plan Policy Checklist</li> <li><input type="checkbox"/> Applicant's Acknowledgment Statement ✓</li> <li><input type="checkbox"/> Documentation of Taxes Paid-to-Date</li> <li><input type="checkbox"/> Project Impact Reports (Engineering)</li> </ul> <p><input type="checkbox"/> <b>CD or USB DRIVE with complete application in PDF</b></p> <p><b>Application Received and Reviewed By:</b>  <i>Resnick 2/6/18</i></p> <p><b>Submittal Deadline:</b> See attached Planning Commission application submittal schedule.</p> <p><b>Note:</b> Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.</p>			
<b>Project's Assessor Parcel Number(s):</b> <b>007-462-03</b>		<b>Street Address</b> <b>3590 N. Carson Street</b>	
<b>Project's Master Plan Designation</b>		<b>Project's Current Zoning</b>	<b>Nearest Major Cross Street(s)</b>
<p>Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.</p> <p><i>Renewal for a special use permit.</i></p>			
<b>PROPERTY OWNER'S AFFIDAVIT</b> <p>I, <u>JAMES G. HOLMES, JR.</u> 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.</p> <p><i>[Signature]</i> <span style="margin-left: 100px;"><i>PO Box 3124 Danville, CA 94526</i></span> <span style="margin-left: 100px;"><i>2-4-18.</i></span></p> <p><b>Address</b></p> <p><b>Date</b></p>			
<p>Use additional page(s) if necessary for additional owners.</p>			
<b>STATE OF NEVADA</b> <b>COUNTY</b>		<b>PLEASE, SEE</b> <b>THE ATTACHED</b> <b>FROM NOTARY PUBLIC</b>	
<p>On <u>2</u>, 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.</p>			
<p><b>Notary Public</b></p>			
<p><b>NOTE:</b> 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.</p>			

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa

On 5 Feb 18 before me, Fred J Dellar Notary Public  
(insert name and title of the officer)

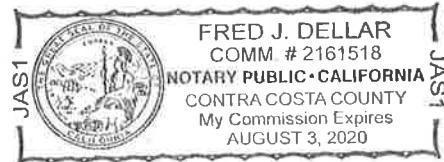
personally appeared James G Holmes Jr  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Fred J Dellar (Seal)



*Special Use Permit*

1. yes, Consistant with master plan because it is not using any water, sewer or any hazardous material.
2. it is Compatible with its surrounding area, because it is around businesses and commercial usage.
3. it will not be detrimental to pedestrian traffic.
4. The billboard will not face an impact on schools police, and fire protection, sanitary water, public roads or storm drainage.
5. The billboard meets cities requirements and was established legally.
6. The billboard has been in the same place for more than 15 years. There has been no complaints from any residents.
7. NO, The billboard will not harm anything or anyone, it has been in place for 15 years plus.

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

Isabel C. Recinos

Print Name

1.18.18

Date

# 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: Billboard at 3590 N. Carson Street

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)?

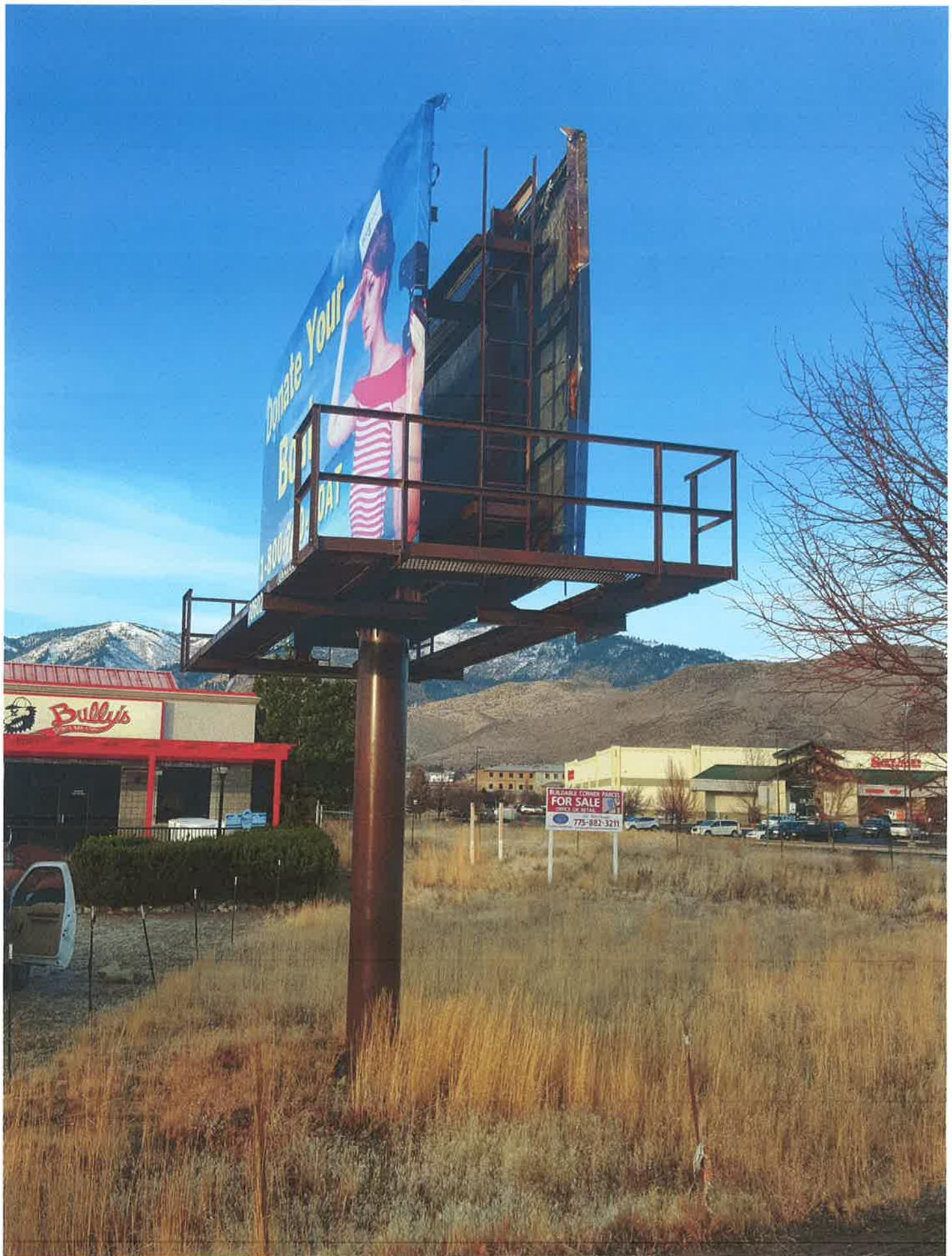
## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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)?



Google Maps

Lamar Billboard 26031/26021



structure faces NW/SE - PERPENDICULAR TO ADJACENT ST. (N. CARSON ST.)  
 \* Just south of W. College Pkwy.

COORDINATES:

LAT 39.19025  
 LONG -119.77325

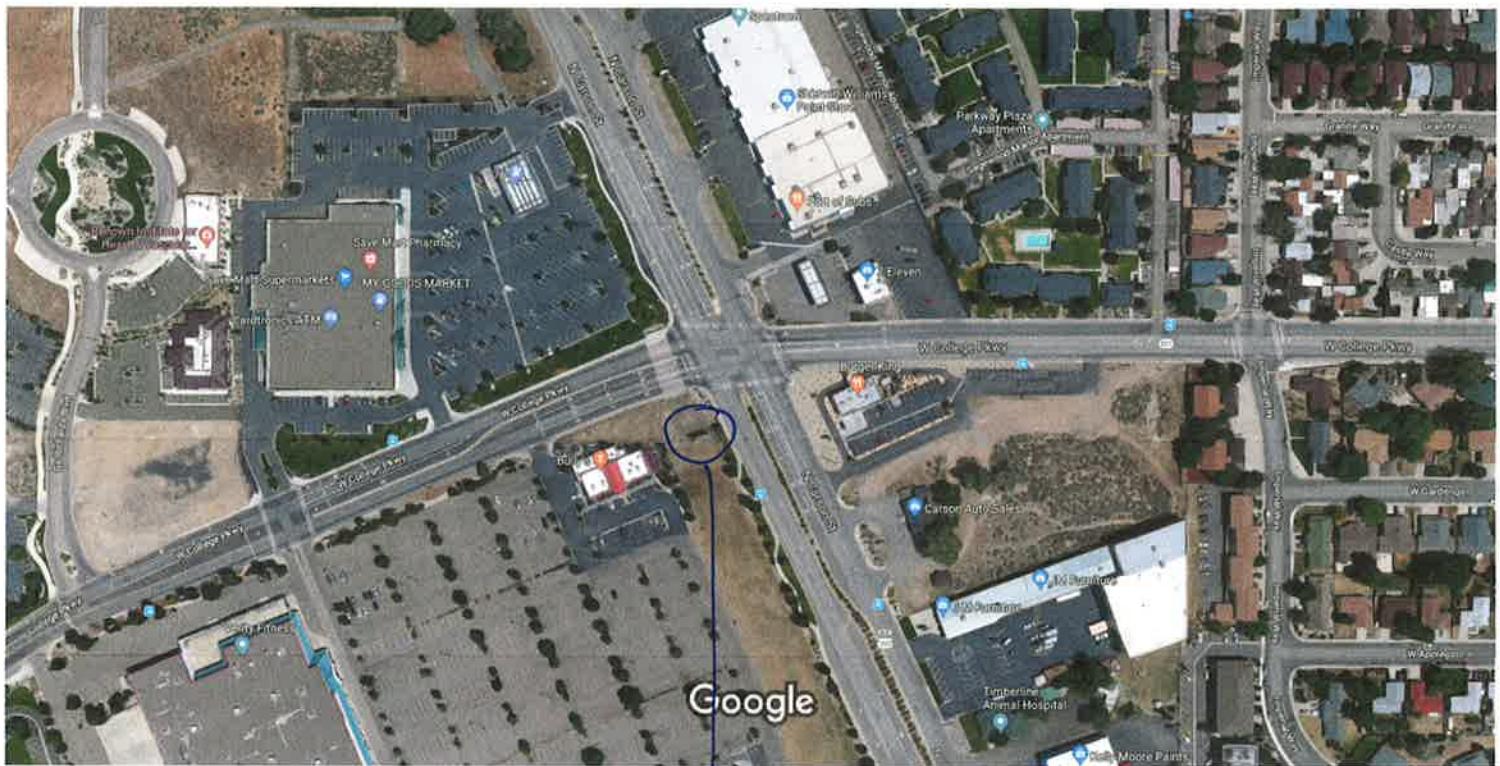
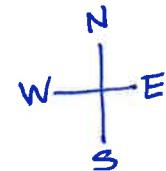




BOARD sits at 3' BELOW highway grade  
Height ABOVE ground level = 16'  
LIVE copy size 12' 14" x 25' W

- \* NO NEARBY OVERHEAD POWER.
- \* NO illumination to structure.

Google Maps

site plan  
(satellite)Billboard  
location



## 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)

LAMAR ADVERTISING OF RENO  
4945 JOULE STREET

RENO NV 89502

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) 887-2105.



## 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)

LAMAR ADVERTISING OF RENO  
4945 JOULE STREET  
RENO NV 89502

License Number: 18-00031661  
License Expiration Date: December 31, 2018  
Date Issued: January 11, 2018

Business Location: 3590 N CARSON ST  
Nature of Business: DOUBLE SIDED BILLBOARD (SIDE 1)



## 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)

LAMAR ADVERTISING OF RENO  
4945 JOULE STREET

RENO NV 89502

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) 887-2105.



## 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)

LAMAR ADVERTISING OF RENO  
4945 JOULE STREET

RENO NV 89502

License Number: 18-00031408  
License Expiration Date: December 31, 2018  
Date Issued: December 14, 2017

Business Location: O OF T, RENO  
Nature of Business: ERECTING CONTRACTOR



## 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)

LAMAR ADVERTISING OF RENO  
4945 JOULE STREET

RENO NV 89502

RE: Business License

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## 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)

LAMAR ADVERTISING OF RENO  
4945 JOULE STREET  
RENO NV 89502

License Number: 18-00031662

License Expiration Date: December 31, 2018

Date Issued: December 14, 2017

Business Location: 3590 N CARSON ST  
Nature of Business: BILLBOARD (SIDE 2)

9252

## Check Request

Please issue a check in the amount of **\$172.00**

Tax Year: 2017

Vendor Code: **152404**

Vendor Name: **CITY OF CARSON**

Make check payable to: **Carson City Tax Collector**

Check Run Date: **12/13/2017**

TLC / LOGO: **TLC**

Mail Check By: **12/20/2017**

### Allocation Disbursements as Shown

GL Account #	Amount
424-2340-0003	\$172.00
<b>Check Total</b>	<b>\$172.00</b>

Requested: **12/7/2017** by Celeste Cassidy

Payment Due: **12/31/2017**

Approved:

Carson City  
Carson City Treasurer  
201 N Carson St Ste 5  
Carson City, NV 89701-4289  
775-887-2130

**PERSONAL PROPERTY TAXES  
FOR FISCAL YEAR:  
2017-18**

PROPERTY LOCATION/DESCRIPTION

ACCOUNT NO.	OWNER/LOCATION	DISTRICT	DATE	
CB 030186	LAMAR ADVERTISING OF RENO CARSON CITY	Co. #424 1.0	11/30/17	
<b>ASSESSED VALUATION</b>				
DESCRIPTION	VALUE	TAXING ENTITY	RATE	
Personal Property	✓ 4,818	CITY OPER. CO-OP EXT. SR. CIT. ACCIDENT INDG MEDICAL INDG CAP. PROJ. (L) SCHOOL OPER. SCH. DEBT (V) STATE OF NV SUB-CONSERV.	1.9622 0.0128 0.0500 0.0150 0.1000 0.0500 0.7500 0.4300 0.1700 0.0300	94.53 .62 2.41 .72 4.82 2.41 36.13 20.72 8.19 1.45
Account Type: COMMERCIAL / BUSINESS		Ad Valorem Tax Total	3.5700 172.00	

TOTAL ASSESSED VALUE **15** 4,818

TOTAL AMOUNT DUE **15**

172.00

PLEASE NOTE:

TAXES ARE DUE ON THE DATES SHOWN. FAILURE TO PAY TAXES WITHIN 10 DAYS AFTER THE PAYMENT IS DUE IS SUBJECT TO A 10% PENALTY. YOU MAY PAY ONLINE AT [www.carson.org/](http://www.carson.org/) THEN CLICK ON "PAY ONLINE".

FISCAL YEAR 2017-18

RETURN THIS PORTION WITH PAYMENT

ACCOUNT NO.	LOCATION	ASSESSED VALUE	DUUE DATE
CB 030186	CARSON CITY	4,818	Dec 30, 2017

MAKES REMITTANCE PAYABLE TO: **CARSON CITY TREASURER**

AMOUNT DUE	172.00

LAMAR ADVERTISING OF RENO  
P O BOX 66338  
BATON ROUGE, LA 70896



CB 030186