

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 28, 2018

FILE NO: SUP-18-028

AGENDA ITEM: E.7

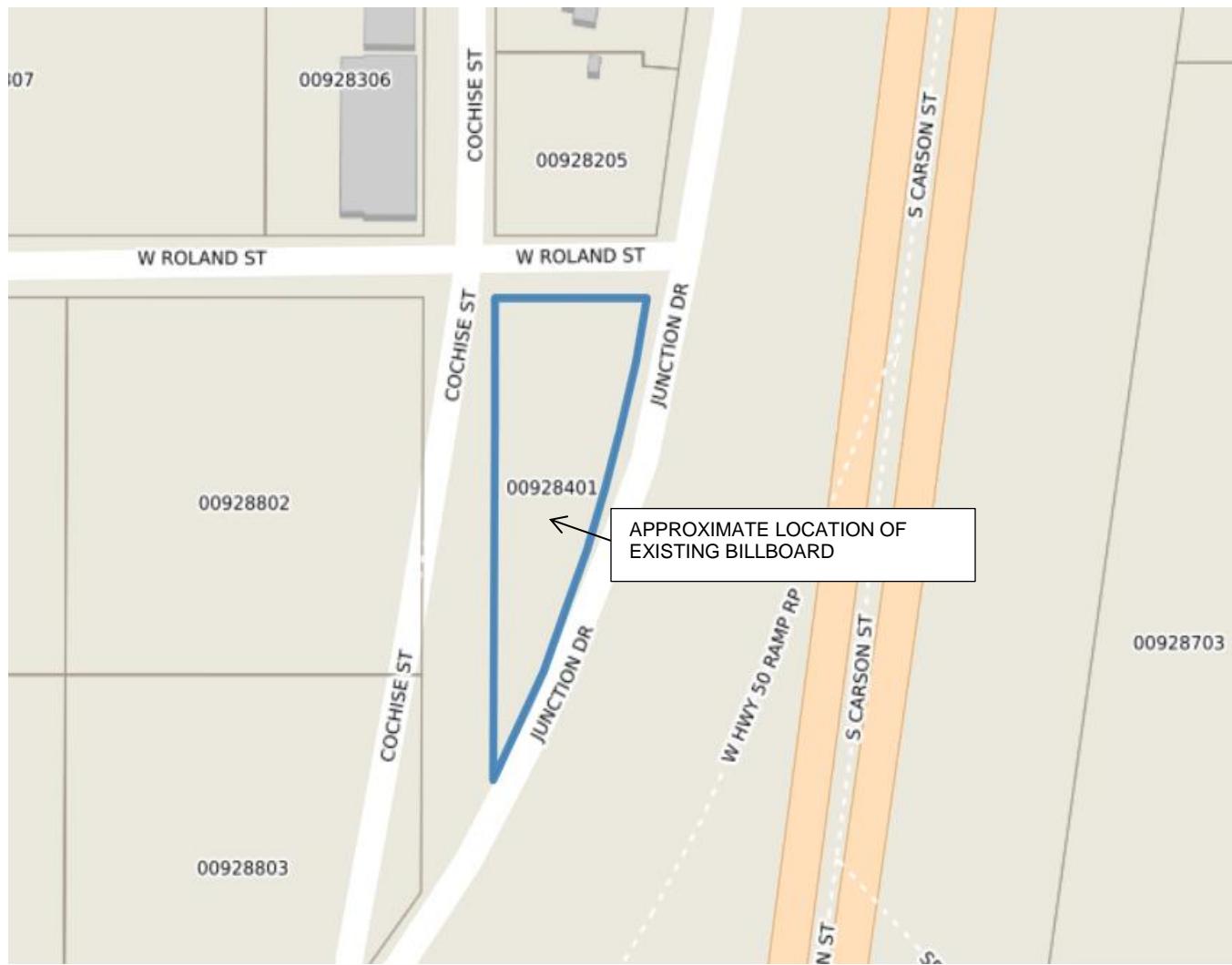
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 4900 South Carson Street, APN 009-284-01.

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-18-028, a Special Use Permit request to allow the continuation of an existing billboard sign, on property zoned General Commercial, located at 4900 South Carson Street, Assessor's Parcel Number 009-284-01 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 five pole 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); 18.04.135 (General Commercial zoning); and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Community/Regional Commercial (C/RC)

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: General Commercial (GC)/residence and billboard (billboard to be removed by July 31, 2018)
EAST: General Commercial (GC)/Hwy 395/Hwy 50/I-580/Carson St, then vacant
SOUTH: General Commercial (GC)/Highway 50 West
WEST: General Commercial (GC)/vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: D

SLOPE/DRAINAGE: flat

SEISMIC ZONE: Zone III, moderate, fault zone beyond 500 feet

PREVIOUS REVIEWS:

SUP-13-017 March 27, 2013 five year review by the Planning Commission

SUP-08-021 March 26, 2008 five year review by the Planning Commission

U-02/03-33 February 26, 2003 five year review by the Planning commission

U-97/98-64 review by the Planning Commission

U-93/94-21 review by the Planning Commission

U-87-27 review by the Planning Commission

Original placement date of this billboard is not known, but is assumed to be prior to 1975

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: .58 acre/25,265 square feet

EXISTING PRIMARY USE: billboard

HEIGHT: Approximately 22.33 feet to the top of the billboard above the existing grade. The distance from the bottom of the panel to the ground is approximately 12.33 feet. The maximum allowed height for signs is 28 feet from street elevation. This billboard height is in compliance.

AREA: Single 10 feet by 40 feet, or 400 square feet. The maximum allowed size is 400 square feet.

NUMBER OF FACES: One

LIGHTING: Four light fixtures are shown. No change is proposed to the existing lighting.

PARKING: None

LANDSCAPING: None

DISCUSSION:

The subject parcel is located on the west side of Hwy 395/Hwy 50/Carson Street. The billboard has been at this location for many years, assumed to be prior to 1975. 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 4900 South Carson Street and is located adjacent to Highway 395/50/Carson Street on the east portion of the property. 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 22.33 feet above the ground. 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 single-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. This billboard is in compliance.
- f. Spacing Distance: Billboards may not be located within 1,000 feet of each other. This billboard does not comply with this standard, as there are currently three existing billboards located within 1,000 feet of this billboard. One is located on a parcel to the southwest with a second across Carson Street to the northeast. A third billboard located on the parcel directly to the north but will be removed from the site by July 31, 2018. Existing billboards that are being renewed are not required to meet this restriction as they were lawfully established.
- 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. 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. Existing billboards that are being renewed are not required to meet this restriction as they were lawfully established.
- i. Setback from Redevelopment Areas: A billboard sign may not be within 1,000 feet of a redevelopment area. The existing billboard is not in compliance as it is located in Redevelopment Area #2. Existing billboards that are being renewed are not required to meet this restriction 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 1,100 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 built with metal posts. 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 north and south adjacent to this site while traveling on Highway 50/395/Carson Street. This is an area that has not been 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 no commercial use, 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-18-028





Fire Department Comments

02/23/2018

Fire has no comment on SUP 18-028

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 - 028

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 - 028.

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

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 18.02.080

FEB 09 2018

CARSON CITY
PLANNING DIVISION

SPECIAL USE PERMIT

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.

Project's Assessor Parcel Number(s):

Street Address

009-284-01

4900 S. Carson ST

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

CIR

6C

COCHRE

Winoland, Junction Dr.

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

Renewal of SUP for Existing Billboard

PROPERTY OWNER'S AFFIDAVIT

I, JOHN KOSTER, 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

Address

PO. Box 8, STATELINE NV
89449

Date

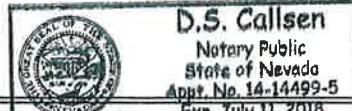
1.26.18

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

STATE OF NEVADA
COUNTY OF DOUGLAS)

On JANUARY 26, 2018, JOHN KOSTER, 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.

D.S. Callsen
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.

MASTER PLAN FINDINGS

1. The project will be consistent with the master plan elements. The continued use of the billboard is consistent with Chapter 3: A Balanced Land Use Pattern, providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.
2. Goal 1.1 e, 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.

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

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

3. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The continued use of the billboard meets this finding in that it is an existing billboard, is already located within an area zoned for commercial activity with traffic passing directly south on the ramp for Highway 50 West. This is an area that has not been developed with other commercial enterprises at this time. 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.

4. The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional vehicular and pedestrian traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.

5. 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.

6. The project meets the definition and specific standards set forth in Title 18 for billboards. The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.

7. 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 impact to surrounding properties.

8. The project will not result in material damage or prejudice to other property in the vicinity. The existing sign is located in an area that has not been developed yet with other commercial or industrial uses. Therefore, the continued use of the sign will not result in material damage or prejudice to other property in the vicinity.

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



JOHN KOSTER

2.9.18

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

Marc Laskowitz

Print Name

2/6/18

Date

BILLBOARD SITE PLAN



Property Information

Property ID 00928401
 Location 4900 S CARSON ST
 Owner HARRAH'S LAKE TAHOE LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 01/31/2018
 Properties updated 01/31/2018

APPLICANT: Custom Sign and Crane, LLC
 2222 Mouton Dr. Ste A
 Carson City, NV 89706
 Phone: (775) 884-1818
 Fax: (775) 884-4118
 e-mail: custom.sign@sbcglobal.net
 Contact: Marc Lipkowitz

OWNER: Harrah's Lake Tahoe, LLC
 8329 W Sunset Rd. Ste 210
 Las Vegas, NV 89113

SITE: 4900 S. Carson St.
 APN: 009-284-01
 PERMIT: SPECIAL USE PERMIT

VICINITY MAP



Property Information

Property ID 00928401
Location 4900 S CARSON ST
Owner HARRAH'S LAKE TAHOE LLC



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Parcels updated 01/31/2018
Properties updated 01/31/2018

Parcels updated 01/31/2018
Properties updated 01/31/2018

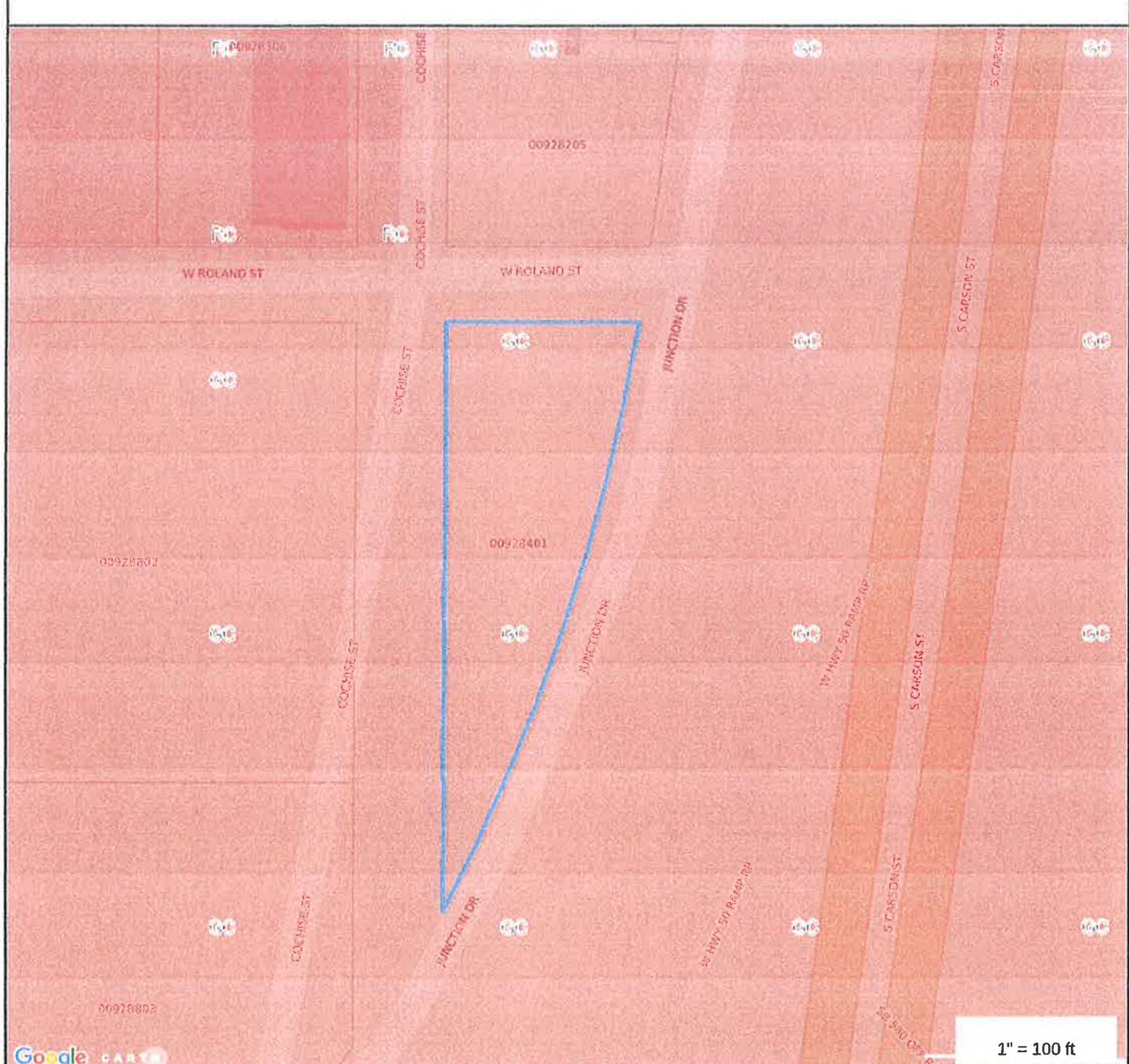
APPLICANT: Custom Sign and Crane, LLC
2222 Mouton Dr. Ste A
Carson City, NV 89706
Phone: (775) 884-1818
Fax: (775) 884-4118
e-mail: custom.sign@sbcglobal.net
Contact: Marc Lipkowitz

OWNER: Harrah's Lake Tahoe, LLC
8329 W Sunset Rd. Ste 210
Las Vegas, NV 89113

SITE: 4900 S. Carson St.
APN: 009-284-01
PERMIT: SPECIAL USE PERMIT



CURRENT ZONING



Google CARSON CITY

1" = 100 ft

Report 2 map editor

Property Information

Property ID 00928401
 Location 4900 S CARSON ST
 Owner HARRAH'S LAKE TAHOE LLC



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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 expressed or implied, concerning the validity or accuracy of
 the GIS data presented on this map.

Parcels updated 02/06/2018
 Properties updated 02/06/2018

GC=General Commercial
 RC=Retail Commercial



CARSON CITY

Capital of Nevada

[Assessor Home](#) [Personal Property](#) [Sales Data](#) [Secured Tax Inquiry](#) [Recorder Search](#)

Parcel Detail for Parcel # 009-284-01

Location

Property Location **4900 S CARSON ST**

Town

Add'l Addresses

District **1.7 - SOUTH CARSON REDEVELOPMENT #2**

Subdivision

Lot

Block

Legal Description

Property Name

Ownership

Assessed Owner Name **HARRAH'S LAKE TAHOE LLC**Mailing Address **8329 W SUNSET RD, STE 210
LAS VEGAS, NV 89113-0000**
[Ownership History](#)
[Document History](#)
Legal Owner Name **HARRAH'S LAKE TAHOE LLC**Vesting Doc #, Date **479432 10/12/17** Year / Book / Page **17 / 0 / 0**

Map Document #s

Description

Total Acres **.580** Square Feet **25,265**
 Ag Acres **.000** W/R Acres **.000**

Improvements

Single-family Detached 0	Non-dwelling Units 0	Bedrooms / Baths 0 / .00
Single-family Attached 0	Mobile Home Hookups 0	Stories .0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 0	
Improvement List	Residence Sq Ft 0	
Property Costing Estimates	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

Appraisal Classifications

Current Land Use Code **140** [Code Table](#)Zoning Code(s) **GC**

Re-appraisal Group **5** Re-appraisal Year **2017**
 Original Construction Year Weighted Year

Assessed Valuation

Assessed Values	2018-19	2017-18	2016-17
Land	54,825	54,825	44,213
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	54,825	54,825	44,213

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2018-19	2017-18	2016-17
Land	156,643	156,643	126,323
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	156,643	156,643	126,323

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

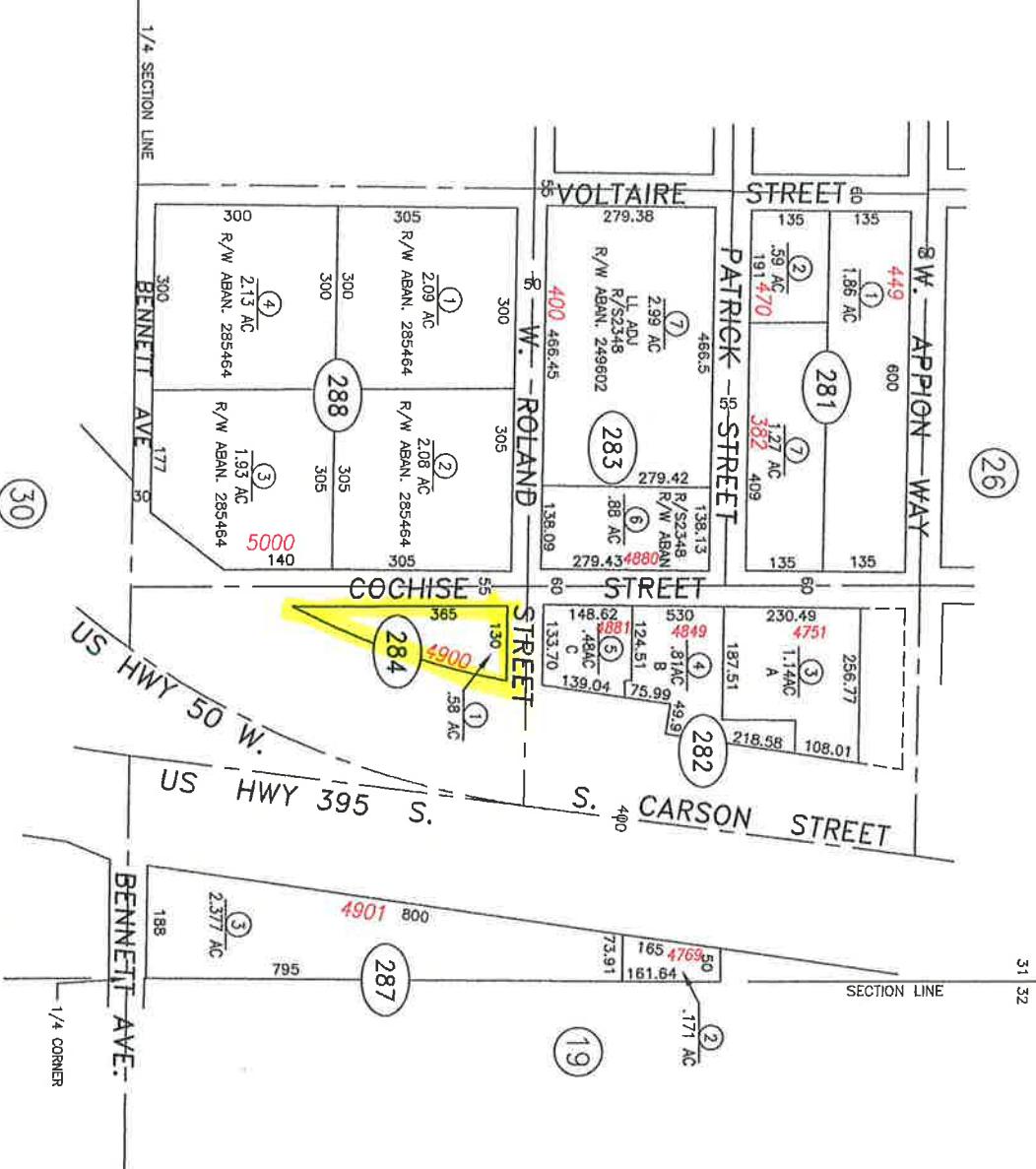
[Back to Search List](#)

SE1/4 NE1/4 SECTION 31, T.15 N., R.20 E., M.D.B. & M.

9-28

31
32

BLOCK 282	
APN	DOCUMENT #
9-282-03	PM2920
9-282-04	PM2920
9-282-05	PM2920



SCALE: 1" = 200' REVISED: 6/25/2018

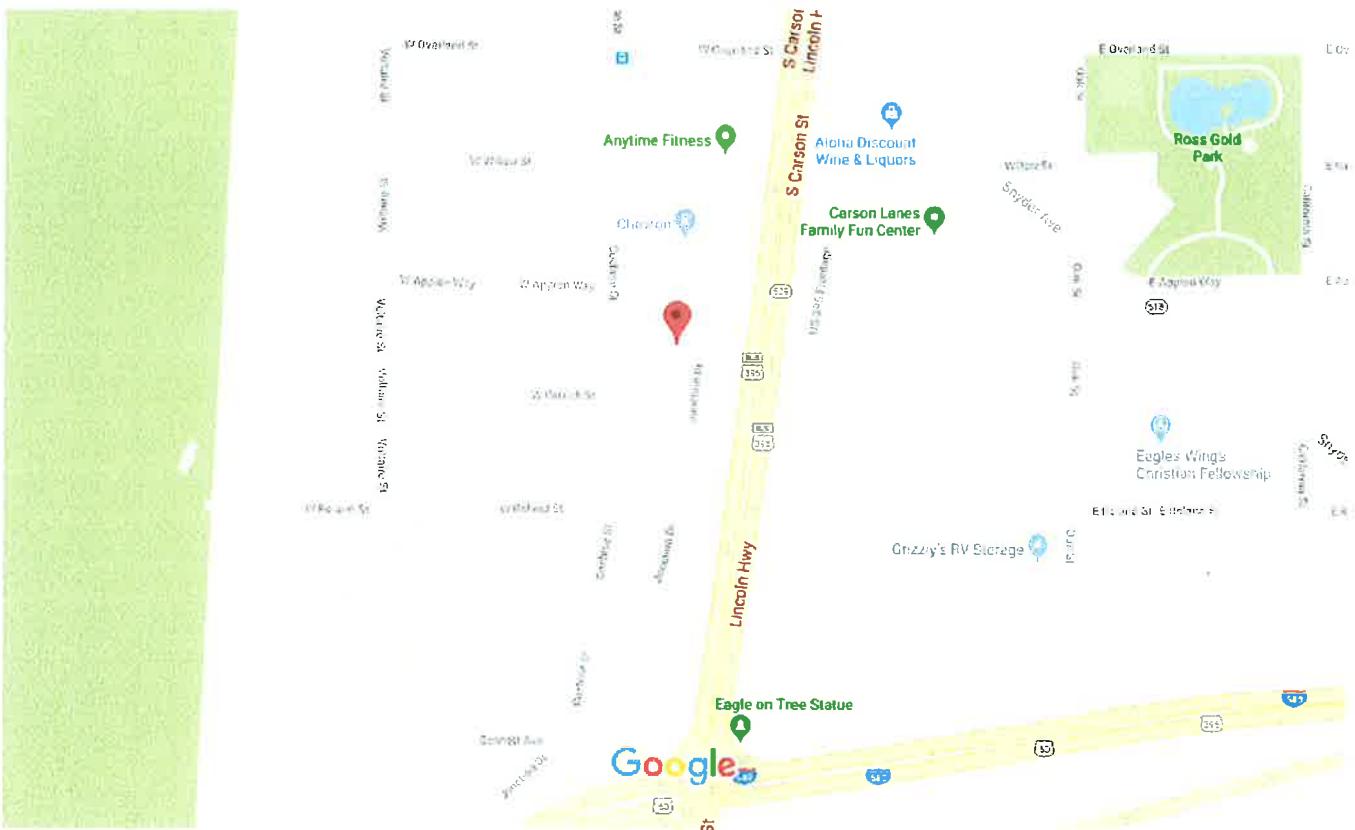
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PARCEL 009-282-02 IS NOW 009-282-03,04 & 05 R/S2920 #476363, CORRECTED NORTH BOUNDARY DIMENSION ON 09-282-03

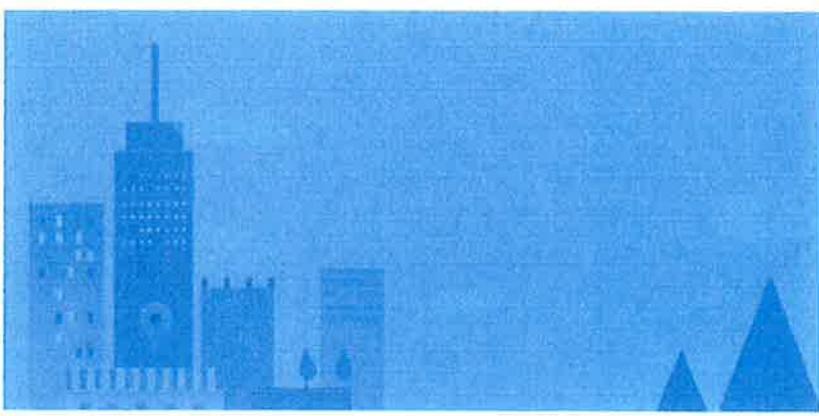
CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT SURVEY, NO LIABILITY
IS ASSUMED AS TO THE SURVEY, ACCURACY OR ACCURACY OF THE
MAP. IT IS THE DUTY OF THE ASSESSOR TO DETERMINE THE
TRUE DEPICTION OF THE PROPERTY. NO LIABILITY IS ASSUMED
FOR ANY CHARGE FROM OUR WEBSITE AT <http://cocongdc.org/polity/>

(3)

Google Maps 39°07'27.3"N 119°46'19.9"W



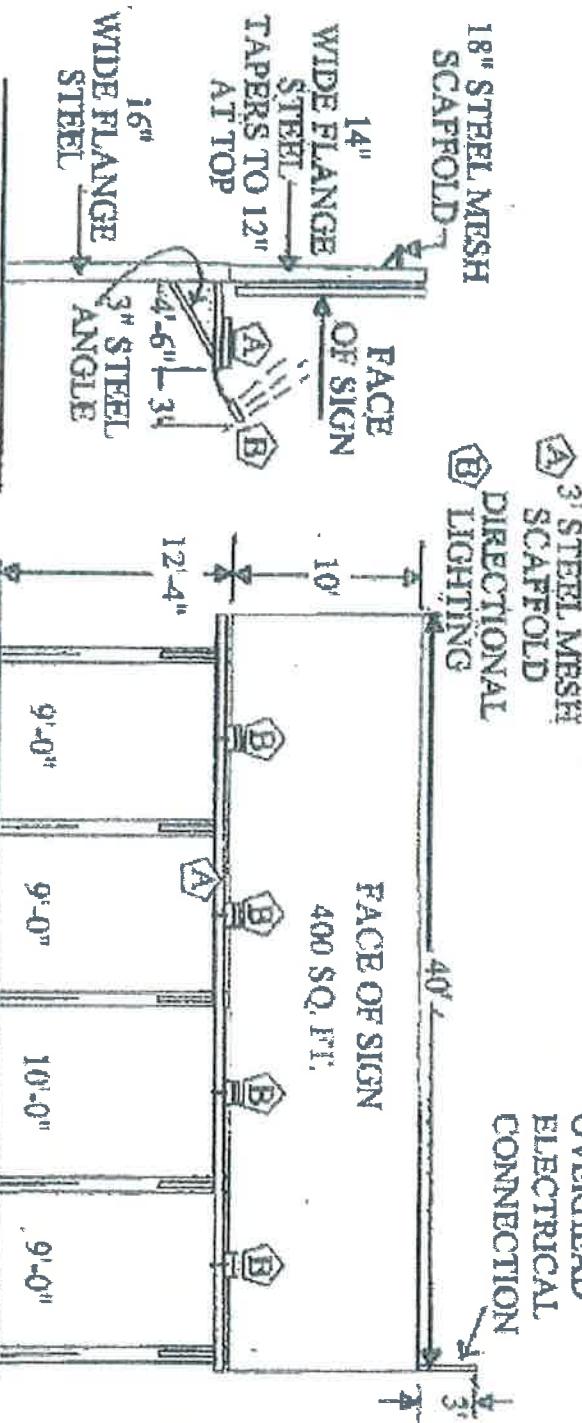
Map data ©2018 Google 200 ft



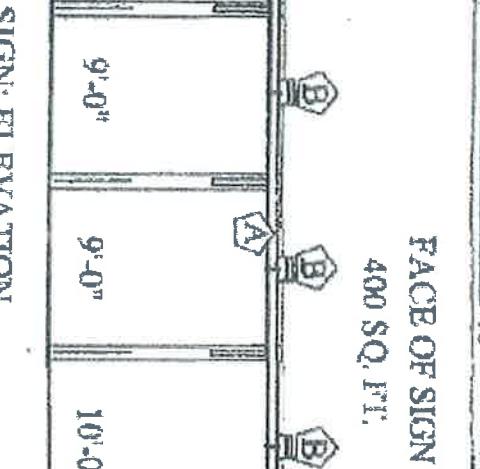
39°07'27.3"N 119°46'19.9"W

39.124241, -119.772194

18" STEEL MESH
SCAFFOLD
DIRECTIONAL
LIGHTING



OVERHEAD
ELECTRICAL
CONNECTION



SIGN: PROFILE

3" UNI-STRUT
TO FLANGE

BOLTED ATTACHMENT
TYPICAL

SIGN DIMENSIONS:

NYLON WEB TIE-DOWNS
SECURED TO MOUNTING
FRAMEWORK



SIGN: ELEVATION

ELECT. METER
WITHIN FLANGE
6' ABV. GRADE

Billboard detail

SIGNAGE PERMIT UPDATE

APN. 9-284-01

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors.

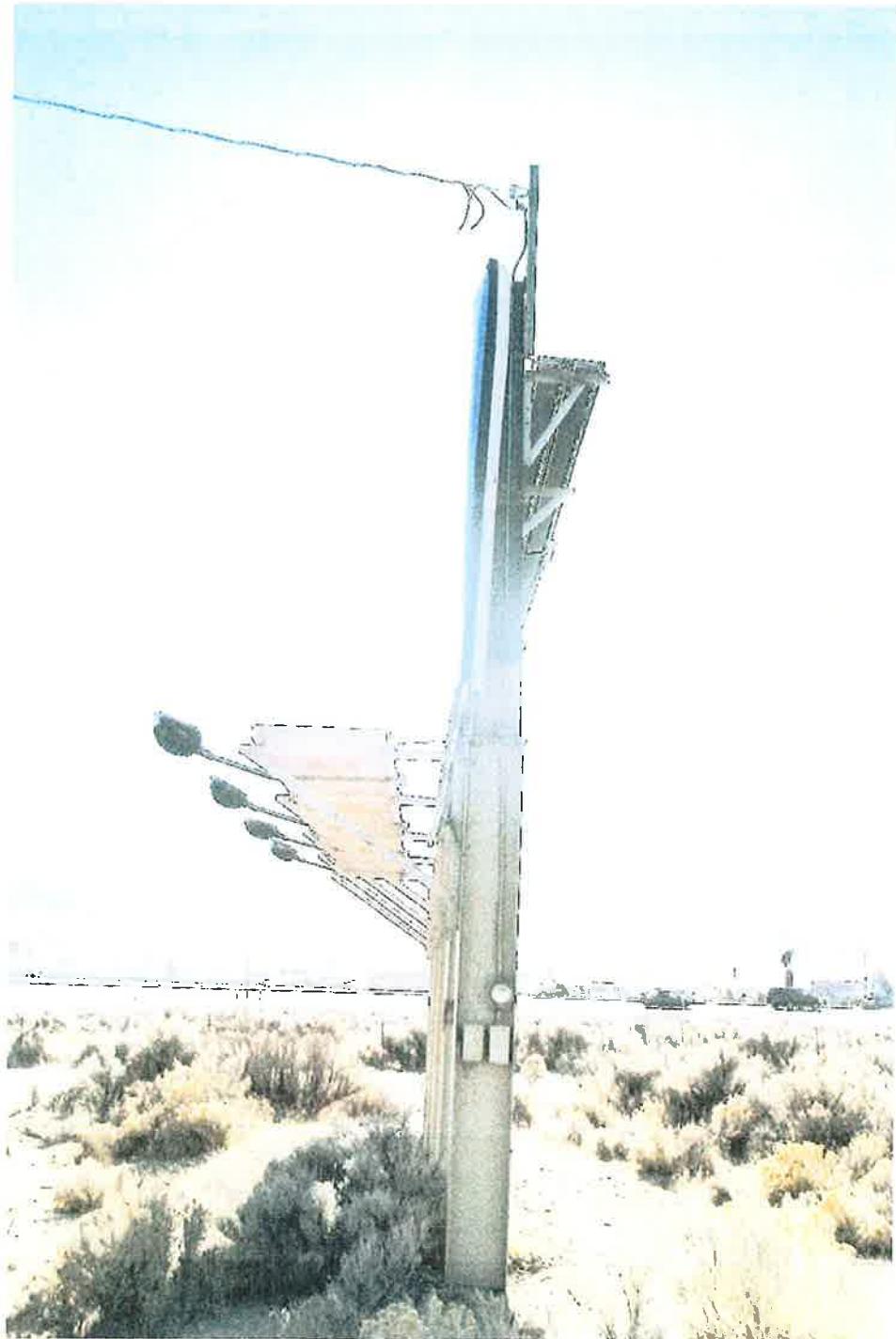
HARVEY'S BILLBOARD DETAIL

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Feb. 1, 2018	T. POLAND

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/18

Custom Sign
2222 Mouton Drive
Carson City, NV 89706
Ph. 775-884-1818





Side of Billboard showing power line, electrical panel and meter.

No changes have been made since previous/current permit and last review.



NDOT Number on Billboard. No Company Plaque on Billboard.



CARSON CITY

Capital of Nevada

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Secured Tax Inquiry Detail for Parcel # 009-284-01

Property Location: **4900 S CARSON ST**
 Billed to: **HARRAH'S CLUB**
% TAX DEPARTMENT - PROPERTY
ONE CAESARS PALACE DR
LAS VEGAS, NV 89109-0000

Tax Year: **2017-18**
 Roll #: **007402**
 District: **1.7**
 Tax Service:
 Land Use Code: **140** [Code Table](#)

Current Owner: **HARRAH'S LAKE TAHOE LLC**
8329 W SUNSET RD, STE 210
LAS VEGAS, NV 89113-0000

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
08/21/17	219.57		219.57	219.57	.00
10/02/17	219.00		219.00	219.00	.00
01/01/18	219.00		219.00	219.00	.00
03/05/18	219.00		219.00	219.00	.00
Totals:	876.57	.00	876.57	876.57	

[History](#)

Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	.2	.2	3.2	3.0	4.2
Abatement Amount	1,081.03	702.27	703.95	739.23	772.14



Carson City Business License Division

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

HARVEYS TAHOE MANAGEMENT CO LLC
P O BOX 8
ATTN ACCOUNTING
STATELINE NV 89449

January 25, 2018

SECOND NOTICE

RE: Business License Renewal

Business Name: HARVEYS TAHOE MANAGEMENT CO LLC
License Number: 17-00008007
Business Location: 4900 S CARSON ST

Contractor:

Thank you for conducting business in Carson City this year. The City is committed to cultivating a vibrant, diverse, and dynamic economy that attracts and retains businesses. Your business is helping the City achieve this goal and we appreciate that.

In order to keep your current business license in good standing, please remit \$533.25 as noted below on or before February 15, 2018. Because payment was not received by January 15, 2018, the fee is subject to a 25% penalty. If you do not plan to conduct business in Carson City in 2018, please contact our office by email at buslic@carson.org or call 775-887-2105 so that we can update our records.

<u>Fee Description</u>	<u>Amount Due</u>
BASE LICENSE FEE	426.60

PENALTY	106.65
Total Amount Due on or before 02/15/2018	\$533.25

Return bottom portion with payment

HARVEYS TAHOE MANAGEMENT CO LLC
P O BOX 8
ATTN ACCOUNTING
STATELINE NV 89449

License Number: 17-00008007 Contractor:

Total Amount Due on or before 02/15/2018 **\$533.25**

Payments may be made to Carson City at the address above or online at carsonpayments.com.

Please note any changes in contact information below:

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

HARVEYS TAHOE MANAGEMENT COMPANY, INC.

Nevada Business Identification # NV19961200973

Expiration Date: September 30, 2018

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on August 4, 2017

A handwritten signature in black ink that reads "Barbara K. Cegavske".

Barbara K. Cegavske
Secretary of State

You may verify this license at www.nvsos.gov under the Nevada Business Search.

License must be cancelled on or before its expiration date if business activity ceases.
Failure to do so will result in late fees or penalties which by law cannot be waived.