

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 28, 2018

FILE NO: SUP-18-029

AGENDA ITEM: E.8

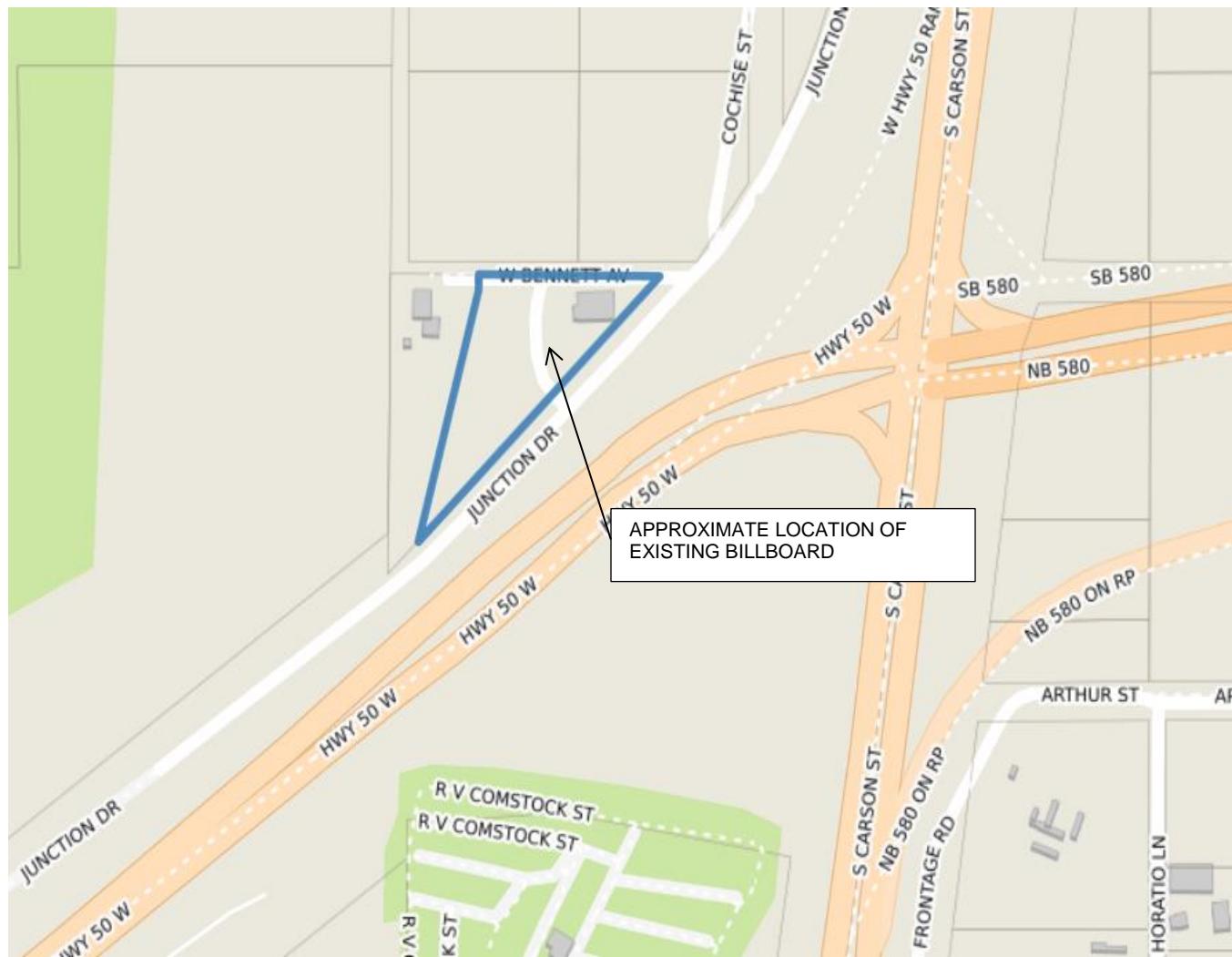
STAFF CONTACT: Kathe Green, Assistant Planner

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 5100 South Carson Street, APN 009-301-06.

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-18-029, a Special Use Permit request to allow the continuation of an existing billboard sign, on property zoned General Commercial, located at 5100 South Carson Street, Assessor's Parcel Number 009-301-06 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)/vacant

EAST: General Commercial (GC)/Highway 395/50/I-580/Carson St

SOUTH: General Commercial (GC)/Highway 50 then RV park

WEST: General Commercial (GC)/house and billboard

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: D

SLOPE/DRAINAGE: flat

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

PREVIOUS REVIEWS:

SUP-13-012 March 27, 2013 five year review by the Planning Commission

SUP-08-016 March 26, 2008 five year review by the Planning Commission

U-02/03-22 February 26, 2003 five year review by the Planning commission

U-98/99-4 review by the Planning Commission

U-93/94-37 review by the Planning Commission

U-87-14 review by the Planning Commission

Original placement date of this billboard is not known, but is approximately 1969

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: 1.50 acre/65,340 square feet

EXISTING PRIMARY USES: business (Timeless Sculptures) and billboard

HEIGHT: Approximately 28 feet to the top of the billboard above the existing grade. The distance from the bottom of the panel to the ground is approximately 18 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: Three light fixtures are shown. No change is proposed to the existing lighting.

PARKING: None

LANDSCAPING: None

DISCUSSION:

The subject parcel is located on the north side of Hwy 395/Hwy 50/Carson Street. The billboard has been at this location for many years, assumed to be prior to 1969. 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 5100 South Carson Street and is located adjacent to Hwy 395/Hwy 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 28 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 two existing billboards located within 1,000 feet of this billboard. One is located on the adjacent parcel to the west and the second is located to the northeast, south of Roland Street. 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 not in compliance. There is property zoned Conservation Reserve (CR) on the west within 300 feet of the billboard. 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 32 adjacent property owners, within 1,300 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 northwest and southeast adjacent to this site while traveling on Hwy 395/Hwy 50/Carson Street. This is an area that has 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 49 years. It was placed in an area that has a 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-18-029

Adam & Eve
Stores

3220 HWY 50 EAST

069014

OUTFRONT

APP

COMM





Fire Department Comments – 02/23/2018

Fire has no comment on SUP 18-029

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 - 029
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 - 029.

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.

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

FILE # SUP - 17-029

APPLICANT PHONE #

OUTFRONT MEDIA LLC 916-596-0915

MAILING ADDRESS, CITY, STATE, ZIP

8174 BERRY AVE, SAC CA 95828

EMAIL ADDRESS

kevin.johnson@outfrontmedia.com

PROPERTY OWNER PHONE #

CARL NORRIS

MAILING ADDRESS, CITY, STATE, ZIP

6955 RENO HWY FALLON NV 89406

EMAIL ADDRESS

UNK PHONE 775-217-9333

APPLICANT AGENT/REPRESENTATIVE PHONE #

KEVIN JOHNSON 209 482 7305

MAILING ADDRESS, CITY STATE, ZIP

8174 BERRY AVE SAC CA 95828

EMAIL ADDRESS

kevin.johnson@outfrontmedia.com

FOR OFFICE USE ONLY:

COMC 10.02.010

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR ✓

CARSON
PLANNING DIVISION
CITY

\$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 Report (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):

009-301-06

Street Address

5700 S. CARLSON ST.

Project's Master Plan Designation

G C

Project's Current Zoning

G C

Nearest Major Cross Street(s)

Hwy 395 South & US Hwy 50

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

CONTINUE TO OPERATE 1 OFF PREMISE BILLBOARD SIGN THAT IS CURRENTLY EXISTING.

PROPERTY OWNER'S AFFIDAVIT

Carl Norris, 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

Date

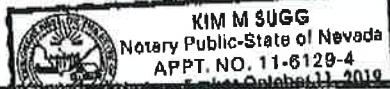
4640 Carlson Feb. 5 '18

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

STATE OF NEVADA
COUNTY Churchill

On January 5, 2018, Kim M. Sugg, personally appeared before me, a notary public,
personally known 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.

Kim M. Sugg
Notary Public



KIM M SUGG
Notary Public-State of Nevada
APPT. NO. 11-6129-4
My Commission Expires October 11, 2019

NOTE: If your project is located within the Historic District of 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.

RECEIVED

FEB 12 2018

100-71-2/8/18

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

FILE # SUP - 17 -

APPLICANT **OUTFRONT MEDIA LLC** PHONE # **916-596-0915**
MAILING ADDRESS, CITY, STATE, ZIP
8174 BERRY AVE, SAC CA 95828

EMAIL ADDRESS
Kevin.Johnson@OUTFRONTMEDIA.COM

PROPERTY OWNER **CARL NORRIS** PHONE #
MAILING ADDRESS, CITY, STATE, ZIP
6955 RENO HWY FALLOON NV 89406

EMAIL ADDRESS
UNK PHONE **775-217-9333**

APPLICANT AGENT/REPRESENTATIVE **KEVIN JOHNSON** PHONE # **209 482 7305**
MAILING ADDRESS, CITY STATE, ZIP
8174 BERRY AVE SAC CA 95828

EMAIL ADDRESS
Kevin.johnson@OUTFRONTMEDIA.COM

FOR OFFICE USE ONLY:

CCMC 18.02.080

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): 009-301-06	Street Address 5700 S. CARLSON ST.	
Project's Master Plan Designation GC	Project's Current Zoning GC	Nearest Major Cross Street(s) Hwy 395 South & US Hwy 50

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

CONTINUE TO OPERATE 1 OFF PREMISE BILLBOARD SIGN THAT IS CURRENTLY EXISTING.

PROPERTY OWNER'S AFFIDAVIT

I, _____, 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 _____ Date _____

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

STATE OF NEVADA _____)
COUNTY _____)

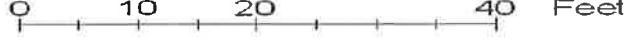
On _____, 2 _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

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.

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:

2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

SPECIAL USE PERMIT APPLICATION FINDINGS

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

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

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

Explanation: A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

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

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

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

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

B. How will your project affect police and fire protection?

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

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

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

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: OFF PREMISE SUP

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)?



PROJECT DESCRIPTION SUP APPLICATION
CARL NORRIS PROPERTY
5100 S. CARSON, CARSON CITY NEVADA

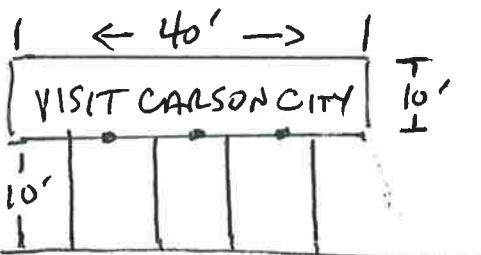
February 8, 2018

The project at this location is a pre existing use covered under SUP 13-012 Billboard. OUTFRONT Media wishes to extend the use of the permit and renew it for an additional 5 years. No additional construction, expansion or add on will be done to this sign.

Current sign is 1 face 10 feet high x40 wide feet and it is illuminated.

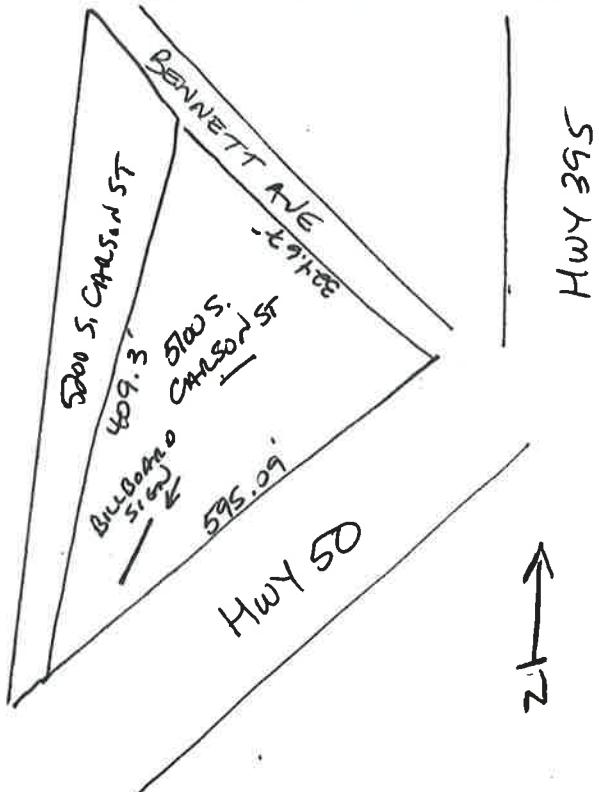
Wm. J. 2/8/18

SIGN DETAIL

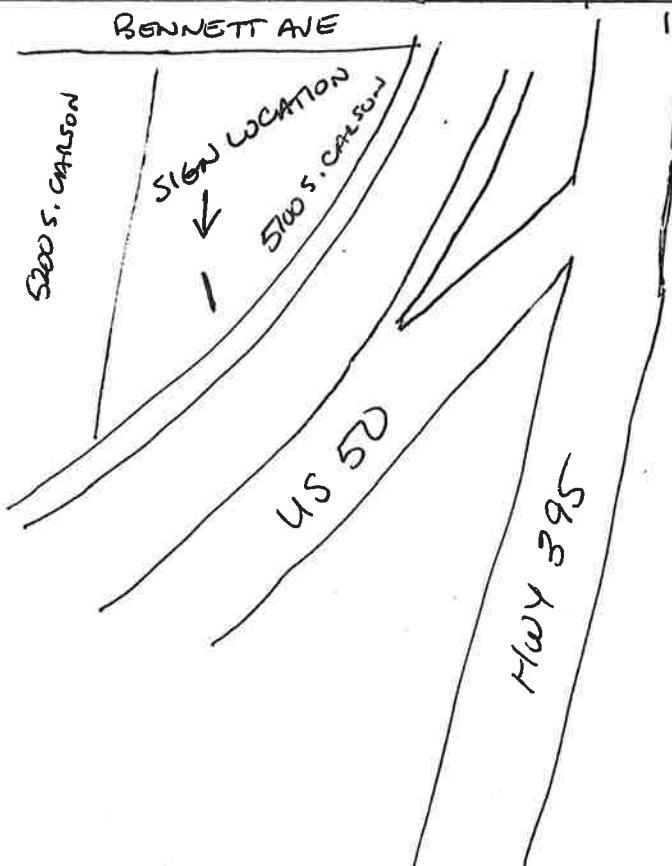


ONE SINGLE FACE 10X40
ILLUMINATED BILLBOARD SIGN.
HAGL = 10

SITE PLAN FOR OFFPREMISE SIGN



NOT TO SCALE



PROPERTY OWNER: CARL NORRIS
6955 RENO HWY
FALLON NV 89406
775-217-9333

APPLICANT: OUTFRONT MEDIA LLC
8174 BERRY AVE
SACRAMENTO CA 9582
916-596-0915

REQUEST: REISSUE OFF PREMISE
SIGN SUP.

LOCATION: 5100 S. CARSON ST
CARSON CITY NV

ZONING: G-C

MASTER PLAN: G-C

APN: 009-301-06

SITE PLAN PREPARED BY
KEVIN JOHNSON
209 482 7305

1/28/18

2018 SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

Applicant and Sign Owner

OUTFRONT Media LLC
8174 Berry Ave
Sacramento CA 95828

Property Owner

Carl Norris

Property Description

SUP-17-016

Lease agreement 903943 (069014) Hwy 395 @ Hwy 50 1 Miles S/O Carson City
5100 Cochise St, APN 009-301-06
State Permit 0798

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

Answer:

Chapter 3: A Balanced Land Use Pattern – 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.

This special use permit will promote land use patterns that support the use and availability of public facilities and services by providing a medium to notify the traveling motorist to and through Carson City. This use positively impacts the local economy by encouraging the public's utilization of the local good and services and drives employment, ultimately improving the quality of life in the city.

This pre-existing display meets the requirements of this section based on the environmental facts such as it does not use any water, it protects existing vegetation, it is sited outside of primary flood plains and away from geological hazards.

It meets proper setbacks from public roadways and residential dwellings.

Chapter 4: Equitable Distribution of Recreational Opportunities

This Chapter is not applicable to this project.

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.

The sign offers the community a forum to reach the population by providing an opportunity for the local marketing including but not limited to varied housing choices for the city's employees, promotion of local goods and services and notification of recreational opportunities for residents and visitors, untimely promoting tourism and stimulating the economy. This cost effective resource provides revenue to the land owner and to the merchants advertising on the sign and helps to diversify and stimulate the local economy of Carson City, in which turn encourages planned growth such as redevelopment, the need for regional retail centers and additional housing, ultimately creating employment opportunities.

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.

The quality of life is enhanced from a commercial application and a design application. Local businesses profit by increased visibility and sales. Motorists are informed of the availability of services and destinations downtown and regionally.

The building materials are designed for durability and incorporate subtle design and color.

Chapter 7: A Connected City – The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities and sidewalks.

This use promotes travel patterns that will direct traffic off of S. Carson St. to downtown and the business core. This project is a key for the transportation pattern and the flow into the future of the city. By promoting Carson City's key assets to the motorists and pedestrians it furthers the goal for an efficient, well planned transportation model.

The site is located in the Community/Regional Commercial Land Use category.
Confirmed on EN Vision Carson City Land Use Map
<http://carson.org/Home/ShowDocument?id=561>

C/RC 1.1 – Characteristics:

C/RC centers provides a mix of retail services in a concentrated setting that serves the local community, but many also include larger retail centers with the unique stores or characteristics that provide a regional draw. C/RC centers are typically anchored by large formal retailers, which provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber and other household goods, often under one roof. Complementary uses, such as restaurants, specialty markets, specialty stores (such as books, furniture, computers, audio, office supplies and clothing stores) are also appropriate. The concentrated, unified design of C/RC centers allows a variety of community needs to be met in a “one-stop shop” setting. Although some single use highway oriented commercial activities will continue to occur in some areas, this pattern of development is generally not encouraged.

This billboard can effectively be utilized to direct the public to retail stores and restaurants and to draw consumers to make use of the goods and services sold in this mix retail designation.

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

A: Surrounding zoning and uses – The majority of the existing property is vacant land with the exception of a small business (Timeless Sculptures). The entire area is zoned general commercial

*: Property to the south is HWY 50

*: The property to the north is a vacant lot and is zoned general commercial

*: The property to the East (across hwy 50) contains apartments and vacant land, zoned general commercial.

*: The property to the west is a vacant lot and to the SW there is one residence

B: Potential impacts on the surrounding property – The sign exists in a general commercial zone and the use is consistent with development in the neighborhood. The use has been in existence since 1969 and may have, in fact, been built prior to any development in the surrounding area. The ground rental enhances the property value of the existing property and is not detrimental to any adjacent property. It does not cause any problems such as noise, dust, odors, vibrations, fumes, glare or physical activity with the adjacent property owners. There are other signs of this type on both sides of S. Carson Street in the general area. It is safe to assume these signs have obtained similar special use permits for the sizes and heights. This use is a sign and will not be contained in a building. It is pre-existing and will not generate any construction-generated dusts.

C: Could the project be detrimental to the peaceful enjoyment of the development of surrounding properties - No. This sign has been in existence since 1979 and is in an appropriate zoning district and enjoys a valid leasehold interest with the property owner. As a result this existing sign will not be detrimental to the peaceful enjoyment of the development of surrounding properties and the general neighborhood.

D: OUTDOOR LIGHTING - No additional lighting is being added or created at this location. Existing lights point only to the sign face(s) and do not enter into/onto any adjoining properties.

E: LANDSCAPING -- No landscaping exists or is being added to this project.

F: Short and Long Range benefits to the people of Carson City: - The long and short range benefits to the citizens of Carson City are: Citizens enjoy access to goods and services, businesses benefit by the increased sales as a result of outdoor advertising and the landowners benefit by the receipt of lease rent and increased property values.

Question 3: This pre-existing use will have no detrimental effect on the traveling public either on foot or by vehicle.

Our off premise sign creates no additional foot nor vehicle traffic in the area other than the occasional person who services the sign.

Question 4: Has sufficient consideration been exercised by the applicant in adapting to existing improvements in the vicinity?

- A: There will be no effect on the local school district. It will add zero (0) students.
- B: There will be no additional effect to drain on the local law enforcement agencies.
- C: There will be zero use of water for this subject use of the project.
- D: This project does not require the covering or paving of any land.
- E: There will be zero use of the sewer system for this project.
- F: No road improvements are required
- G: Knowledge of the project, property and long term, pre-existing use of the property)

This information was gathered by pre-existing information and information provided by the City of Carson City website.

Question 5: How does this use meet the definition and specific standards set forth elsewhere in Carson City Municipile Code, Title 18 for use.

ZONING GC: The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices.

This project meets those requirements by being a business use in an area that is for the purpose of commercial businesses.

Question 6: Will this project be detrimental to the public health, safety, convenience and welfare?

No, this pre-existing use of the property has never been detrimental to the city in any way. The benefits of the sign include, directing travelers to scenic areas of the Carson Valley, businesses in Carson City and general directions.

Question 7: Will the sign result in material damage or prejudice to other property in the vicinity.

No, this pre-existing use of the property has been an accepted use and requires no additional access, travelers or use of the property other than the current established use.

Additional Comments – We have been cognizant to the importance the sign has had on the area. This particular sign has been permitted and in existence since at least 1969. The property is zoned General Commercial and the zoning ordinance allows for this type of sign proposed. The property is also undeveloped to the extent that it will not interfere with the existing improvements in the area. The project will not require any new water hook ups or sewer lines and it will not result in the covering of land area with paving or a compacted surface.

- 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 (5.1i)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

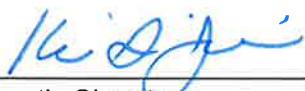
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

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



Carson City Business License Division

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

OUTFRONT MEDIA LLC
2512 RIVER PLAZA DR 1ST FL

SACRAMENTO CA 95833

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 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

OUTFRONT MEDIA LLC
2512 RIVER PLAZA DR 1ST FL

SACRAMENTO CA 95833

License Number: 18-00012434
License Expiration Date: December 31, 2018
Date Issued: December 11, 2017

Business Location: 5100 S CARSON ST
Nature of Business: BILLBOARD APN 930106 (USING 1/2 OF DOUBLE)