

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 25, 2018

FILE NO: SUP-18-095

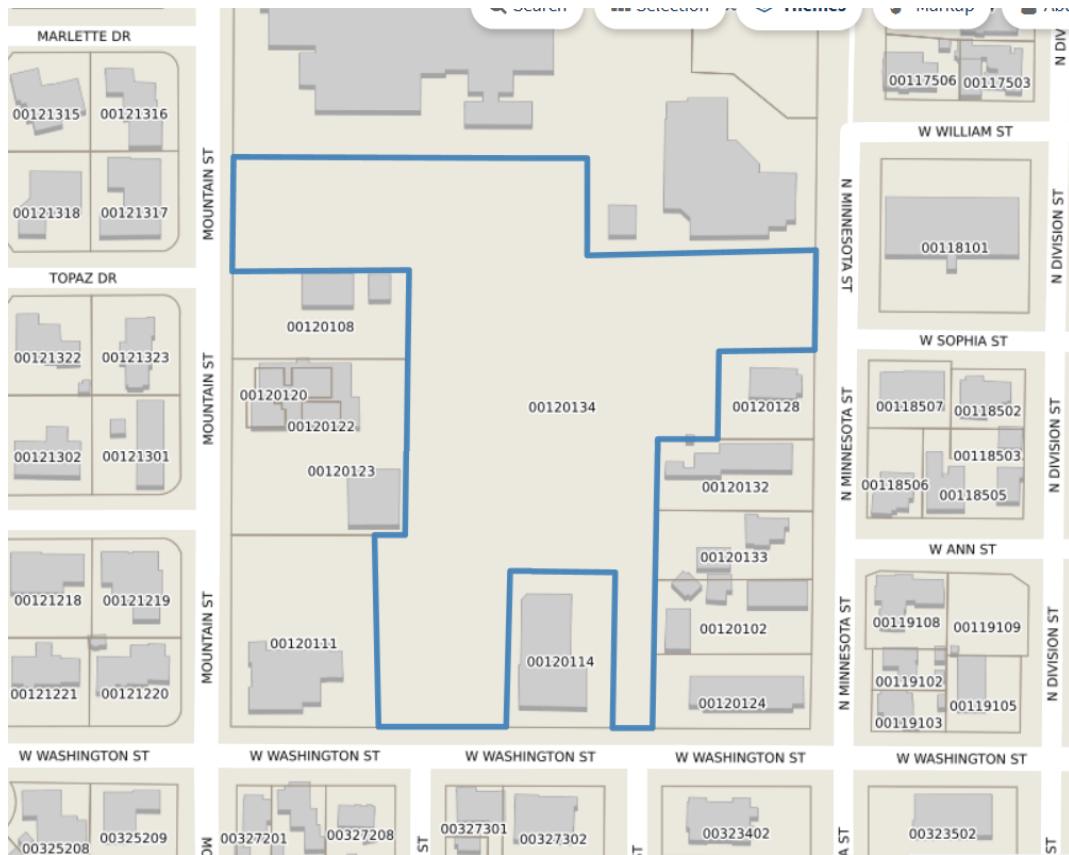
AGENDA ITEM: E.2

STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit to exceed the number of permitted freestanding signs, to exceed the permitted height for one freestanding sign, and to increase the permitted sign area for a congregate care facility, on property zoned Multi-Family Apartment, (MFA), located at 1001 Mountain Street, APN 001-201-34.

STAFF SUMMARY: The applicant is proposing five freestanding signs, one at each of the three street frontages of the site, and two internal to the site, when one freestanding sign with a maximum square footage of 32 square feet each and six foot height area allowed under the Code. The height of one of the street frontage signs is proposed at seven foot four inches. The areas of signage proposed on the freestanding street frontage signs are 16 square feet, 16 square feet and 24 square feet. The two internally located signs are proposed at 28 square feet and 12 square feet. Internal illumination of one internally located freestanding sign is proposed.

PROPOSED MOTION: **I move to approve SUP-095, a Special Use Permit request to exceed the number of permitted freestanding signs, to exceed the permitted height for one freestanding sign and to increase the permitted sign area for a congregate care facility, on property zoned Multi-Family Apartment, located at 1001 Mountain Street, APN 001-201-34, based on the findings and subject to the conditions of approval contained in the staff report.”**



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of 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.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City requirements.
SUBJECT PARCEL
APN 009-153-07
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The signs shall be designed and installed in substantial compliance with submitted plans.
6. Sign permits for the signs must be approved through the Carson City Building Department.
7. Sign A on Mountain Street shall have the street number shown, per Carson City Municipal Code, a minimum five inches tall, in a contrasting color to the background.
8. Sign B on Washington Street shall have either 1001 Mountain Street, or no address information shown. In no case shall "1001" be displayed by itself.
9. The signs must be outside of the site distance triangle as defined in Table 12.2 of the Development Standards (Signs A, B, and C appear to be located close to or within the site distance triangle. These correspond to the main signs proposed along the entrances along Washington Street, Minnesota Street – East, and Mountain Street – West).

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.105 Multi-Family Apartment (MFA), CCMC Development Standards, Division 4 (Signage)

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

PRESENT ZONING: Multi-Family Apartment (MFA)

KEY ISSUES: Will the proposed additional freestanding signs be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Regional (PR)/former hospital, offices, medical offices

EAST: Residential Office (RO)/offices, preschool, single family residential, apartments

WEST: Residential Office (RO), Single Family 6,000 (SF6)/medical offices, offices, single family

residential

SOUTH: Residential Office (RO), Single Family 6,000 (SF6)/medical offices, offices, single family residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: AO, 100 year flood plain

EARTHQUAKE FAULT: moderate potential, with fault zone beyond 500 feet

SLOPE/DRAINAGE: the site is generally flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 4.932 acres

SETBACKS: Three freestanding signs are proposed at the boundary of property on the west, south and east, as well as two freestanding signs internal to the property, not intended to be read from the street. The signs proposed at the entry ways to the site must meet the minimum sight distance requiremens.

PREVIOUS REVIEWS:

SUP-17-221 Signs (withdrawn)

HRC-15-045 Landscape improvements (south, adjacent to Washington Street)

LLD-14-049 Delete property lines under Assessor's Parcel Numbers 001-201-15, 16, 26 & 27

DISCUSSION:

The applicant is seeking to place five freestanding signs on the site. The property has frontage on Mountain Street on the west, Minnesota Street on the east and Washington Street on the south. Under Carson City Municipal Code Development Standards Division 4 Signs, the applicant is allowed only one freestanding sign on the main street frontage as none of the streets are designated as arterial streets under the Carson City Roadway Functional Classification Map. The maximum signage allowed for the site is calculated under Development Standards Division 4 Signs at 4.7.2 Multifamily Residential Uses, as the approved use of the site is classified as Congregate Care Housing/Senior Center Home. The permitted sign area for the parcel is one sign denoting the name of the multi-family residential use, either freestanding or attached, not exceeding 32 square feet in area, one address sign not exceeding four square feet in area for the entire site, and one address sign not exceeding two square feet for each unit within the complex. Any proposed directional signs on the site will be exempt from calculation in the total square footage of signage if they do not exceed three feet in overall height and two square feet in sign area.

The applicant proposes five monument or freestanding signs:

- 1) At the Mountain Street entry on the west, 16 square feet in signage and an overall height of six feet.
- 2) At the Minnesota Street entry on the east, 16 square feet in signage and an overall height of six feet.
- 3) At the Washington Street entry on the south, designated as the primary ingress/egress for visitors to the site, 24 square feet in signage and an overall height of seven feet four inches.
- 4) Internally on the property and not intended to be read from the street, 28 square feet in signage and an overall height of five feet six inches, to identify the Transitional Care and Rehabilitation Facility.
- 5) Internally on the property and not intended to be read from the street, 12 square feet in signage and an overall height of four feet, to identity the Expressions Memory Care Facility.

The total proposed in monument signage is 92 square feet, split among five new signs. One sign is proposed at each of the three entry points, one on the west, south and east of the site for a total of 56 square feet, with two additional freestanding signs internal to the site proposed as a total of 40 square feet, with the signs not intended to be read from the street. Although not specified in the application, in compliance with Development Standards Division 4.7.2 Multifamily Residential Uses, the business would be able to also utilize one address sign not exceeding four square feet in area for the entire site, as well as one address sign not exceeding two square feet in area for each unit within the complex, to provide directions to visitors.

The size of the site is 4.932 acres, with parking primarily located on the east and south. The primary access is to be from the south, with other entrances on the east and west. Once a visitor is on the property, it is proposed they will be directed to the appropriate location by means of two freestanding monument signs, one proposed to the southeast of the therapy building, adjacent to the parking area, facing southeast, with a second freestanding monument sign proposed to the south of the memory care building on the north, with the sign facing the south.

Four of the freestanding signs are proposed at or less than the maximum height restriction of six feet. However, the sign proposed adjacent to the Washington Street entry is proposed with a height of seven feet four inches. There is an elevation change between the property located west of this parcel and the proposed location of the sign, as shown in the application on the picture for Sign B, on page 5 of 11 pages, where the driveway area and sign will be lower than the adjacent property. While the front of the property faces Mountain Street, the applicant would like to direct visitors to utilize the entrance on the south as the primary means of access to the site, and would therefore prefer to have the sign at this entrance approved to be one foot four inches taller than the code allows at seven feet four inches. This driveway entrance area is proposed to be very long, with the business and buildings not easily visible until the driver has committed to the driveway and has started driving to the north toward the interior of the site. The applicant describes that if a car were to park on the street near this proposed sign, the sign would be hidden. The concern is that visitors would pass this driveway and not know they are at the right place until they have traveled past the entrance. The other entry points to the site are not visible from this location. The applicant states that the additional height for this one sign will allow ease of entry and identification of the primary access to the business.

Another concern is the need for ease in identifying the entrances to the site in the event of an emergency. The signs are proposed to be at the three entry ways to the site. As the business on the site will be to offer congregate care housing services to senior citizens, there is likely to be more need for ambulance and emergency services. These first responders will need to be able to locate the site easily, and once on the site, be able to find the specific building where they have been called to provide service. The two freestanding signs internal to the site will be helpful in guiding emergency responders quickly to the right building location once they have arrived on the site.

Staff recommends that the Planning Commission approve SUP-18-095 based on the discussion in this staff report and the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 141 property owners within 600 feet of the subject site on June 29, 2018. As of the writing of this report, no comments in support or in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: No concerns noted. Submit sign permit for building permit review.

Fire Department:

1. Sign A on Mountain Street shall have the street number shown, per Carson City Municipal Code, a minimum five inches tall, in a contrasting color to the background.
2. Sign B on Washington Street shall have either 1001 Mountain Street, or no address information shown. In no case shall "1001" be displayed by itself.

Health Department: No comments received

Engineering Division:

1. The signs must be outside of the site distance triangle as defined in Table 12.2 of the Development Standards (Signs A, B, and C appear to be located close to or within the site distance triangle. These correspond to the main signs proposed along the entrances along Washington Street, Minnesota Street – East, and Mountain Street – West).

Parks and Recreation Department: No comments received

Environmental Control: No comments received

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

Goal 5.2a -- Encourage the development of regional retail centers.

Goal 5.2b -- Encourage Reuse/Redevelopment of Underused Retail Spaces.

The site was previously the location of several medical office buildings, which were demolished and removed. A congregate care housing/senior citizen home was subsequently approved by Special Use Permit to be placed on the site. The signs would serve to direct visitors to the new use on the site, as well as to the internal uses within the site.

Goal 1.1e- Sustainable Construction Techniques

The signs will be constructed using materials which are durable and lasting. No water or sewer will be required for the signs.

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.*

Additional light will be created with the new signs. The three signs proposed at the entry ways to the site will use fixtures with shielding to direct the light to the sign, not to the adjacent properties, the sky or the right-of-way. The fixtures will need to be reviewed during the building permit process for compliance with requirements. The signs must be placed a minimum of 15 feet behind the curb, which will lessen the impact of the light on the adjacent right-of-way area. The intention of the signs will be to advertise to visitors traveling on the adjacent right-of-way the location of the entries to the business. The signs will not cause objectionable noise, vibrations, fumes, odors, dust, or glare and will not generate physical activity beyond what is common for a commercial property, described as congregate care housing/senior citizen home.

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

More emergency response vehicles are likely to be utilized at this site, as it is designed to serve senior citizens and congregate care housing. The previous use of the site was also for medical services, and the former hospital was located directly north of this site. The signage proposed for the site will enable emergency vehicles to more quickly find the site and then identify the correct location within the site to render aid in the appropriate building.

The additional traffic that may access this site as a result of this business and proposed signage was contemplated in the original traffic analysis for development of the site, and will not have a detrimental effect on vehicular or pedestrian traffic.

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.*

The proposed signs will not create an impact on public services and facilities beyond those impacts that were identified and mitigated at the time the congregate care housing/senior citizen home business was approved by Special Use Permit.

5. *Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.*

The property is located in the Multi-Family Apartment zoning district. The purpose of this district is to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments and therefore the use of congregate care housing/senior citizen home meets the purpose statement of this district. The signs will direct visitors to the site.

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

The proposed signs are ancillary to the proposed use, and will not be detrimental to the public health, safety, convenience and welfare. The signs are proposed to direct visitors to the site entryways and to the correct buildings internal to the site.

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

The subject property is adjacent to Mountain, Minnesota and Washington Streets. Surrounding properties are used as offices, medical offices, a preschool and residential. Lighting from the signs will be equipped with shielding to minimize spillover lighting. The amount of signage proposed is 92 square feet over five monument signs, three at entryways on the west, east and

south of the site and two internally on the site. The size and number of freestanding signs proposed to direct visitors to the site at three street entrances as well as two freestanding signs placed internally within the site appears to be appropriate when compared to the almost five acres the business encompasses.

Attachments:

- Building Division comments
- Fire Department comments
- Engineering Division comments
- Application (SUP-18-095)

Building Department Comments

06/15/2018

SUP-18-095 1001 Mountain Street (Ramsey Signs, Inc.)
-Submit complete application for building permit review.

Fire Department Comments

6/19/2018

Comments for SUP 18-095:

1. Sign A on Mountain Street shall have the street number shown per CCMC, minimum 5" tall, in a contrasting color to the background.
2. Sign B on Washington Street shall have either "1001 Mountain St." or no address information shown. In no case shall "1001" be displayed by itself.

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

**Engineering Division
Planning Commission Report
File Number SUP-18-095**

TO: Hope Sullivan - Planning Department

FROM: Christopher Moltz, P.E. c/o Stephen Pottéy – Development Engineering Department

DATE: July 18, 2018

SUBJECT TITLE:

SUP-18-095 – Monument Signage – APN 001-201-34

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The signs must be outside of the site distance triangle as defined in Table 12.2 of the Development Standards (Signs A, B, and C appear to be located close to or within the site distance triangle. These correspond to the main signs proposed along the entrances along Washington Street, Minnesota Street – East, and Mountain Street – West).

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

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

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

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

Development Engineering has no comment on this finding.

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

The existing infrastructure and proposed drive isles are sufficient to provide safe access and circulation if conditions are met.

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

Public services were previously addressed in other phases of design. Current SUP for signage is not applicable to (does not affect) public services.

Engineering Division
Planning Commission Report

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

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
FILE # SUP - 18 -		
APPLICANT PHONE # RAMSAY SIGNS, INC 800.937.7446		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
MAILING ADDRESS, CITY, STATE, ZIP 9160 SE 74th AVE. PORTLAND, OR 97206		
EMAIL ADDRESS Kreideramsigns.com 800.937.7446		SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input type="checkbox"/> Application Form <input type="checkbox"/> Detailed Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering)
PROPERTY OWNER PHONE # CARSON CITY PROP. VENTURES, LLC.		CD or USB DRIVE with complete application in PDF
MAILING ADDRESS, CITY, STATE, ZIP PRESTIGE CARE, INC. 770 NE PARKWAY DR. VANCOUVER, WA 98662		Application Received and Reviewed By:
EMAIL ADDRESS awojcik@prestigecare.com		Submittal Deadline: See attached Planning Commission application submittal schedule.
APPLICANT AGENT/REPRESENTATIVE PHONE # RAMSAY SIGNS, INC 800.937.7446		Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.
MAILING ADDRESS, CITY STATE, ZIP 9160 SE 74th AVE. PORTLAND, OR 97206		
EMAIL ADDRESS Kreideramsigns.com		
Project's Assessor Parcel Number(s): 00120134		Street Address 1001 MOUNTAIN ST. CARSON CITY, NV 89703
Project's Master Plan Designation MUR		Project's Current Zoning MFA
		Nearest Major Cross Street(s) MOUNTAIN ST. & WASHINGTON
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. MONUMENT SIGNAGE IDENTIFYING EACH OF THE 3 STREET ENTRANCES TO MONUMENTS INSIDE PROPERTY TO IDENTIFY BUILDINGS, RECREATION SIGNAGE & PARKING		
PROPERTY OWNER'S AFFIDAVIT I, April Wojcik, 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 April Wojcik		Address 770 N.E. Parkway Drive Suite 300 Date 6/11/18
Use additional page(s) if necessary for additional owners.		
STATE OF NEVADA WASHINGTON COUNTY On JUNE 11th, 2018, April Wojcik, 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 R. Lyn E. Lellquist		RODNEY LELLQUIST NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES FEBRUARY 1, 2021
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:

0 - 10 - 20 - 30 - 40 Feet
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.

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

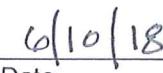
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning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



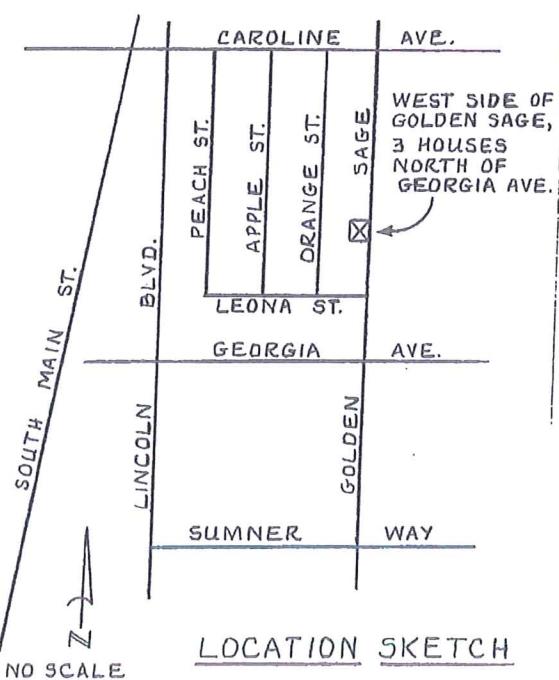
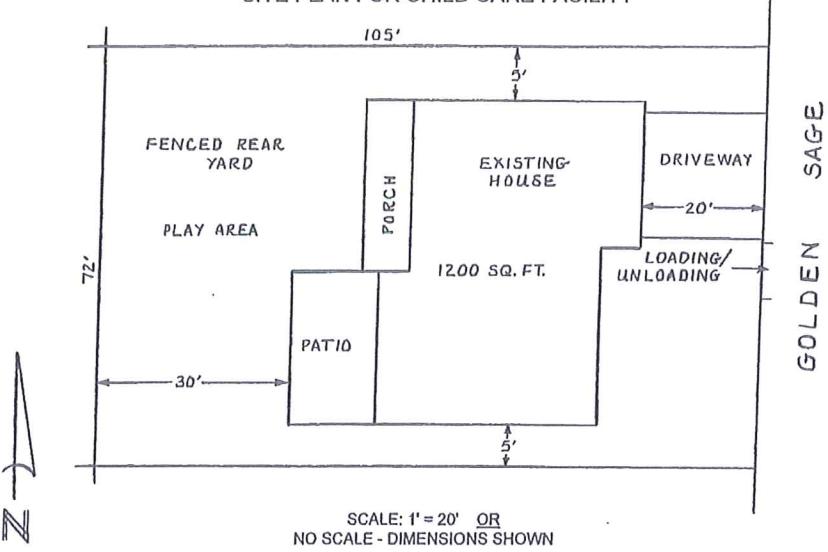
Print Name



Date

**EXAMPLE
SPECIAL USE PERMIT/VARIANCE**

SITE PLAN FOR CHILD CARE FACILITY



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 333-3333

APPLICANT: SAME

REQUEST: To allow a childcare facility

LOCATION: 123 Golden Sage Drive

ZONING: Single Family 6,000 (SF6)

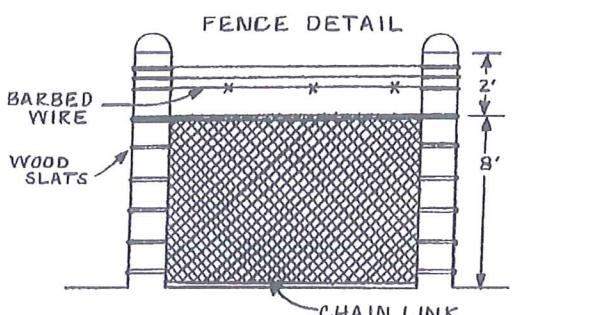
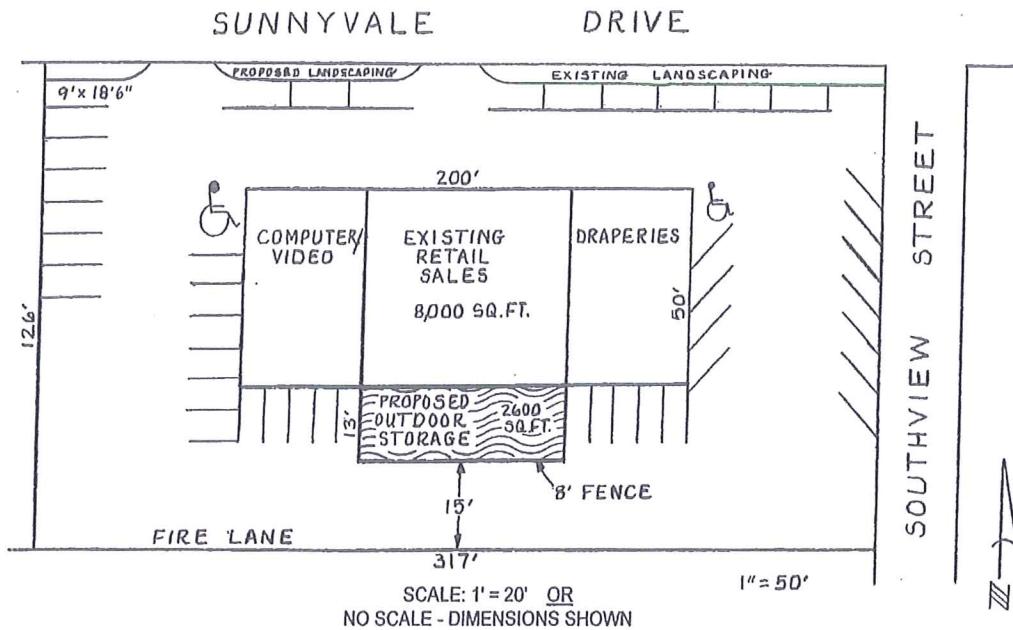
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

APN: 005-215-25

Site Plan Prepared By John Doe

**EXAMPLE
SPECIAL USE PERMIT/VARIANCE**

SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 111-1111

APPLICANT: Jane Smith
345 Someplace
Carson City NV 89701
(775) 222-2222

REQUEST: To allow outdoor storage in Retail Commercial (RC) zone

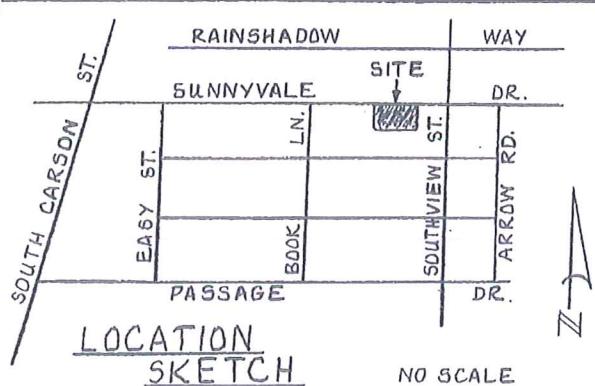
LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith



Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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: PRESTIGE CARE, LLC

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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



June 10, 2018

Special Use Permit Application
Prestige Care
1001 Mountain Street
Carson City, NV 89703

Street Address 1001 Mountain Street
Carson City, NV 89703
APN 00120134

Project Description

Identification signage for 4.93 acre property, with a two story, 97,900 square foot community designed to specialize in transitional rehabilitation and memory care. This property was specifically designed to deliver high quality care to it's residents and patients.

The property has street entrances on three different city streets. We would like to identify each entry as there is campus access from all three. There will also be two signs inside the campus grounds that will identify the buildings, so that if you are visiting someone that is recovering from surgery or illness, you are directed there. And if you are visiting someone in the Expressions Memory Care building, you will be able to identify building.

The property is zone MFA, Multi-Family Apartment and is surrounded by Medical Offices, Tax Preparation, apartments, Surgery Center, Hospice, Realtors and a preschool.

This zone allows for 1 freestanding sign, 32 sq. ft. and allows a maximum 6' overall height. Illumination is allowed by indirect lighting only. Signs must be compatible with the primary building.

There is language in 4.6.3 that indicates, when there is an additional street frontage, an additional monument may be allowed on the secondary frontage.

We are requesting approval to install...

One monument sign at Mountain Street entry, 16 sq.ft. and 6' overall height.

One monument sign at Minnesota Street entry, 16 sq. ft. and 6' overall height.

One monument sign at Washington Street, which will become the primary egress for visitors to the site
24 sq.ft. at 7'4" overall height.

One monument sign inside the property and not intended to be read from the street, 28 sq. ft. and 5'6" overall height to identify the transitional care and rehabilitation facility, and

One monument sign inside the property and not intended to be read from the street, 12 sq. ft and 4' overall height, to identify the Expressions Memory Care Facility

There will also be a small number of Regulatory signs, HC parking, most meeting the requirements that would see them exempt from permits.

Special Use Permit Application Findings

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

The three site entry points, allow for less congestion than if only one street were allowed egress to the site. Also, identification of each entry will allow better distribution of traffic in and out of the property, and gives the local fire and ambulance teams better access for help in an emergency.

Carson City's desire to project a positive image for the community by promoting a high standard of design, and requesting the use of durable long-lasting materials for all development is met with our design package. It meets the standard that it is in keeping with the design of the building by implementing the same stone, colors and style with the sign package. The Prestige Care design also meets the criteria of using durable long-lasting materials, with aluminum construction, thru-bolted dimensional copy, stack rock stone bases and a coatings that will withstand the elements and maintain their finish.

Only one of the monument signs will be internally illuminated and will be illuminated with LED technology, that minimizes electrical consumption.

2. Will not be detrimental to neighborhood character and will not create adverse impacts, such as noise, vibrations, fumes, odors, dust, glare or physical activity.

A. Surrounding land uses and zoning...

Neighboring properties are Medical Surgical facilities, Mental Health Agencies, Hospice of Carson City, CPA's, Realtors, and general office type businesses. There is one small strip center that is mostly empty at this time, and there is a ChildCare facility, that again, looks to be closed. All adjacent property is zone RO, with the exception of the Surgical Center and it is zoned PR.

There is a Historical zone nearby, but it starts across the road and does not impact any of the locations we would like to install signage on.

B. The Prestige Care signage is similarly sized as other monument signs for the surrounding business.

Photos provided. The sign that will be at the entrance on Washington Street will be slightly taller if approved, in order to more easily identify that main entry. As you will see in the accompanying photos, if a car parks on the street near the sign, the sign is totally hidden and there is no way for visitors to know if they are in the right place. The hope is that the additional height for this one sign, will allow ease of entry and identification of the business.

Prestige Care has the unusual circumstance over neighboring businesses due to having 3 street accesses and almost 5 acre campus.

Prestige Care is the largest use in the neighborhood with the exception of the Surgical Center who has a number of monument signs identifying each different building, as well as wall signs on several of the buildings.

- C. The Prestige Care signage does not emit noise, or odor, vibrations, dust or glare. The street visible signs are painted with a satin finish, and are non-illuminated. The signage will hopefully allow ease of access to visitors and Municipal Agencies responding to emergencies. It will allow the ability to identify and

respond to the driveway, without creating traffic situations the come with people unsure of where they are going.

D. The only sign that will have internal illumination if approved, is the sign inside the property, not intended to be read from the street. It will have a minimal number of LED lights, lowering electrical consumption, and the majority of the background of the sign is opaque, with only the letters illuminating with a glow.

E. Landscaping is not included in this request. It was approved in a previous SUP.

F. In meeting the goals of the Master Plan for Carson City, Prestige Care signage will provide the benefits associated with the goals of the Plan. Aesthetically pleasing, sustainably built, minimal utility consumption, pedestrian respectful, and aiding in the flow of traffic, hopefully shows our intention for both short and long term benefits.

3. Will have little or no detrimental effect on Vehicular and Pedestrian traffic.

Signs locations will be installed outside of vision clearance areas, to ensure the safety of pedestrians. If approved the signs at each entry way will allow a better distribution of traffic into the site, by giving visitors additional options for entry rather than one.

4. Will not overburden existing public services and facilities.

A. - G. This sign SUP request does not impact any of the services, facilities, schools, storm drainage or other items listed.

5. Meets the definition and specific standards set in the Municipal Code Title 18 for use and meets the purpose of that district.

The MFA district is intended to provide for the development of a variety of multifamily units such as duplexes, townhouses and high density apartments. The MFA district is consistent with the policies of the high density residential category of the master plan.

The conditional uses in the MFA district which require approval of a special use permit are:

Child care facility (accessory to residential use);

Church;

Congregate care housing/senior citizen home;

The building itself went thru an approved SUP and meets the specific standards.

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

With the design intending to meet the Master Plan, which requires quality development, visual compatibility, safety and consistency thru integration of site design elements including site access, circulation, Prestige Care signage will aide in ease of access and visibility. There will be no detrimental impact on public health and welfare.

The driveways to the property are easily obscured by even 1 car parked at the curb.

The additional 1'4" of height on the sign that will be installed at the main entrance on Washington, will help provide more visibility in negotiating the turn, and visibility in traffic exiting the site. It will serve as a marker that there is an entrance there, not only for access but for safety in recognizing that traffic may be exiting to property.

Washington Street is 66' wide. The property frontage at the entrance is 45'. It includes a landscape area where the sign will be installed, and then parking starts behind that. It reduces the egress to approx. 30' or 15' each for a vehicle entering and another exiting at the same time.

Also there is a grade change of approximately 4' on parcel # 001-201-014, along with a 3' hedge, so effectively the allowed increase height will still be shorter than the property/hedge adjacent to the entry. (Photo labeled Washington entrance A. included)

7. Will not result in material damage or prejudice other property in the vicinity.

There is no other property with this zone of MFA, adjoining the property at 1001 Mountain Street. Other smaller business surrounding the property, have similarly sized signs in place, where there are businesses occupying them.

The single thing that sets this site apart from neighboring business, is that, if approved, the one monument sign, that will be installed at the building entryway would be illuminated. This sign will be installed approximately 360' from the street. It is not intended to be read from the street. It will be to identify and welcome visitors and patients to the Care facility.

There are no recorded Utility easements to this property.

Thank you for your consideration.

APPLICANT Kelly Reid
Ramsay Signs, Inc. 9160 SE 74th Ave. Portland, OR 97206
800-937-7446 cell 541-554-5213

OWNER April Wojcik
Prestige Care
770 NE Parkway Drive
Vancouver, WA 98662

Also attached.

Site Photos
Site Map
Sign Elevations
Application
Master Plan Check List
Documentation of Taxes Paid to Date
1 Original and 3 Copies
1 USB Drive

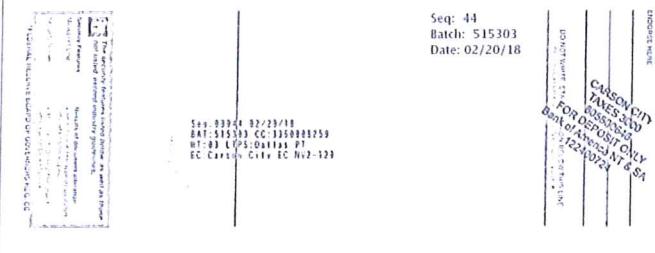


Kelly Reid | 800-937-7446 | krepid@ramsaysigns.com



Transaction Search

Date/Time Printed: 02/27/2018, 1:00 AM PST
 Check 315452 - 63291.59 USD



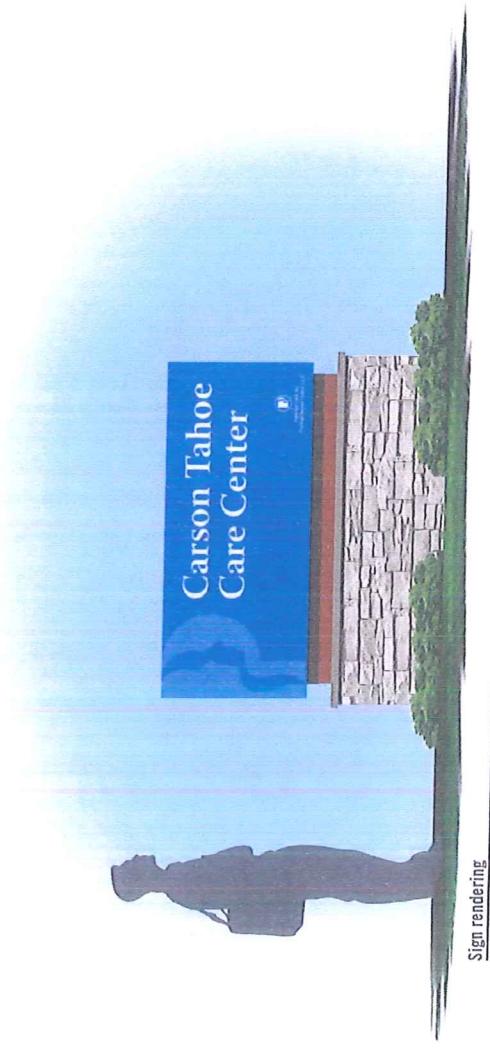
Item Details

Account Number	4588537019	Item Sequence Number	008612958966
Account Name	PRESTIGE SR LIVING OPERATING	Bank ID	121000248
Check	315452		
Amount	63291.59 USD Debit		
BAI Code	475		
Transaction Type	CHECK PAID		
Posting Date	02/20/2018		
As of Date	02/20/2018		
Additional Item Details	0000006 -000000006265822 CHECK		

Sign A) Mountain Street - WEST

D/F NONILLUMINATED

16.0 Sq.Ft.



Sign rendering
Scale: 1/2" = 1'-0"



EXTERNAL GROUND LIGHT FIXTURE RECOMMENDATION:
HAMPTON BAY - LOW VOLTAGE 20-WATT EQUIVALENT
BRONZE OUTDOOR LED LANDSCAPE FIXTURES.
MODEL: IW010L5-2
USE THIS TYPE OR EQUIVALENT
ONE FOR EACH SIDE OF SIGN - 4' MIN FROM SIGN TO AVOID HOT SPOTS.

Special Use Permit Application Master Plan Land Use Designation:	
M/F Parcel 101-201-144-1001 Mountain Street	Carson City
Holt Reid for Prestige Care 1142 Nitroglycerine Road Suite 27	Eugene, OR 97401
Property Owner: Carson City Property Ventures, LLC	
LLC c/o Prestige Care 1700 NE Parkway Dr.	Vancouver, WA 98652
Property lines with dimensions.	

MANUFACTURE AND INSTALL ONE OF NON-ILLUMINATED MONUMENT SIGN

CABINET: FABRICATED ALUMINUM CABINET. PAINT ALL SIDES SATIN BLUE PANTONE # 552 C.

MAIN IDENTIFICATION COPY: 1/2" THICK ECO WHITE ACRYLIC - FLUSH MOUNT TO SIGN FACE.

SMALL COPY & GRAPHICS: ON LOWER RIGHT HAND CORNER OF SIGN FACE - 3M OPAQUE WHITE VINYL APPLIED 1ST SURFACE.

LARGE COPY: 1/2" THICK FCO WHITE ACRYLIC - FLUSH MOUNT TO SIGN FACE.

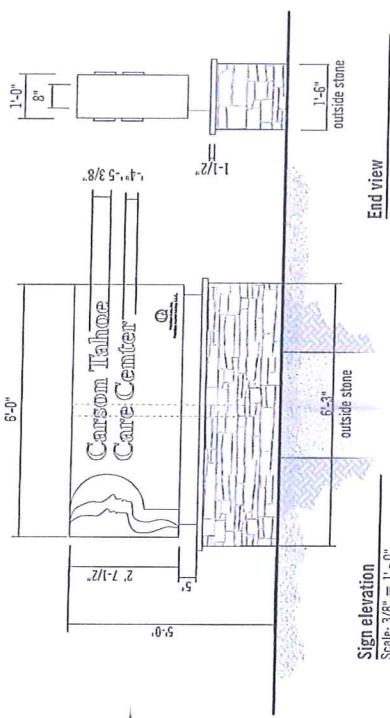
LOGO BRAND "WATERMARK": 3M DIGITAL PRINT ON 100GSM TO WITH 3M 8528 OVER-LAMINATE.
APPLY DIGITAL DIE-CUT VINYL GRAPHIC DIRECTLY TO SIGN FACE.

REVEAL: ALUMINUM FABRICATED REVEAL PAINTED TO MATCH BUILDING COLOR.
CAP OVER STONE VENEER BASE: RAMSAY SHALL INCLUDE ALUMINUM CAP WITH CLEARANCE FOR STONE VENEER.

BASE: FABRICATED ALUMINUM FRAMEWORK WITH CONCRETE BOARD OVERLAY FOR STONE VENEER INSTALLATION.
RAMSAY SHALL INCLUDE FRAMEWORK AND CONCRETE BOARD WITH SIGN.
CLIENT SHALL BE RESPONSIBLE FOR STONE VENEER INSTALLATION.

INSTALLATION: SINGLE STEEL POLE MOUNT TO SIGN AND DIRECTLY BURIED IN CONCRETE FOOTING PER LOCAL CODE.

VERIFY IF EXTERNAL LIGHT FIXTURES FOR SIGN SHALL BE PROVIDED AND INSTALLED BY RAMSAY OR BY THE CLIENT'S GC.



Sign elevation
Scale: 3/8" = 1'-0"

End view
Scale: 3/8" = 1'-0"

Client:

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

ESI - 19-1

CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

LS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.613.4555
Fax: 93777.3222
ramps@signs.com

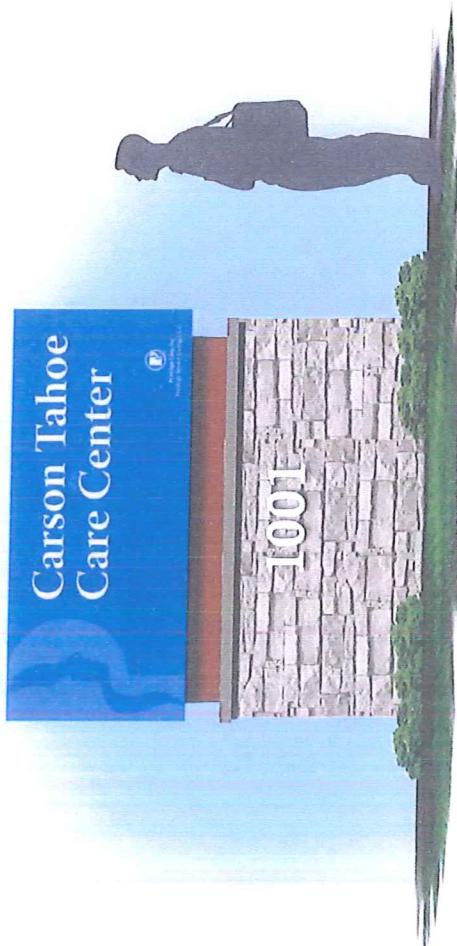
ESI - 19-1

CARSON TAH

Sign B Washington Street - SOUTH

D/F NONILLUMINATED

24 \$0 FOOT



MANUFACTURE AND INSTALL ONE D/F NON-ILLUMINATED MONUMENT SIGN.

CABINET: FABRICATED ALUMINUM CABINET. PAINT ALL SIDES SATIN BLUE PANTONE # 653-C.

MAIN IDENTIFICATION COPY: 1/2" THICK F/C WHITE ACRYLIC - FLUSH MOUNT TO SIGN FACE.

SMALL COPY & GRAPHICS: ON LOWER RIGHT HAND CORNER OF SIGN FACE - 3M OPAQUE WHITE VINYL APPLIED 1ST SURFACE.

LARGE COPY: 1/2" THICK F/C WHITE ACRYLIC - FLUSH MOUNT TO SIGN FACE.

LOGO BRAND: WATERMARK: 3M DIGITAL PRINT ON BDC/G-10 WITH 3M 653-B OVER-LAMINATE.

APPLY DIGITAL DIE-CUT VINYL GRAPHIC DIRECTLY TO SIGN FACE.

REVEAL: ALUMINUM FABRICATED REVEAL PAINTED TO MATCH BUILDING COLOR.

CAB OVER STONE VENEER BASE: RAMSAY SHALL INCLUDE ALUMINUM CAB WITH CLEARANCE FOR STONE VENEER.

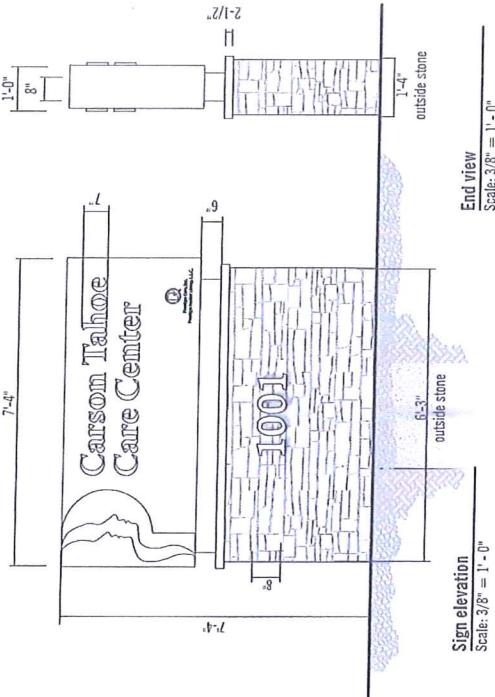
BASE: FABRICATED ALUMINUM FRAMEWORK WITH CONCRETE BOARD OVERLAY FOR STONE VENEER INSTALLATION.

RAMSAY SHALL INCLUDE FRAMEWORK AND CONCRETE BOARD WITH SIGN.

CLIENT SHALL BE RESPONSIBLE FOR STONE VENEER INSTALLATION.

INSTALLATION: SINGLE STEEL POLE MOUNT THROUGH SIGN AND DIRECTLY BURIED IN CONCRETE FOOTING PER LOCAL CODE.

VERIFY IF EXTERNAL LIGHT FIXTURES FOR SIGN SHALL BE PROVIDED AND INSTALLED BY RAMSAY OR BY THE CLIENT'S GC.



Sign elevation
Scale: 3'-8" = 1'-0"

End view
Scale: 3'-8" = 1'-0"

RAMSAY
SIGNS

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.513.3455
Fax: 503.777.0220
ramsaysigns.com
E-mail: 1-511

Special Use Permit Application Master Plan Land Use Designation:
MFA Parcel 001-L-201-3-1001 Mountain Street, Carson City
Kelly Reid for Prestige Care 1142 Willamette Road Suite 27 Eugene, OR 97401
Property Owner: Carson City Property Ventures,
LLC c/o Prestige Care 7700 NE Parkway Dr. Vancouver, WA 98662
Property lines with dimensions.

Client: 9160 SE 74th Ave

Date: 5/14/18

Revisions:

221. Add all of schedule and specifications (5/17/18).
222. Reduce sign width to 6' and height 5' height on monuments.

223. Add monuments. Note: the height of the 16' sign and monuments.

224. Minimum height of the 16' sign is either directly

marked on the sign or label attached to the sign. Official sign

markings or indications of any kind shall not be present on the sign.

225. Add details for special permit application (6/12/18).

17. General and Additional Statement of facts permanently

to be included in the Non-Residential Statement. This sign

is intended for Non-Residential Statement. The sign

is mounted on a stone base. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

approximately 10' high and 8' wide. The sign is

Copyright 2018 Ramsay Signs, Inc.
1825 E. 10th Street, Suite 100, Portland, OR 97202
Phone: 503.223.1000 | Fax: 503.223.1010
Email: info@ramsaysigns.com | www.ramsaysigns.com
PAGE # 4
Number of pages: 11
18-584-45

Sign (B) Washington Street - SOUTH

D/F NONILLUMINATED

24 SQ FOOT



Photo inlay consent - General placement - (None continuing on 2/10) - "1" 00

Special Use Permit Application Master Plan Land Site Designation:
MFA Parcel 001-201-34-1001 Mountain Street, Casper, WY
Kelly Redd for Prestige Care 1142 Wingtipcicle Road Suite 27 Eugene, OR 97401
Property Owner Casper City Property Ventures,
LLC Property Address 7200 NE Pardee Dr. Vancouver, WA 98662
Property lines with dimensions.

Sign C Minnesota Street - East

DF ILLUMINATED

16.0 Sq.Ft.



Special Use Permit Application Master Plan Land Use Designation:
MFA Parcel 001-001-30-1001 Mountain Street, Carson City
Valley Ridge of Practice Care 1142 Whipple Street Suite 27 Eugene, OR 97401
Property Owner Carson City Property Ventures,
LLC #2 Prestige Care 7700 NE Parkway Dr. Vancouver, WA 98662
Property lines with dimensions.

Photo inlay concept - General placement - (Apx scaling at 3/8" = 1'-0")

RAMSAY SIGNS
Est. 1911
ramsaysigns.com



123 Carson Street and 1000 Mountain Street Carson City, NV 89703
Phone: (775) 686-1111 Fax: (775) 686-1112
Hours: 8:00 AM - 5:00 PM, Monday - Friday
© 2018 Ramsay Signs, Inc.
1000 Mountain Street, Carson City, NV 89703

123 Carson Street and 1000 Mountain Street Carson City, NV 89703
Phone: (775) 686-1111 Fax: (775) 686-1112
Hours: 8:00 AM - 5:00 PM, Monday - Friday
© 2018 Ramsay Signs, Inc.
1000 Mountain Street, Carson City, NV 89703

PAGE # 7
Number of pages: 11
16-584-15

Sign E in front of Memory Care Bldg on campus

11.65 Sq.Ft.

S/F NONILLUMINATED



Sign rendering
Scale: 1/2" = 1'-0"

EXTERNAL GROUND LIGHT FIXTURE RECOMMENDATION:

HAMPTON BAY - LOW VOLTAGE 20-WATT EQUIVALENT
BRONZE OUTDOOR LED LANDSCAPE FIXTURES.

MODEL: IN0150115-2

USE THIS TYPE OR EQUIVALENT.

ONE FIXTURE FOR THE FRONT SIGN - 4' MIN FROM SIGN TO AVOID HOT SPOT

Prestige blue PMS 653
(Matthews MP06175 Nantucket)

MANUFACTURE AND INSTALL ONE-SIDE NON-ILLUMINATED MONUMENT SIGN

CABINET: FABRICATED ALUMINUM CABINET. PAINT ALL SIDES SATIN BLUE PANTONE # 553.C.

MAIN IDENTIFICATION COPY: 1/4" THICK CO WHITE ACRYLIC - FLUSH MOUNT TO SIGN FACE.

SMALL COPY & GRAPHICS: ON LOWER RIGHT HAND CORNER OF SIGN FACE - 3M OPAC WHITE VINYL APPLIED 1ST SURFACE.
LOGO BRAND "WATERMARK": 3M DIGITAL PRINT ON 180C13-10 WITH 3M 6328 OVER-LAMINATE.

APPLY DIGITAL DIE-CUT VINYL GRAPHIC DIRECTLY TO SIGN FACE.

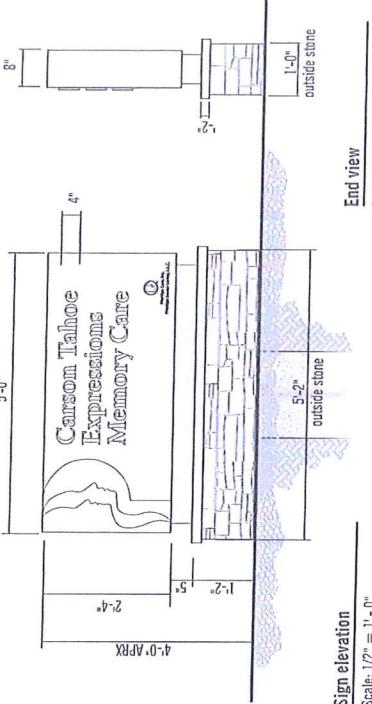
REFEL: ALUMINUM FABRICATED REVEAL - PAINT TAN BLDG.

CAP OVER STONE VENEER BASE. RAMSAY SHALL INCLUDE ALUMINUM CAP WITH CLEARANCE FOR STONE VENEER.

BASE: FABRICATED ALUMINUM FRAMEWORK WITH CONCRETE BOARD OVERLAY FOR STONE VENEER INSTALLATION.
RAMSAY SHALL INCLUDE FRAMEWORK AND CONCRETE BOARD WITH SIGN

CIENT SHALL BE RESPONSIBLE FOR STONE VENEER INSTALLATION.

INSTALLATION: SINGLE STEEL POLE MOUNT THROUGH SIGN AND DIRECTLY BURIED IN CONCRETE FOOTING PER LOCAL CODE.
VERIFY IF EXTERNAL LIGHT FIXTURES FOR SIGN SHALL BE PROVIDED AND INSTALLED BY RAMSAY OR BY THE CLIENTS GC.



Sign elevation
Scale: 1/2" = 1'-0"



End view
Scale: 1/2" = 1'-0"

Client:
9160 SE 74th Ave
Portland OR 97206
Kelly Reid for Prestige Care C 142 Willigespine Road Suite 27 Eugene, OR 97401
Property Owner: Carson City Property Ventures,
LLC % Prestige Care 1200 NE Parkway Dr. Vancouver, WA 98622
Property lines with dimensions.

RAMSAY SIGNS
EST. 1971
ramsaysigns.com

© Copyright 2018 Ramsay Signs, Inc.
This drawing and fixtures submitted for each monument
is intended to be installed as submitted to the client. The sign
is required to be installed to the National Electrical Code
and other applicable codes. The incandescent
grounding and bonding of the sign shall be done directly
to the sign post that is buried in the earth, included in the
monument or provided as a separate item to the sign
installer.



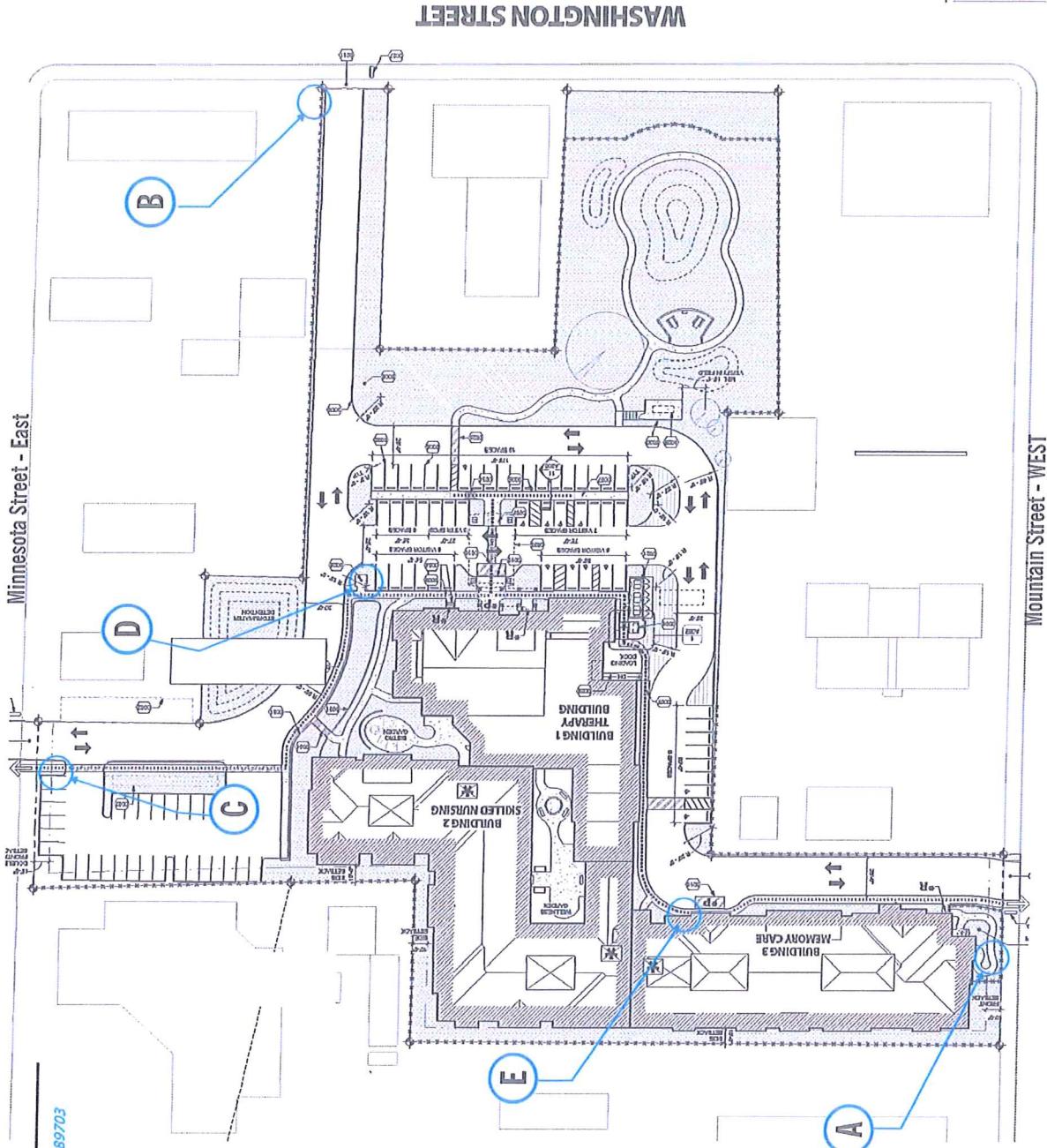
UL

</

SITE PLAN

ADDRESS: 1001 Mountain ST, Carson City, NV 89703
PARCEL #: 00120134
ZONE: MFA

Minnesota Street - East



Special Use Permit Application Master Plan Land Use Designation:
MFA Parcel 001-201-34100, Mountain Street, Carson City
Kelly Reid for Prestige Care 1142 Willamette Road Suite 27 Eugene, OR 97401
Property Owner: Carson City Property Ventures, S.
LLC %: Prestige Care 7710 NE Parkway Dr., Vancouver, WA 98662
Property lines with dimensions.

Scale: 1/64" = 1'-0"

9160 SE 74th Ave
Portland OR 97206
503.777.4555
800.513.4555
Fax 503.777.0220

ramsigs.com

RAMSAY
SIGNS
EST. 1911

PAGE #10
Number of pages: 11
10-584-25

PORTION NE1/4 NE1/4 SECTION 18, T.15 N., R.20 E., M.D.B. & M.

PARCEL #: 00120134
ZONE: MFA

PABC# 00120134

4741

E-ONE: *MFA*

PORTION NE1/4 NE1/4 SECTION 18 T 15 N R 20 E 16 D D 0- 35

Special Use Permit Application Master Plan Land Use Designation:
MFA Parcels 001-201-34-001 Mountain Street, Carson City
Kelly Redi or Prestige City 1142 Willigillespie Road Suite 27 Eugene, OR 97401
Property Owner: Carson City Property Ventures
ZCIS Reference: C47 7700 NE Parkway Dr. Vancouver, WA 98662
Property lies with dimensions.

160 SE 7th Ave
PO Box 97206
503.777.4555
800.613.4555
503.777.0220
www.santacruzsystems.com
1001 MOUNTAIN ST
CARSON CITY, NV 89703
CARSON TAHOE CARE CENTER
5/4/18
Project Manager:
KELLY RED
Designer:
LS

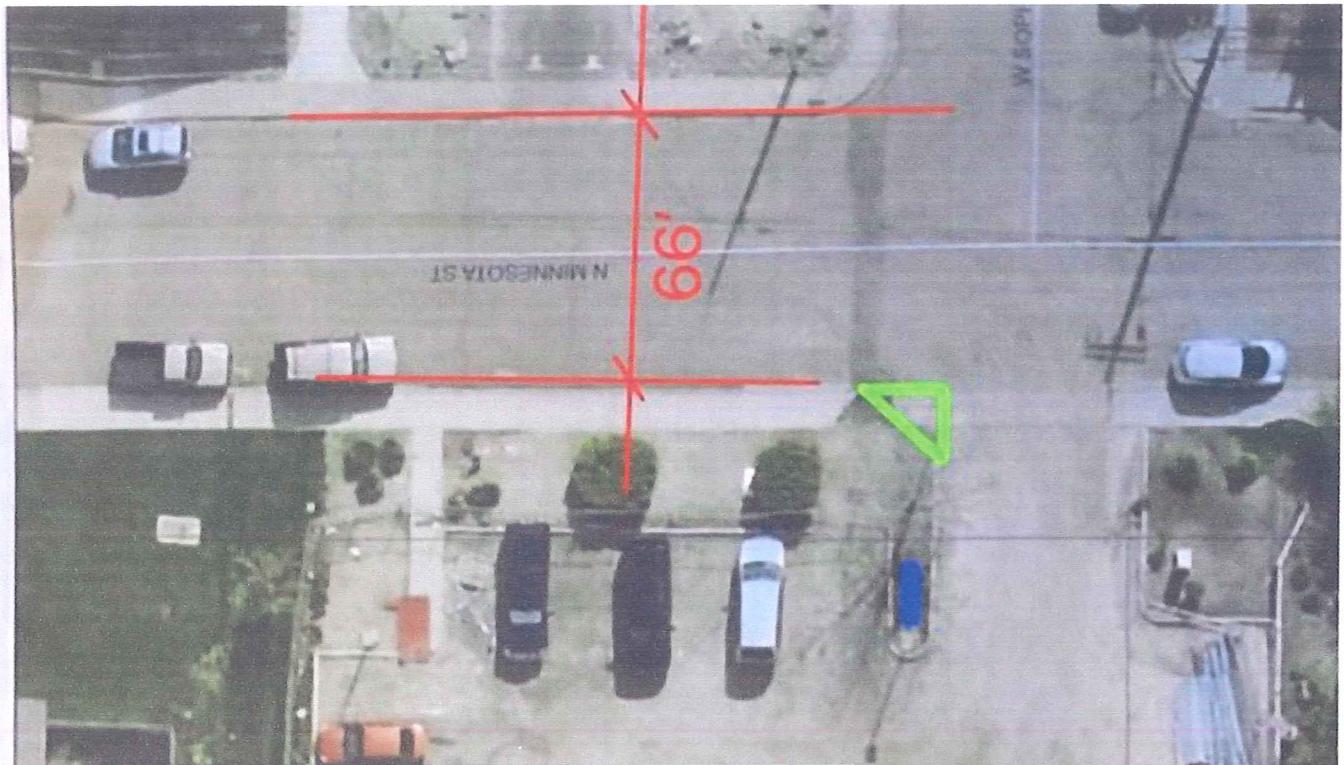
Revisions:
 R2.0: Add all of packet and specifications. 5/17/18. LS
 R2.1: Change sign widths to 6' and keep 5' height on monuments.
 R2.2: The 28' foot sign monuments have now been reduced to 16.5' foot monuments.
 R2.3: Add illumination on logo (page 5). No change to size on page 6.
 R2.4: Increase size of two signs, photo concepts, and site plan scaling. 6/8/18.
 R2.5: Add details for sunburst annimation 6/17/18.

RAMSAY SIGNS
Est. 1911

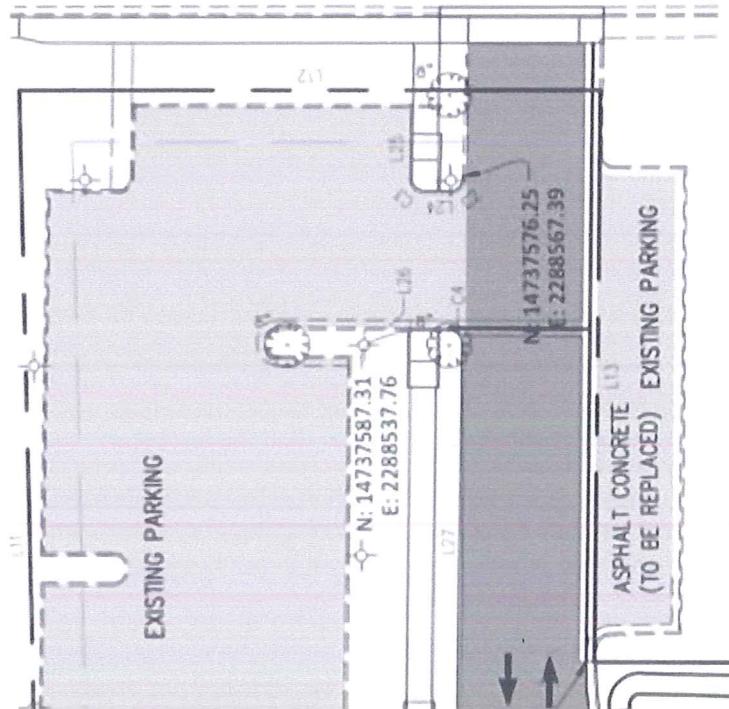
9160 SE 4th Ave
Portland OR 97206
503.771.4555
800.613.4555
Fax 503.771.0220
ramsaysigns.com

9160 SE 4th Ave
CARSON TAHOE CARE CENTER
1001 MOUNTAIN ST.
CARSON CITY, NV 89703

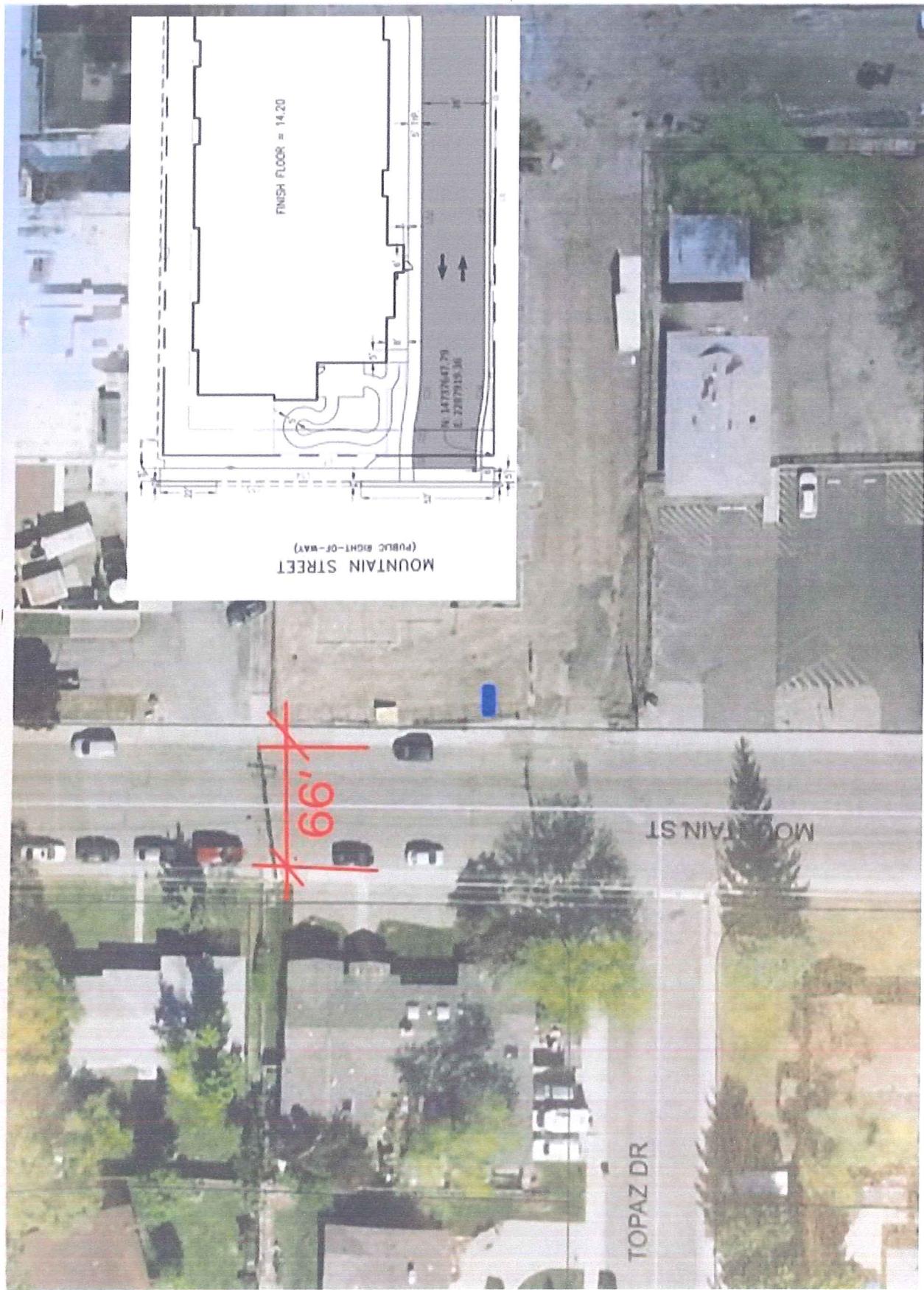
Date: 5/4/18
Client Approval + Date
Landlord Approval + Date
Project Manager: KELLY REID
Designer: LS



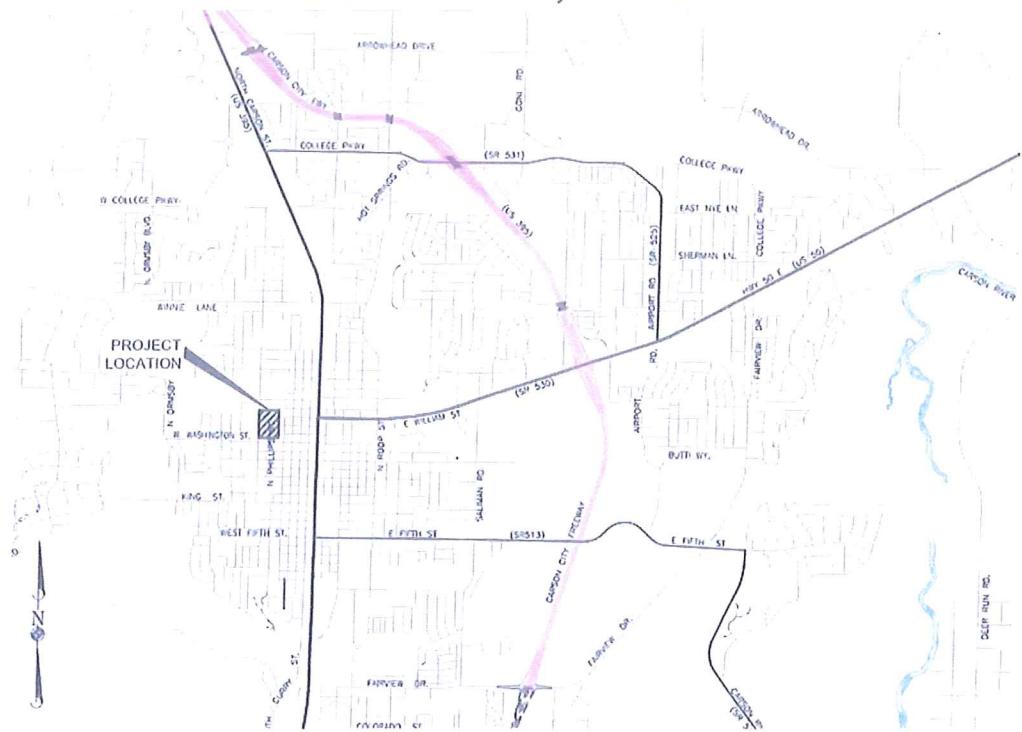
(PUBLIC RIGHT-OF-WAY)
MINNESOTA STREET







1001 MOUNTAIN STREET
CARSON CITY, NV 89703



LOCATION MAP

U.S.



VICINITY MAP

115

GENERAL NOTES

GENERAL NOTES

1. ESTIMATED NUMBER OF INHABITANTS
IN THE COUNTRY, AND THE NUMBER OF
HOSPITALS, POLYCLINICS, AND
HOSPITALS AND VITALIC CENTERS
IN THE COUNTRY.
2. THE NUMBER OF MEDICAL
EDUCATIONAL INSTITUTIONS
IN THE COUNTRY.
3. THE NUMBER OF MEDICAL
EDUCATIONAL INSTITUTIONS
IN THE COUNTRY.
4. THE NUMBER OF MEDICAL
EDUCATIONAL INSTITUTIONS
IN THE COUNTRY.
5. THE NUMBER OF MEDICAL
EDUCATIONAL INSTITUTIONS
IN THE COUNTRY.
6. THE NUMBER OF MEDICAL
EDUCATIONAL INSTITUTIONS
IN THE COUNTRY.

LEGEND



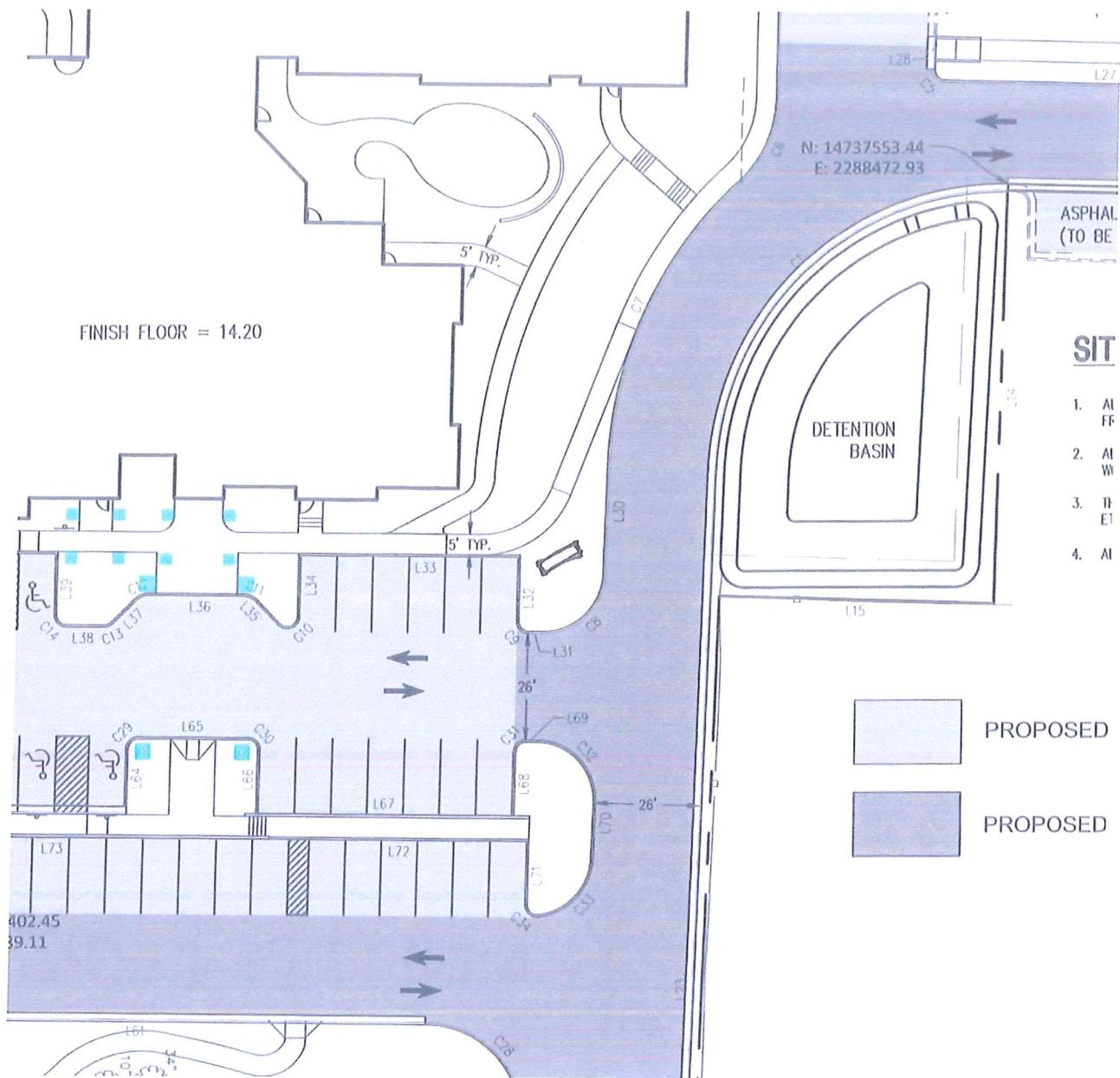
PARKING REQUIREMENTS
IN GARDEN CITY, COLORADO
BY GARDEN CITY CODE OF ORDINANCES
AS AMENDED
AS OF APRIL 1, 1978

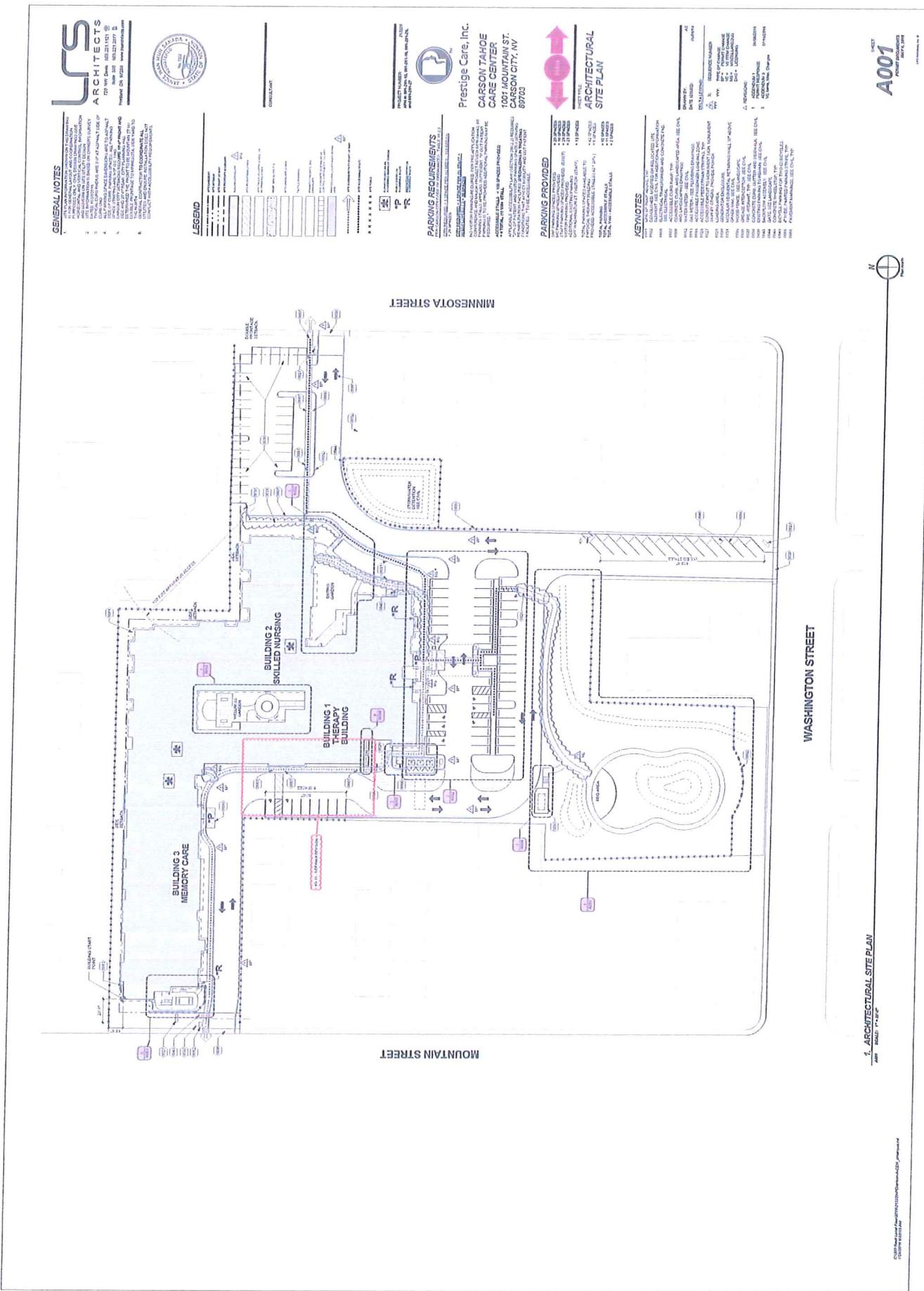
ପରିବହନ

ପରିବହନ

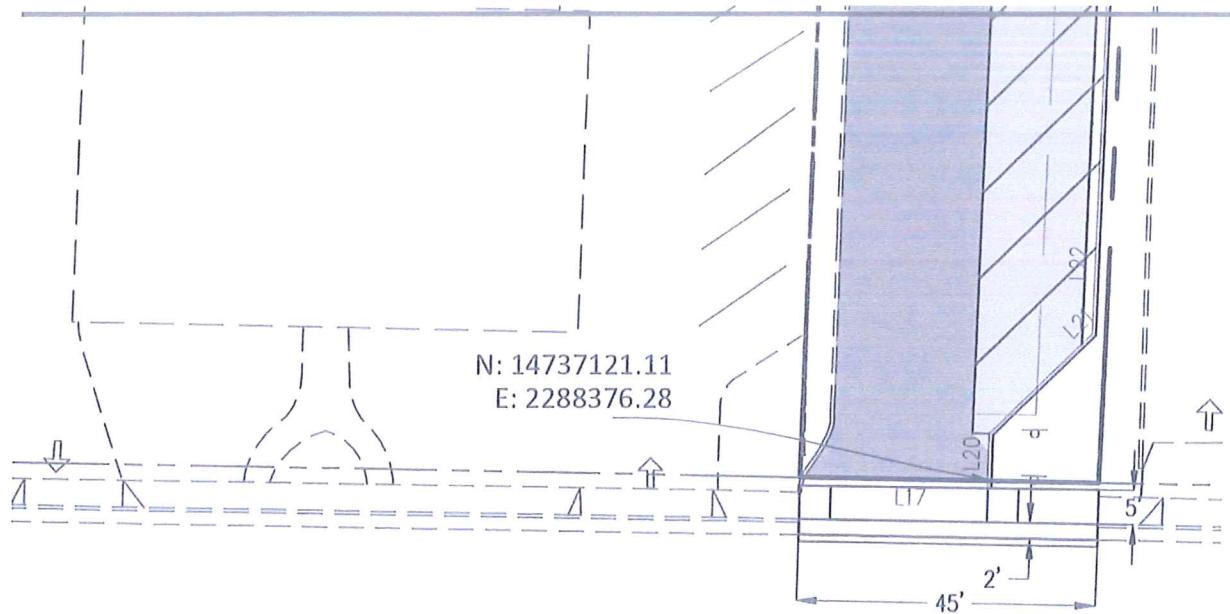
SECTION

KEYNOTES





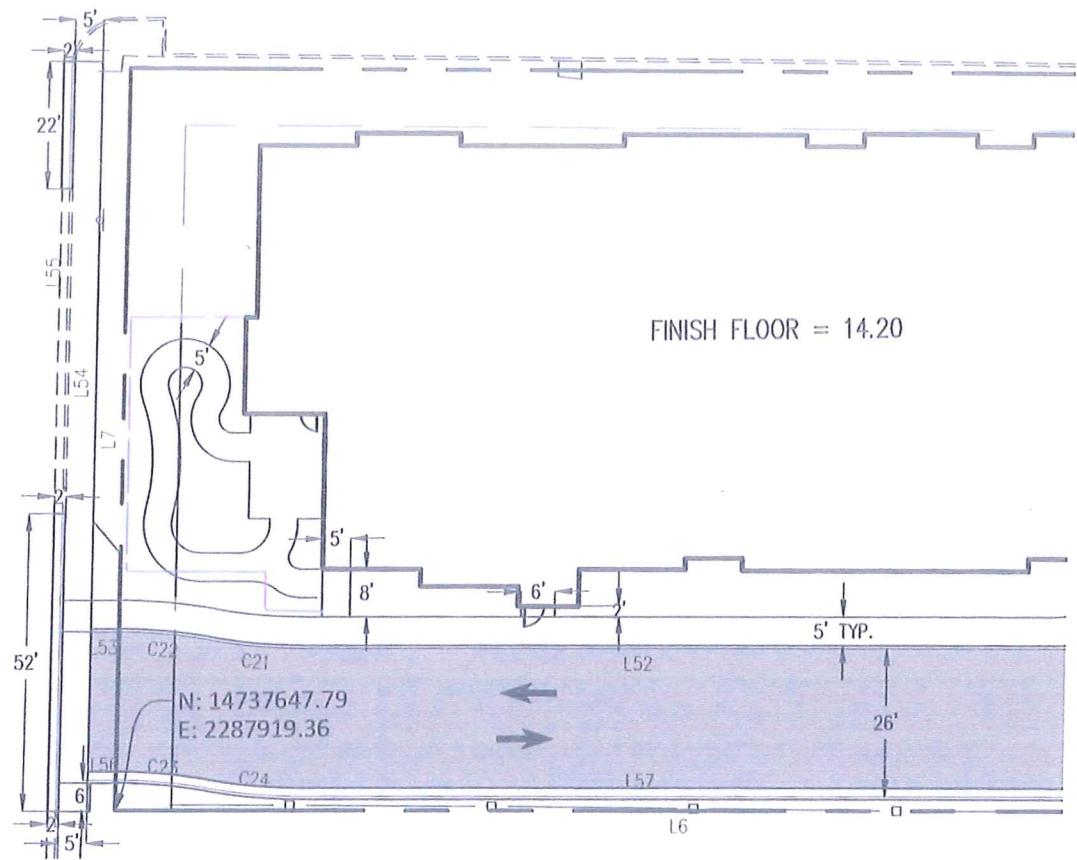
MATCHLINE

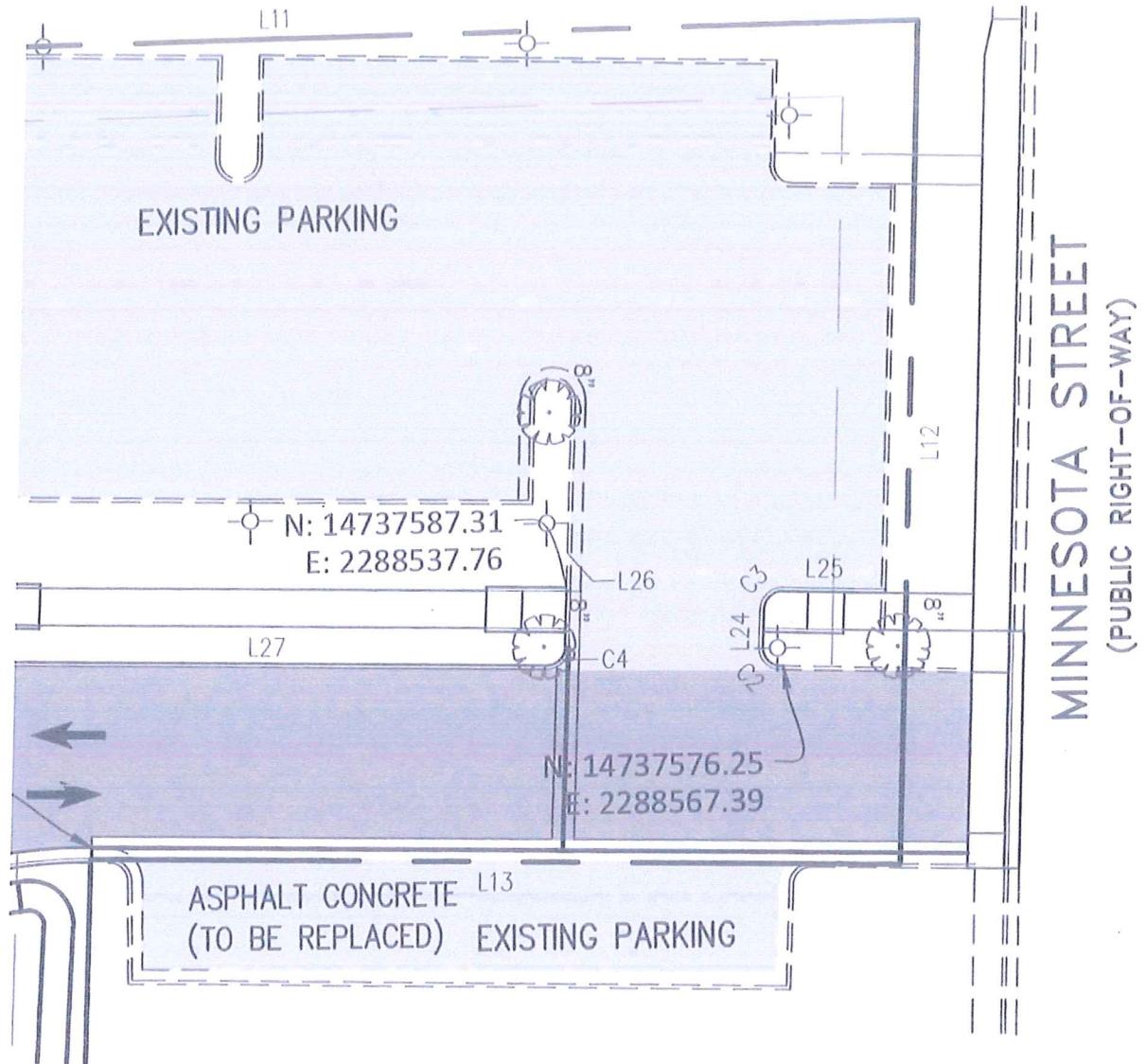


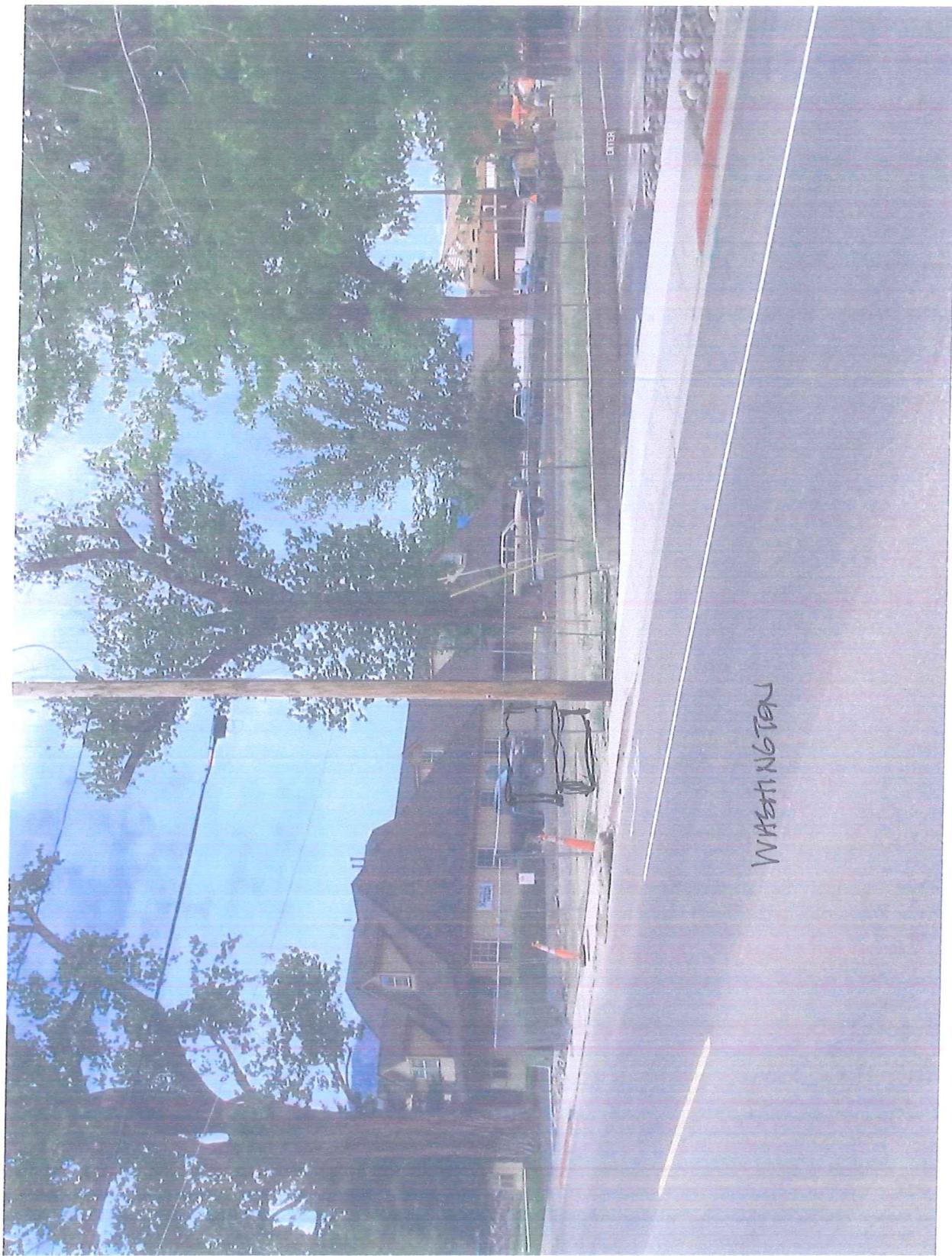
WASHINGTON STREET

(PUBLIC RIGHT-OF-WAY)

MOUNTAIN STREET
(PUBLIC RIGHT-OF-WAY)











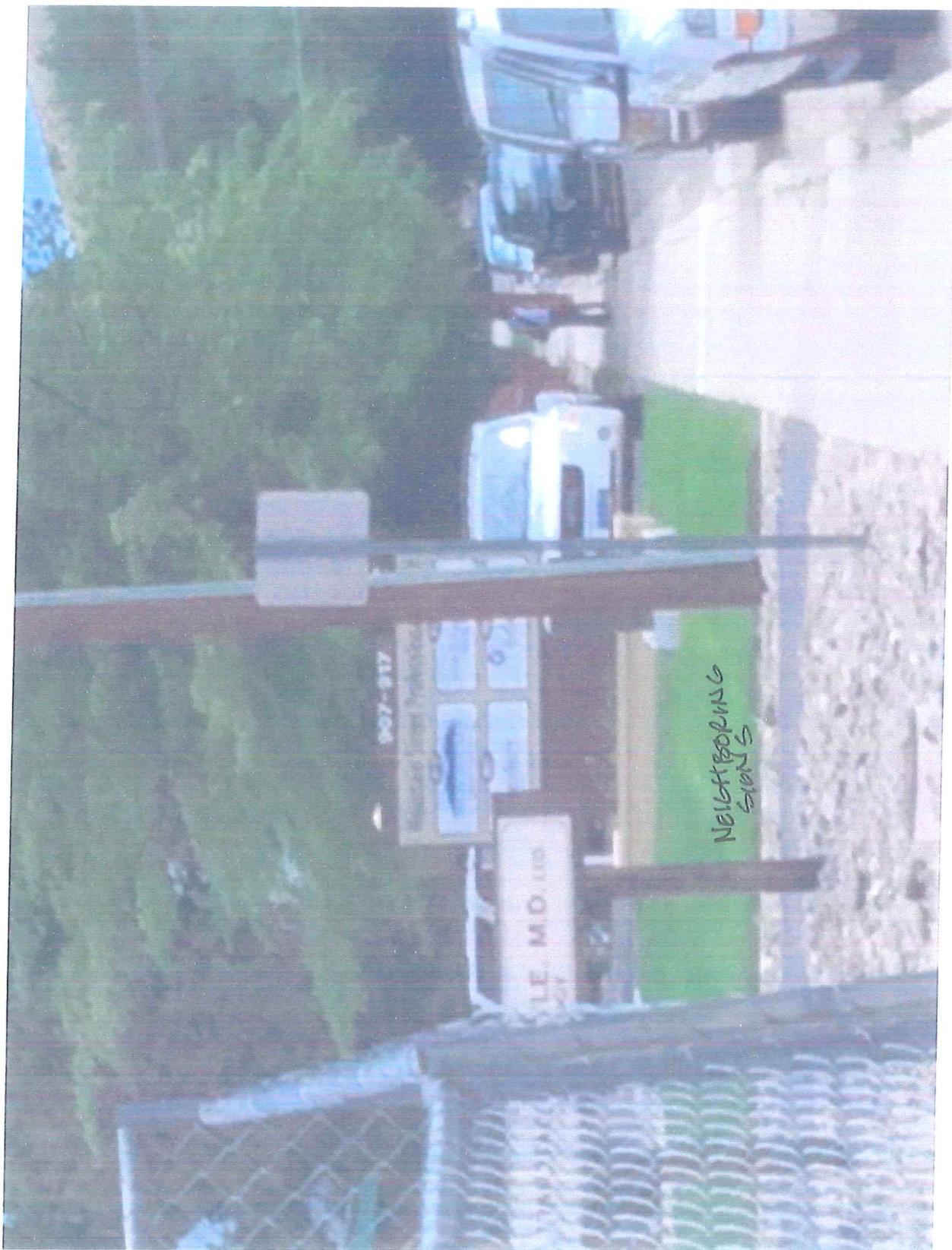
WASHINGTON ST.







NEIGHBORING SOUNDS





WATERFRONT SIGNS



SIDE ACROSS THE STREET