

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF DECEMBER 17, 2019

FILE NO: LU-2019-0071

AGENDA ITEM: E.2

STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to exceed the permitted sign area and sign height for a new sign on property zoned Multi-family Apartment (MFA), located at 405 East College Parkway, APN 002-052-09.

STAFF SUMMARY: The applicant is proposing to replace an existing eight foot wide by five foot high sign (40 square feet), mounted on a pedestal, with a sign of the same dimensions and massing and an overall height of eight feet six inches. The new sign will include an electronic message board, and will be located west of the existing sign so as to avoid conflicts with the sidewalk. Per Carson City Development Standards 4.4.7.f, religious organizations may have signs with a maximum size of 32 square feet, and a maximum height of 8 feet. Per Carson City Development Standards 4.6.5, variation from the sign standards may be permitted by Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

RECOMMENDED MOTION: “I move to approve LU-2019-0071 based on the findings and subject to the conditions of approval contained in the staff report.”

VICININTY MAP:



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 standards and requirements.
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. All signs require an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
7. The signs shall not be placed within any utility, access or drainage easement.
8. The signs shall not block drainage.
9. The existing freestanding sign must be removed.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), Development Standards Division 4 (Signs)

MASTER PLAN DESIGNATION: High Density Residential (HDR)

PRESENT ZONING: Multi-Family Apartment (MFA)

KEY ISSUES: Will the proposed signage 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: Single Family 6,000 (SF6) / Single Family Homes

EAST: Multi-Family Apartment (MFA) / Multi-Family Residential

WEST: Single Family 6,000 (SF6) / Single Family Homes

SOUTH: Multi-Family Apartment (MFA) / Parking Lot and a Church Fellowship Hall

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (between the 100 year flood and 500 year flood)

EARTHQUAKE POTENTIAL: Moderate earthquake potential

SLOPE/DRAINAGE: Site is improved and flat
FAULT ZONE: Beyond 500 feet

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1.62 acres

PREVIOUS REVIEW:

U91/92-25: Childcare Use

DISCUSSION:

The subject property is currently improved with a church, with a changeable copy sign along the College Parkway street frontage. The existing sign has an overall height of nine feet, and the sign itself is 40 square feet (eight feet x five feet). The applicant proposes replace the existing sign with a 40 square foot (eight feet x five feet) sign with a height of eight feet, six inches. The proposed sign will be located southwest of the existing sign location so as to be a greater distance from the sidewalk.

Per 4.4.7.f of the Development Standards, signs denoting religious institutions are exempt from the sign code provided that:

1. The area of such sign shall not exceed thirty-two square feet;
2. The height of a freestanding sign shall not exceed eight (8) feet.

Per the provisions of 4.6.5 of the Carson City Development Standards, variation to the sign standards may be permitted subject to a Special Use Permit.

Per the provisions of Section 18.02.080 of the CCMC, the Planning Commission, after conducting a public hearing, has the authority to grant a Special Use Permit upon making seven required findings of fact.

PUBLIC COMMENTS: Public notices were mailed to 113 property owners within 600 feet of the subject site on November 26, 2019. 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.

Fire Department: No Comments

Engineering Division: No Comments

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 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*

The subject property is designated High Density Residential. The uses identified in this district include places of worship, schools, and other civic uses. The church use is an established use on this site, and the existing sign, in place for more than 20 years, is utilized by the church. The function of the sign is to identify the church.

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.***

The existing illuminated sign has a height of nine feet, and an area of 40 square feet. This sign has existed for over 20 years, and the staff is not aware of any complaints relative to the sign.

The proposed sign will have a height of eight feet six inches, and an area of 40 square feet. The new sign will be located southwest of the existing sign so as to move it farther away from the sidewalk on College Parkway.

The site is located on College Parkway, a four lane collector with a center turn lane. The site is surrounded by residential uses, but the residential uses are all behind six foot tall solid fences. Therefore, the illumination of the sign will be blocked from the residential uses by the fencing. Additionally, City standards relative to electronic message signs will ensure that the sign does not create a conflict for drivers.

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

Staff does not find that this request will have a detrimental effect on vehicular or pedestrian traffic. By moving the sign away from the sidewalk, pedestrians will have a perception of more space. Also, City standards with respect to electronic message signs will ensure that the sign does not create a conflict for vehicles utilizing College Parkway.

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 sign will not impact the provision of public services.

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 applicant is seeking a sign that is taller and larger than allowed by code. Per Section 4.6.5 of the Development Standards, variations to the sign regulations and standards may be permitted by Special Use Permit approval. With the modification of this Special Use Permit and recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code.

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

The sign will not be detrimental to public health, safety, convenience or welfare. The sign will be comparable in massing to the sign that has been there for over twenty years, but be moved farther away from the roadway and sidewalk.

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

The proposed sign will not result in material damage or prejudice to other properties in the

vicinity. The sign will be comparable in massing to the sign that has existed for over twenty years, which has not been problematic. Also, the neighboring uses are behind a solid fence, thus will not be impacted by the sign.

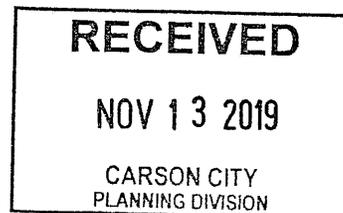
Attachments:

Application LU-2019-0071

Proposed Illuminated Sign Replacement for Carson City Seventh-day Adventist Church

Phil R. Elliott
(775) 230-4737

November 5, 2019



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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

SPECIAL USE PERMIT

FILE # SUP - 17 -

FEES: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)
 + noticing fee
 *Due after application is deemed complete by staff

APPLICANT PHONE #
 Carson City SDA Church

MAILING ADDRESS, CITY, STATE, ZIP
 405 E. College Parkway, Carson City, NV 89706

EMAIL ADDRESS

- 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)

PROPERTY OWNER PHONE #
 Nevada-Utah Conference of SDA (775) 322-6929

MAILING ADDRESS, CITY, STATE, ZIP
 10475 Double R Blvd, Reno, NV 89521

EMAIL ADDRESS
 info@NUCadventist.com

- CD or USB DRIVE with complete application in PDF**

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Phil R. Elliott (775) 230-4737

Application Received and Reviewed By:

MAILING ADDRESS, CITY STATE, ZIP
 134 Linehan Road, Mound House, NV 89706

Submittal Deadline: See attached Planning Commission application submittal schedule.

EMAIL ADDRESS
 flyinphil32@earthlink.net

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

Project's Assessor Parcel Number(s):

Street Address

002-052-09

405 E. College Parkway, Carson City, NV 89706

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

CC SDA church sign

MSA:

College Parkway

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

Replace existing old illuminated sign with new illuminated changeable message display sign

PROPERTY OWNER'S AFFIDAVIT

I, Karen Schneider (Treasurer), 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.

Karen E. Schneider (Treasurer)
 Signature

10475 Double R Blvd Reno NV 89521
 Address

10/14/2019
 Date

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

STATE OF NEVADA }
 COUNTY Washoe }

On October 14, 2019, Karen E. Schneider, 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.

Michelle M. Ward
 Notary Public



MICHELLE M. WARD
 Notary Public - State of Nevada
 Appointment Recorded in Churchill County
 No: 14-12723-4 - Expires January 3, 2022

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

Master Plan 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: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

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

Is or does the proposed development:

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

Proposed Illuminated Sign Replacement for Carson City Seventh-day Adventist Church

Location: 405 East College Parkway, Carson City 89706

Property designation: General Commercial

APN: 002-052-09

Contractor: Dynamic Diversified Development

Project: Remove and Replace Illuminated Sign

The Carson City Seventh-day Adventist Church, located at 405 East College Parkway, proposes to replace an existing illuminated sign on the subject property with a new sign of the same dimensions. The existing illuminated sign has been in place in excess of 20 years and due to age and weathering, now needs to be replaced.

The new replacement sign is proposed to be placed near the location of the existing sign, just slightly further west (some five feet further west), and slightly further south (approximately five feet further south) toward the church structure. The move to the south is for safety reasons as the existing sign is quite close to the street sidewalk.

When the church structure was built, College Parkway didn't exist. Over time, a two lane street was put in, which later evolved into a four-lane with sidewalk, placing the Carson City SDA church sign too close to that sidewalk. There is now the necessity to move the replacement sign a few feet south.

As stated above, the proposed new sign is simply a replacement at the same size, of an existing in-place illuminated sign.

The existing illuminated sign is 8' wide x 5' high, mounted to a pedestal 3' 4" high. The proposed illuminated sign is 8' wide x 5' high, mounted on a pedestal 3' 6" high.

Special Use Permit Findings for Carson City Seventh-day Adventist Church Illuminated Sign Replacement Project

Items of Note:

The existing illuminated sign in front of Carson City Seventh-day Adventist Church has been in existence for over 20 years. It has always been known for its inspirational messages but now, even with constant repair, it is in need of replacement.

The replacement sign is an electronic message board purchased from Stewart Signs. Its display panel is the same size as the existing sign.

However, due to the close proximity of the sidewalk, a sidewalk installed after the sign was in existence, it is felt that for safety reasons, the replacement sign will need to be placed further south by a total of 5 feet.

The electronic message board capabilities of the new sign will give far more flexibility in not only sharing weekly worship service hours and inspirational messages always placed there, and the occasional music program, but to promote to the community the many health classes put on, such as depression recovery, stop smoking, and healthy cooking, etc.

Over the long term, the electronic message board is far less expensive than constantly purchasing banners and signage for each event.

And, should the need arise, the electronic message board at Carson City SDA could be used by the health department and or/public safety to communicate emergency messages to the community.

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

The new sign will be consistent with all the objectives of the CC Master Plan for the following reasons:

- Power for lighting is already installed. Community development parameters for nighttime dimming and restrictions on flashing and other graphic displays will be strictly adhered to
- The project is not located in a priority infill area
- The project does not influence pathway connections or access as to ingress/egress
- The project is not located in a specific plan area
- The project is not adjacent to city or county boundaries
- The project is consistent with Master Plan Mixed Use development policies because it allows various public uses for over 99% of the remaining property.
- The project is located on a primary street frontage that is accessed by transit. It does not generate activity, nor influence housing development in the area.
- The project meets all applicable transitional standards
- The project will not influence any existing site features
- The project does not interfere with potential or existing services
- The project is not located in an environmentally sensitive area
- The project is located outside the primary floodplain and geologic hazard areas
- The project will have no increased detrimental effect on vehicular or pedestrian traffic
- The project will not be detrimental to the public health, safety, convenience and welfare
- The project will not result in material damage or prejudice to other properties in the area as the result of mitigation measures

B. Chapter 5. Economic Vitality

5.5g Our Goal in replacing the existing sign with an electronic message board is to share with the community inspirational messages plus promote healthy living opportunities through classes and events.

C. Chapter 6. Livable Neighborhoods and Activity Centers

- The project uses durable materials
- The project will have visual interest by inspirational messages on the message board, as well as a much-improved design and appearance. The new sign will show a marked improvement in the neighborhood due to its updated design aspects.
- The project will adhere to height and setback requirements

D. Chapter 7. A Connected City

- The project uses an electronic message board, a common promotional tool for high-transit streets such as College Parkway where it is located.
- The project will not impede pathways or ingress/egress

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

A. Describe the general types of land uses and zoning designations adjoining your property

North: College Parkway itself, Single-family Residential with privacy fencing

South: Multi-family Residential with privacy fencing

East: Multi-family Residential with privacy fencing

West: Single-family Residential with privacy fencing

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.

The proposed sign will replace an existing illuminated sign, which is now more than 20 years old and is heavily damaged. The new sign will be an improvement to the neighborhood through its updated design aspects. The new sign is fully programmable to display messages that are non-invasive or detrimental to surrounding properties, and has computer timer controlled dimming capabilities to minimize any effects on nearby homes and apartments. Its placement is such that few if any residences have line-of-site with the sign. The design elements conform to the church structure, and the sign creates no noise, dust, odors or vibration.

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

The proposed sign will actually enhance the surrounding neighborhood due to much improved and updated design

aspects. It will not hurt property values or cause any problems. The actual structure of the sign is not detrimental to use, enjoyment or development of surrounding properties in any direction because they are already developed or in public use.

D. Consider the Pedestrian and Vehicular Traffic that currently exists on the road serving your project. Explain the effect of your project with the existing traffic in the area.

The new sign will have a positive impact on the traveling public, both in looks and functionality. Plus, due to moving the replacement sign five feet to the south, there will no longer be any potential hazard to pedestrians using the adjacent sidewalk. Setbacks will be adhered to, and will in no way impede driver visibility. Also, no evidence exists that message boards are any more visibly intrusive than signs or banners. Similar message board signage exists throughout Carson City with no known detriment to motorists or pedestrians.

E. Explain any Short-range and Long-range benefit to the People of Carson City that will occur if your project is approved.

Short term, the new sign will prove beneficial to increased identification of the Carson City SDA church to the community, and the functions on the campus, including educational classes, such as depression recovery, stop smoking, and healthy cooking, etc. Over the long term, the benefit is knowledge and awareness as to the location of Carson City SDA church, and the many services available, including spiritual benefits and healthy lifestyle education.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

A. How will the project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

This project has no effect on any School District or student population, or the Sheriff's office

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

Other than the called for concrete base, no paving will occur. The new base will be the same square footage as the current base, just relocated five feet to the south. And the original excavation for the base will be filled and covered with sod to match the current lawn in front of the sanctuary. The sign has no drainage requirements

C. Are the water supplies serving your project adequate to 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?

The sign has no water requirements

D. 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?

The sign has no sewer requirements

E. What kind of road improvements are proposed or needed to accommodate your project?

The sign has no need for road changes or improvements

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet?

Carson City Development Center
Carson City Development Codes and Standards
Stewart Signs, Inc.
Private Contractor

G. 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 provided.

Other than the light inside the sign, the project will not include outdoor lighting

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

The new sign is replacing an existing sign – no present landscaping will need to be removed and no new landscaping is proposed.

I. Provide a parking plan for your project.

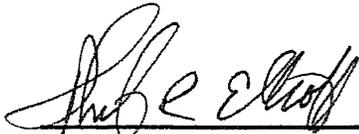
This project has no parking requirements

Is there any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission?

To summarize, this project is for a new electronic message board to replace the existing and decaying illuminated sign in front of the Carson City Seventh-day Adventist Church on College Parkway. The new sign will provide greater visibility to promote the times of its worship services, as well as to promote its many positive health messages, educational presentations and special events. We appreciate your consideration of this request for a Special Use Permit.

Acknowledgement 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.

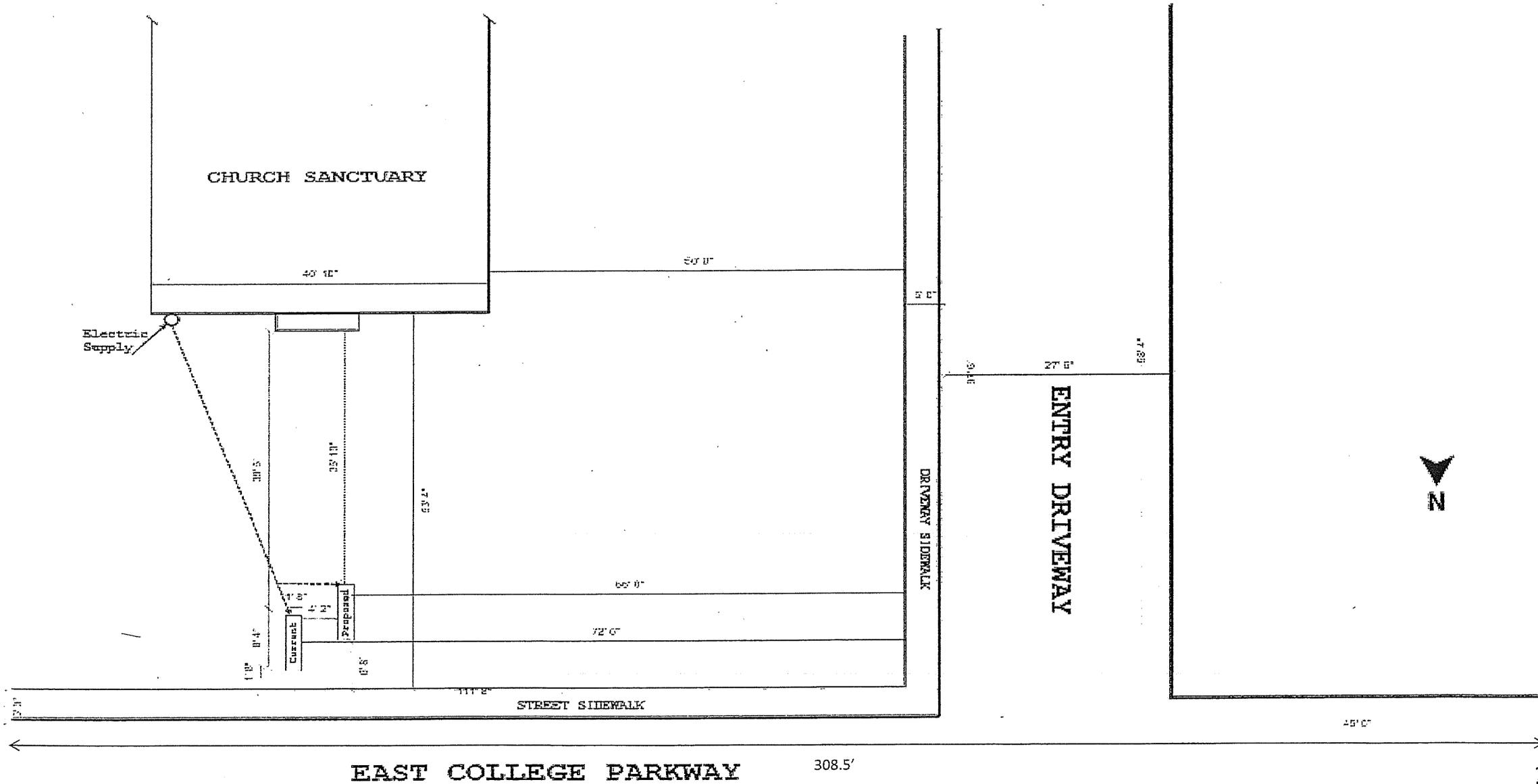


Phil R. Elliott, Elder, Carson City SDA

11/6/2019

Date

Current and Proposed illuminated sign locations



Pg 11

site:	East College Parkway	number:	301500	project:	Exterior illuminated sign	author:	Martin	title:	Seventh Day Adventist Church 432 East College Canon City, Nevada
scale:	Existing / Proposed Sign Locations	scale:	1"=10' 0"	date:	08/06/2017	sheet:	A		

**Aerial view of CC SDA,
405 East College Parkway**

Existing sign location

Proposed sign location

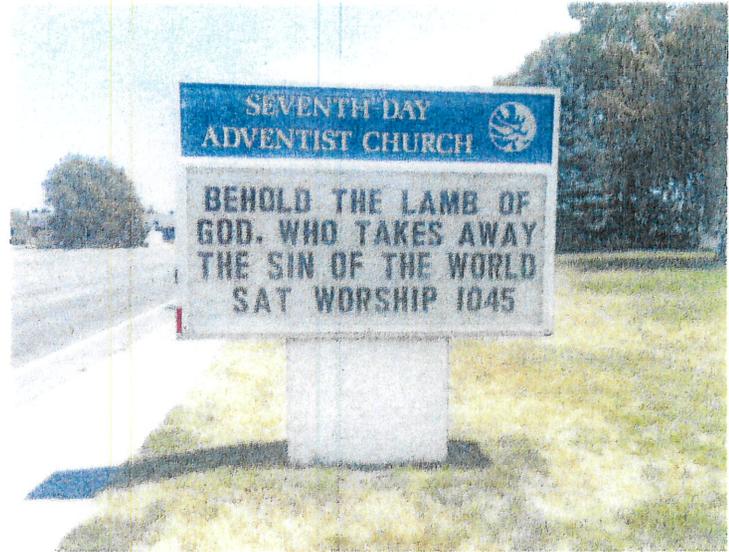


**Existing Sign from Street side view
looking south, taken from College Parkway**





Existing sign, looking east



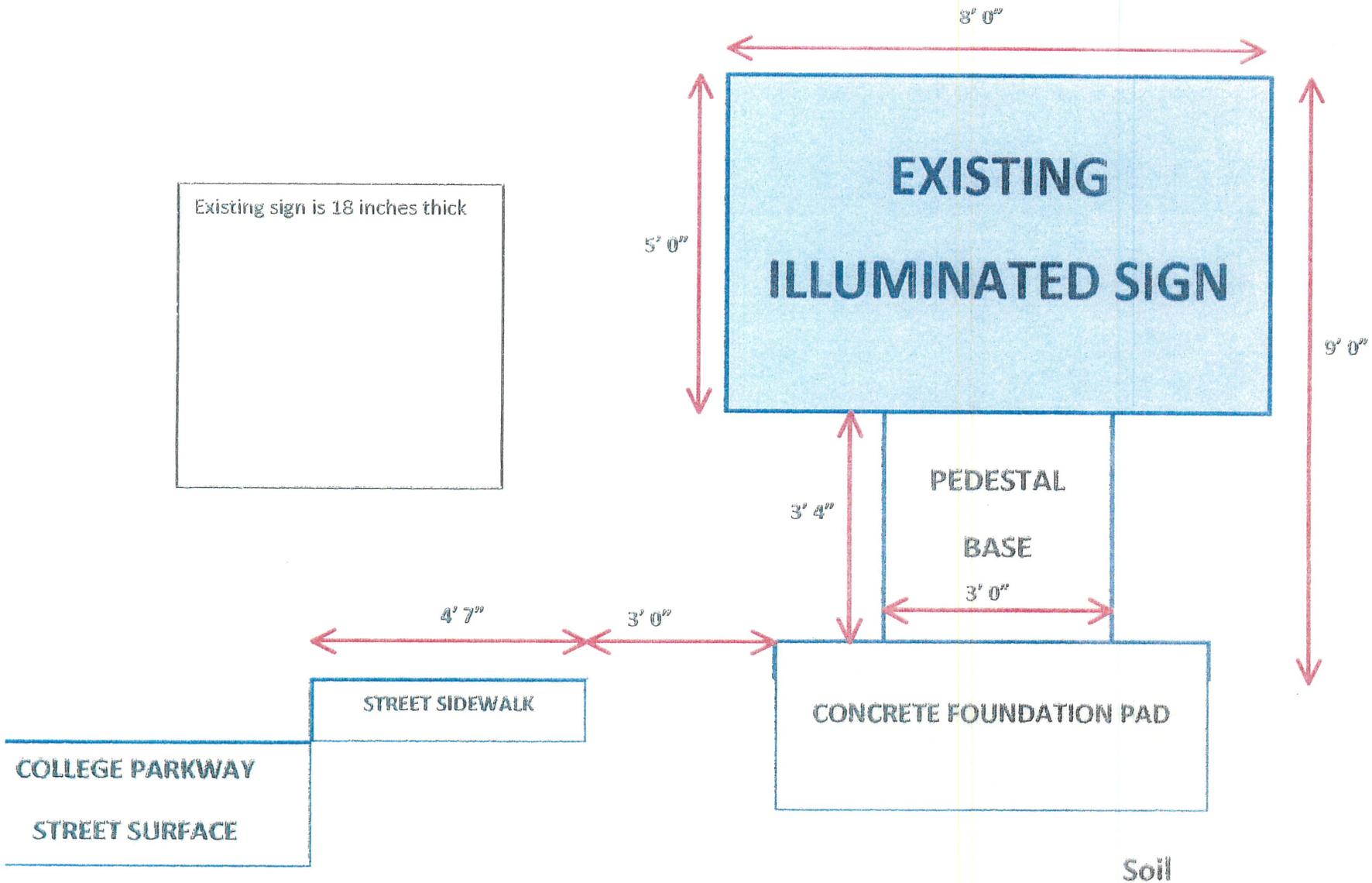
Existing sign, close up



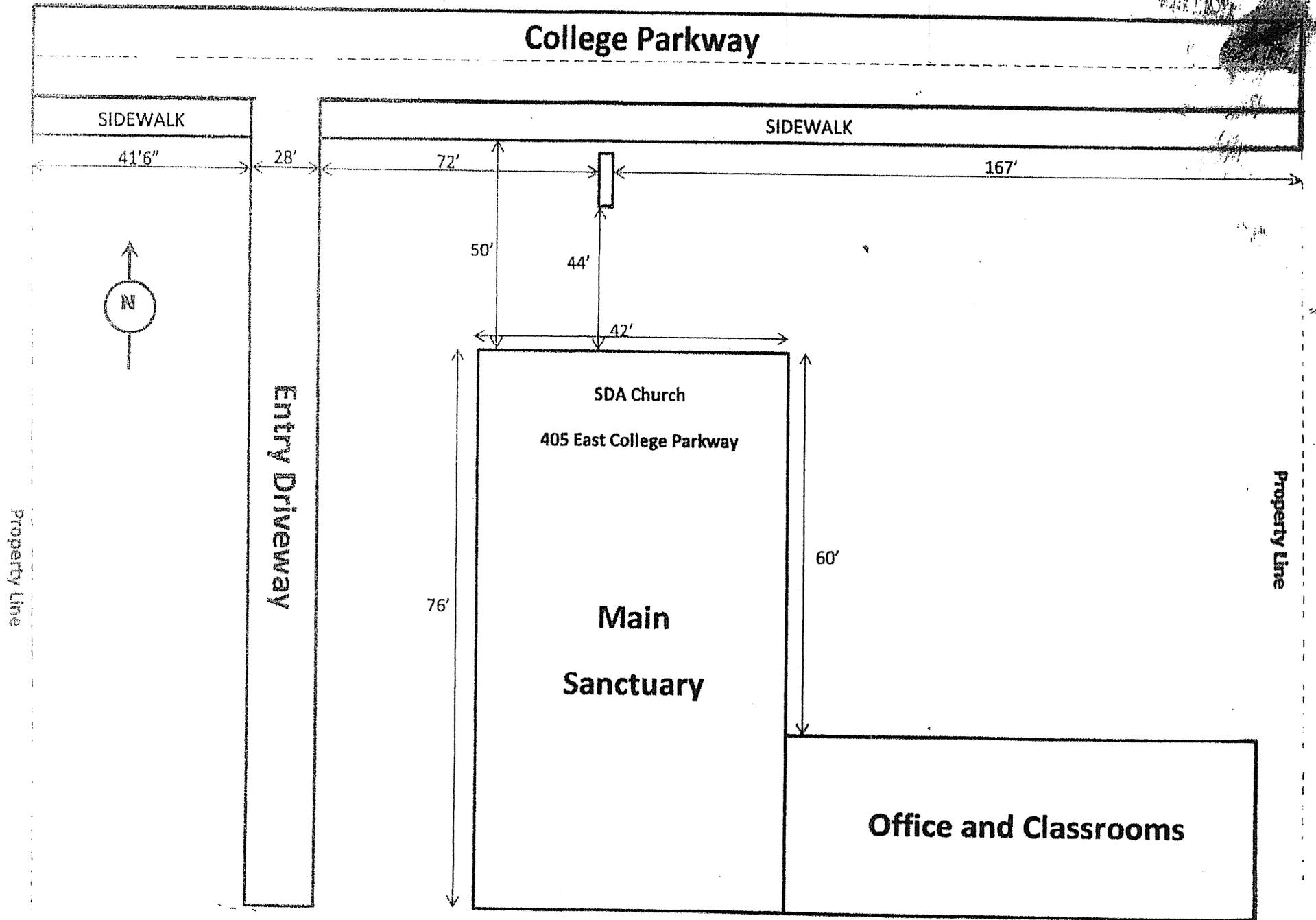
Existing sign, looking west



Existing sign looking south from across College Parkway

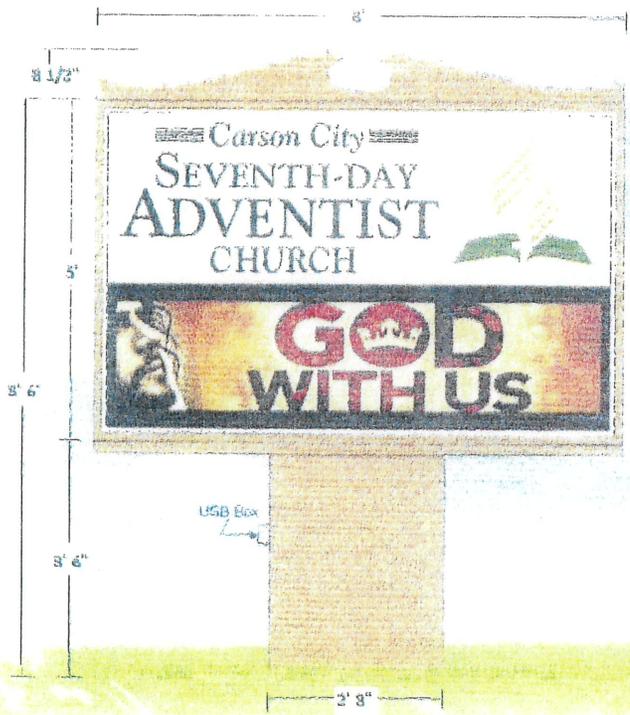
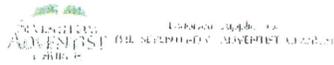


Approximate Sign Location



16
Drawing and measurements provided by SDA Church (not to scale)

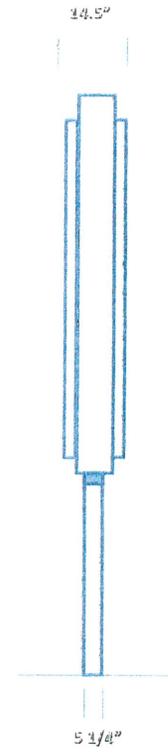
Proposed Replacement Illuminated Sign



Tekstar Capabilities
18.9"
 CAPABLE OF DISPLAYING
 1 TO 3 ROWS
 6.5' TO 18.9' CHARACTERS
 For Full Capabilities go to atewansigns.com

TekStar Color
 20mm 24x112
 CABINET SIZE: 5'x8'

Cross Section



Vinyl Color: Light Beige 3630-149 Paint Color: Caramel
 Text Color: Black w/White outline Draft: White
 Cowling Text Vinyl: NA

DISCLAIMER: This document is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry, and landscaping is not included in the proposal. Measurements shown are approximate; dimensions of final product may vary. If images shown are intended to replicate optimum viewing distance. Sign is designed to be assembled at all times. Sketches are based off of this proposal.

Approved as shown

Date _____
 Approved with listed changes

Date _____

1/2"=1'
 ST: 348771
 CHS: 1129657
 1/30/2017
 J/W:Wochter
 | PROPOSAL

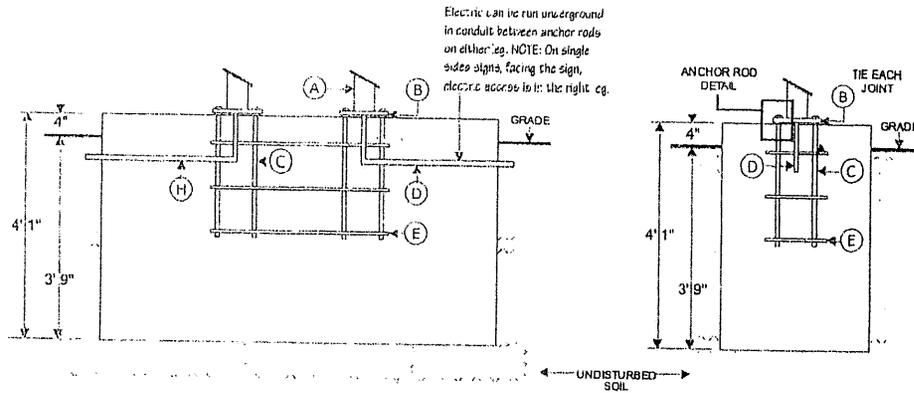
ORIGINAL DESIGN - DO NOT DUPLICATE
 PH: 1-800-237-3936 FAX: 1-800-465-4380



Site: 405 East College Parkway	Project: 0000416	Drawn: G. Martin	Notes: Seventh Day Adventist Church, 405 East College Parkway, Carson City, Nevada
Detail: Replacement Illuminated Sign	Date: 08/04/2017	Sheet: A	

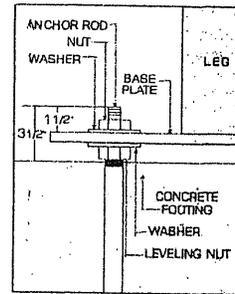
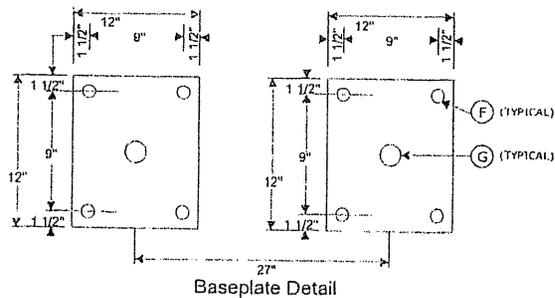
FOOTING SPECIFICATIONS

Proposed Sign Footing



Front View Cross Section

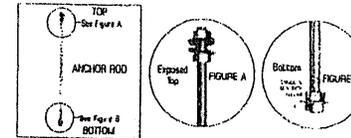
Side View Cross Section



Anchor Rod Detail

FOOTER DETAIL

- A. Sign legs
 - B. Base plates
 - C. 1" x 30" anchor rods, 8 required. Tape anchor rod threads for protection against sand.
 - D. Electrical conduit (supplied by customer)
 - E. #5 rebar or better, tied at each joint (supplied by customer)
 - F. 1 1/4" diameter anchor bolt holes
 - G. 2" diameter electrical hole
 - H. Data conduit (LED sign models only, if applicable)
- NOTES**
- 3,000 psi concrete: less than 2.72 cubic yards needed
 - Windload: design meets or exceeds 130 mph Exposure C



CONTACT

Chadwick Woehnker
1-888-237-3928, x213
cwoehnker@stewartsigns.com

CUSTOMER INFORMATION

SEVENTH-DAY ADVENTIST CHURCH
405 E. COLLEGE PARKWAY
CARSON CITY, NV 89708
Customer #1139457
Order #945452-2

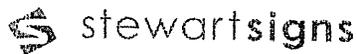
SIGN SPECIFICATIONS

Sign Model: TekStar (T)
ID Cabinet Size: 5' x 8'
Leg Height: 3' 6"
Leg Width: 2' 8"
Windload: 130 mph Exposure C
On Center Dimension: 27"

Drawing Generated 6/5/2017 4:10 PM

SEPARATE STEWART TEMPLATE MUST BE USED TO SET ANCHOR RODS INTO CONCRETE

DRAWING IS NOT TO SCALE



2201 Cantu Ct. Suite 215 Sarasota, FL 34232
1-800-237-3928 www.stewartsigns.com

Page 1 of 1

Site: 405 East College Parkway	Drawing: F1007	Project: 0000416	Drawn: R. Martin	Notes:	Seventh Day Adventist Church 405 East College Parkway Carson City, Nevada
Title: Replacement Sign Footing		Date: 08/04/2017	Rev: A		